

Sandy Town Council

To: Cllrs N Aldis (Chair), S Baker, B Blackley, A Effiong, R Lacey, S Lee, M Pettitt, P Sharman, S Sutton, and N Thompson.

cc: Cllrs J Hewitt, A Lock, R Lock, C Osborne, and M Scott.

You are hereby summoned to a meeting of the Development Scrutiny Committee of Sandy Town Council to be held in the Council Chamber at 10, Cambridge Road, Sandy, Bedfordshire on Monday 4th November 2024 commencing at 6.45pm.

Please note start time of the meeting



Nicola Sewell
10 Cambridge Road
Sandy
SG19 1JE
01767 681491
30th October 2024

1 Apologies

2 Declarations of interest

Under the Localism Act 2011 members of Council are not required to make oral declarations of interest at meetings but may not participate in discussion or voting on any items of business in which they have a Disclosable Pecuniary Interest (DPI) and under Sandy Town Council's Standing Orders must leave the room for the duration of all discussion on such items. (All members' register of interests are available on the Sandy Town Council website or on application to the Clerk.)

This item is included on the agenda to enable members to declare new DPIS and to draw attention to their stated DPIS and any non-disclosable personal interests which they have declared under Sandy Town Council's adopted Code of Conduct, and which may be relevant to items on the agenda.

- i) Disclosable Pecuniary Interests*
- ii) Disclosable Non-Pecuniary Interests*

Personal Interests

3 Planning Applications

To consider the following applications submitted for comment by Central Bedfordshire Council; all planning applications are available;

<http://www.centralbedfordshire.gov.uk/planning-register/> and enter the planning application

The application for tree works can be inspected at **<http://www.centralbedfordshire.gov.uk/tree-works-register>**

CB/24/02917/FULL 18 Leeds Smith Drive, Sandy SG19 1LU	Two storey front extension with garage conversion and single storey rear extension
CB/24/02978/FULL 28 Cottage Road, Sandy, SG19 1BY	Proposed rear first floor extension
CB/24/02968/VOC Land west of Sandy Cemetery Potton Road, Sandy, SG19 1DJ	Variation of condition number 9,10,11,12,13,14 and 15 against planning permission ref. CB/15/01684/FULL (change of use from disused allotment site to burial ground extension to existing cemetery. Erection of facilities building following demolition of existing). Variations sought to conditions due to archaeological findings on site, requiring the alteration of the design
CB/TPO/24/00025 Land along frontage of 71 Banks Drive, Sandy SG19 1AE	Yew x5 Land between 27C St Neots Road, Sandy and 71 Banks Drive, Sandy, comprising various trees and landscaping, including an access path.

Appendix I

4 Minutes of previous meeting

To consider the minutes of the meeting of the Development Scrutiny Committee held on Monday 21st October 2024 and to approve them as a correct record of proceedings.

5 Items for Information

CB/24/02572/FULL, No. 1 Filland Court, Sandy;
Application refused on the following grounds;

- 1) The proposed side extension would form an overly bulky and disproportionate addition to the host dwelling, which, due to its siting on a corner plot, protruding past the existing fence line to the side of the property and, additionally, past the front building line of dwellings along Swansholme Gardens; would appear an overly prominent and intrusive addition within the street scene. This aspect of the proposal therefore cannot be said to form a high-quality addition at the application site, which would appear at odds with, and would have detrimental harm to, the character and appearance of the dwelling and area, contrary to Policy HQ1 of the Central Bedfordshire Local Plan, Section 11 of the Central Bedfordshire Design Guide and Section 12 of the NPPF.

- 2) The proposed development fails to make adequate provision for off street parking, and if permitted would lead to an increase in on street parking, thereby resulting in unacceptable traffic congestion and additional hazards to users of the highway, contrary to Policies T2 and T3 of the Central Bedfordshire Local Plan and the Parking Standards for New Developments SPD.

6 Date of Next Meeting

25th November 2024

Development Management

Central Bedfordshire Council

Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ
www.centralbedfordshire.gov.uk



Ms N Sewell
Clerk to Sandy Town Council
Council Offices
10 Cambridge Road
Sandy
Beds
SG19 1JE

Contact	Joanna Baker
Telephone	0300 300 6990
Email	planning@centralbedfordshire.gov.uk
Ref.	CB/TPO/24/00025
Date	25 October 2024

Dear Ms Sewell,

The Central Bedfordshire Council - Central Bedfordshire Council Tree Preservation Order No. 25/2024 Land along frontage of 71 Banks Drive, Sandy SG19 1AE Tree Preservation Order No. 25/2024

I attach statutory notice of the making of the Central Bedfordshire Council (Central Bedfordshire Council Tree Preservation Order No. 25/2024 Land along frontage of 71 Banks Drive, Sandy SG19 1AE), Tree Preservation Order No. 25/2024 which has been made in accordance with section 198 of the Town and Country Planning Act. The Order comes into effect immediately on 25 October 2024. This order supersedes 2/2001 Sandy. A copy of the Order is enclosed.

