

Sandy Town Council

Minutes of a meeting of the Development Scrutiny Committee of Sandy Town Council which was held in the Council Chamber at 10, Cambridge Road, Sandy, Bedfordshire on Monday 4 November 2019 commencing at 6.45pm

Present: Cllrs A Gibson, J Hewitt, W Jackson, T Knagg, M Pettitt, P Sharman (Chair) and S Sutton.

Absent: Cllrs S Doyle, R Lock and N Thompson.

In attendance: Cllr Nigel Aldis and Anne Elliott-Flockhart (Administrator)

1 Apologies (50-2019/20)

Apologies had been received from Cllrs Doyle, Lock and Thompson.

2 Declarations of interest (51-2019/20)

i) Disclosable Pecuniary Interests - none

ii) Other Interests – none

3 Planning Applications (52-2019/20)

The following applications submitted for comment by Central Bedfordshire Council were reviewed and comments agreed.

14.10.19	CB/19/03299/ FULL 1 Downing Court Market Square Sandy SG19 1JW	Conservation Area: Single storey rear/side extension and conversion of attached store to habitable accommodation at 1 Downing Court, Market Square, Sandy. Resolved: to make no objections to this application.
24.10.19	CB/19/03353/ FULL Pryor Construction Ltd Willow New England Farm Tadlow Royston SG8 0EN	Construction of new 3 bedroom detached bungalow on land at rear of 130 St Neots Road, Sandy. Resolved: to make no objections to this application.

4 Late Planning Applications (53-2019/20)

There were none.

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5 Minutes of previous meeting (54-2019/20)

RESOLVED to approve the minutes of meeting of the Development Scrutiny Committee held on Monday 14 October 2019 as a correct record of proceedings.

6 Items for Information (55-2019/20)

Members noted that there will be an Extraordinary Town Council meeting on Monday 11 November at 6.30pm to discuss application CB/19/03487/FULL – 29 St Neots Road, Sandy for Demolition of office and replacement with 5 apartments, 4 houses, smaller office and parking. Due to the scale of the development being beyond the remit of the Development Scrutiny committee.

Members noted the following updates on enforcement cases:

- a) CB/EN/19/0366 – 30 Pymys Way – investigation is ongoing.
- b) CB/EN/18/0427 – 4 High Road, Beeston – case has been closed as cameras have been removed.

Members noted that an enforcement case had been created for Centurion Walk for non-compliance with landscaping scheme for CB/13/00865/RM – removal of conifer boundary trees. Members asked the Administrator to look for the original condition attached to the planning permission and circulate to members.

Members noted the following reasons of refusal for application CB/19/02313/FULL for The Sidings, Land East of Sandy Railway Station, Stratford Road by Central Bedfordshire Council.

- 1) The proposed buildings by reason of their siting, form, scale, height, bulk and design together with the associated layout and curtilage treatment of the development results in an over-intensive, cramped and urbanising form of development which is out of keeping with and harmful to the character and appearance of the site and surroundings, including the setting of the Grade II listed building, no. 2 Stratford Road and the wider landscape setting to the east of the site. The proposed development is not therefore considered to be a high quality design and layout and will impact on future occupiers of the development in terms of insufficient private amenity space provision. In addition, a poor relationship is created with nos. 2 and 4 Stratford Road and the overall layout and scale of development results in a harmful impact on the living conditions of those neighbouring properties. The proposed development is therefore contrary to policies CS14, CS15, CS16, DM3, DM4, DM13 and DM14 of the Central Bedfordshire Core Strategy and Development Management Policies (2009), the National Planning Policy Framework (2019) and the Central Bedfordshire Design Guide 2014.
- 2) The proposed pedestrian connection to the B1042 is reliant upon third party land and in the absence of this being secured, the proposal fails to provide suitable pedestrian access, detrimental to the safety of future users. The proposal is thereby contrary to Central Bedfordshire Core Strategy and

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Development Management Policies (2009) policies CS4 and DM3 and the National Planning Policy Framework (2019).

- 3) Insufficient affordable housing provision is made to address identified need contrary to Central Bedfordshire Core Strategy and Development Management Policies (2009) policies CS7 and DM10 and the National Planning Policy Framework (2019).

- 4) In the absence of a completed legal agreement securing financial contributions to offset infrastructure impact, including education, healthcare, transport, leisure/recreation/sport/amenity/playspace, community halls, libraries and waste and the provision of affordable housing, the development would have an unmitigated and unacceptable impact on existing local infrastructure. The development would therefore not amount to sustainable development and would be contrary to the objectives of the National Planning Policy Framework (2019), Policies CS2 (Developer Contributions) and CS7 (Affordable Housing) of the Central Bedfordshire Core Strategy and Development Management Policies (2009).