Yours sincerely,

Joanna Baker
Tree and Landscape Officer

CENTRAL BEDFORDSHIRE COUNCIL

Town & Country Planning Act 1990

Town and Country Planning (Trees) Regulations 1999

To: Ms N Sewell
Clerk to Sandy Town Council, Council Offices, 10 Cambridge Road, Sandy, SG19 1JE

TAKE NOTICE that the Central Bedfordshire Council in pursuance of its powers as the Local Planning Authority under Sections 198 and 201 of the Town and Country Planning Act 1990, and subject to the provisions of the Forestry Act 1967, has this day made a Tree Preservation Order (a copy which is enclosed) in respect of:

G1	Yew x5	Land between 27C St Neots Road, Sandy and 71 Banks Drive, Sandy, comprising various trees and landscaping, including an access path
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The grounds on which the Authority considers that the Order should be confirmed are as follows:

- 1 The tree/s are visible from the surrounding public highway, footpaths and other areas and make a positive contribution to the visual amenity and character of the area.
- 2
- 3

Should you wish to raise any objections or make any representations with respect to the Order they should be made to Tree & Landscape Section, Development Management, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Beds. SG17 5TQ, in accordance with Regulation 4 of the Town & Country Planning (Trees) Regulations 1999, a copy of which is attached. Objections or representations must be received by 22 November 2024.

If no objections or representations are duly made or if any so made are withdrawn, then not less than twenty-eight days from the date of service of the Notice of the making of the Order, the Order will be confirmed by the Central Bedfordshire Council either without modification or subject to such modifications as it considers expedient.

The provisions of Section 201 of the Town and Country Planning Act 1990 shall apply to this Order as it appears to the Council that the Order should take effect immediately without previous confirmation. The Order shall continue in force until the expiration of a period of 6 months beginning with the date on which it was made or the date the Order is confirmed, whichever is the sooner. The Order shall take effect on the date of this Notice.

A signed copy of the Order and any map included or referred to therein may be viewed on our website, select Trees on the A-Z / select search for TPO / scroll to bottom, select TPO Register Enter CB/TPO/24/00025 into the search field "Reference (as on correspondence)"
A copy of the Order is also included.

Signed: *Andrew Davie*

Date: 25 October 2024

Authorised Signatory
Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Beds

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

Objections and Representations

Regulation 4

4. - (1) Subject to paragraph (2), objections and representations -
- (a) shall be made in writing and -
 - (i) delivered not later than the date received by them under Regulation 3(2)(c); or
 - (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
 - (b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which the objections or representations are made; and
 - (c) in the case of an objection, shall state the reasons for the objection.
- (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

Dated 25 October 2024

TOWN AND COUNTRY PLANNING ACT 1990

CENTRAL BEDFORDSHIRE COUNCIL

Central Bedfordshire Council Tree Preservation Order No. 25/2024 Land along frontage of
71 Banks Drive, Sandy SG19 1AE

Tree Preservation Order No. 25/2024

Town and Country Planning Act 1990
The
CENTRAL BEDFORDSHIRE COUNCIL
Central Bedfordshire Council Tree Preservation Order No. 25/2024 Land along frontage of 71
Banks Drive, Sandy SG19 1AE
TREE PRESERVATION ORDER (No. 25/2024)

Central Bedfordshire Council in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order:

Citation

This Order may be cited as
CENTRAL BEDFORDSHIRE COUNCIL
Central Bedfordshire Council Tree Preservation Order No. 25/2024 Land along frontage of 71
Banks Drive, Sandy SG19 1AE
TREE PRESERVATION ORDER (No. 25/2024)

Interpretation

- (1) In this Order “the authority” means Central Bedfordshire Council
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

- (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall -
cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,
any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 25 October 2024.

Signed on behalf of Central Bedfordshire Council

.....

Authorised by the Council to sign in that behalf

CONFIRMATION OF ORDER

This Order 25/2024 was confirmed by Central Bedfordshire Council without modification on the

OR

This Order was confirmed by Central Bedfordshire Council, subject to the modifications indicated by , on the

Signed on behalf of Central Bedfordshire Council

.....

Authorised by the Council to sign in that behalf

THE COMMON SEAL of
CENTRAL BEDFORDSHIRE COUNCIL

Was hereunto affixed in the presence of:

Signed

Authorised Signatory

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by Central Bedfordshire Council on the

Signed on behalf of Central Bedfordshire Council

.....

Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by Central Bedfordshire Council on the by a variation order under reference number a copy of which is attached

Signed on behalf of Central Bedfordshire Council

.....

Authorised by the Council to sign in that behalf

REVOCATION OF ORDER

This Order was revoked by Central Bedfordshire Council on the

Signed on behalf of Central Bedfordshire Council

.....

Authorised by the Council to sign in that behalf

SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

**Reference Description
on Map**

Situation

Trees specified by reference to an area
(within a dotted black line on the map)

**Reference Description
on Map**

Situation

Groups of trees
(within a broken black line on the map)

**Reference Description
on Map**

Situation

G1 Yew x5

Land between 27C St Neots Road, Sandy and 71 Banks Drive, Sandy, comprising various trees and landscaping, including an access path

Woodlands
(within a continuous black line on the map)

**Reference Description
on Map**

Situation

SCHEDULE 2

**PART I
PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990 APPLIED WITH
ADAPTATIONS OR MODIFICATIONS**

Provision of the Town and Country Planning Act 1990	Adaptation or Modification
Section 69 (registers)	<p>(a) In subsection (1)-</p> <p style="padding-left: 40px;">(i) omit-</p> <p style="padding-left: 80px;">", in such manner as may be prescribed by a development order,"</p> <p style="padding-left: 80px;">"such" in the second place where it appears, and</p> <p style="padding-left: 80px;">"as may be so prescribed"; and</p> <p style="padding-left: 40px;">(ii) substitute "matters relevant to tree preservation orders made by the authority" for "applications for planning permission".</p> <p>(b) In subsection (2)-</p> <p style="padding-left: 40px;">(i) after "contain" insert ", as regards each such order"; and</p> <p style="padding-left: 40px;">(ii) for paragraphs (a) and (b) substitute-</p> <p style="padding-left: 80px;">(a) details of every application under the order and of the authority's decision (if any) in relation to each such application, and</p> <p style="padding-left: 80px;">(b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State's determination of it."</p> <p>(c) Omit subsections (3) and (4) (as required by section 198(4)).</p>
Section 70 (determination of applications: general considerations)	<p>(a) In subsection (1)-</p> <p style="padding-left: 40px;">(i) substitute-</p> <p style="padding-left: 80px;">"Subject to subsections (1A) and (1B), where" for "Where";</p> <p style="padding-left: 80px;">"the authority" for "a local planning authority";</p> <p style="padding-left: 80px;">"consent under a tree preservation order" for "planning permission" where those words first appear; and</p> <p style="padding-left: 80px;">"consent under the order" for "planning permission" in both of the other places where those words appear;</p>

	<p>(ii) after "think fit", insert-</p> <p>"(including conditions limiting the duration of the consent or requiring the replacement of trees)"; and</p> <p>(iii) omit "subject to sections 91 and 92,".</p> <p>(b) After subsection (1) insert-</p> <p>"(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.</p> <p>(1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).".</p> <p>(c) Omit subsections (2) and (3).</p>
Section 75 (effect of planning permission)	<p>(a) In subsection (1) substitute-</p> <p>(i) "Any" for the words from "Without" to "any";</p> <p>(ii) "consent under a tree preservation order" for "planning permission to develop land";</p> <p>(iii) "the consent" for "the permission"; and</p> <p>(iv) "the land to which the order relates" for "the land".</p> <p>(b) Omit subsections (2) and (3).</p>
Section 78 (right to appeal against planning decisions and failure to take such decisions)	<p>(a) In subsection (1) substitute-</p> <p>(i) "the authority" for "a local planning authority";</p> <p>(ii) "consent under a tree preservation order" for "planning permission" in the first place where those words appear;</p> <p>(iii) "consent under such an order" for "planning permission" in the second place where those words appear;</p> <p>(iv) for paragraph (c) substitute-</p> <p>"(c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or</p> <p>(d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on</p>

	<p>which the application was received by the authority,".</p> <p>(b) Omit subsection (2).</p> <p>(c) In subsection (3) for "served within such time and in such manner as may be prescribed by a development order." substitute-</p> <p style="padding-left: 40px;">"in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served-</p> <p style="padding-left: 80px;">(a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may allow;</p> <p style="padding-left: 80px;">(b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant."</p> <p>(d) For subsection (4), substitute-</p> <p style="padding-left: 40px;">"(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3)."</p> <p>(e) For subsection (5), substitute-</p> <p style="padding-left: 40px;">"(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question."</p>
<p>Section 79 (determination of appeals)</p>	<p>(a) In subsections (1) and (2), substitute "the authority" for "the local planning authority".</p> <p>(b) Omit subsection (3).</p> <p>(c) In subsection (4), substitute-</p> <p style="padding-left: 40px;">(i) "section 70(1), (1A) and (1B)" for "sections 70, 72(1) and (5), 73 and 73A and Part I of Schedule 5";</p> <p style="padding-left: 40px;">(ii) "consent under a tree preservation order" for "planning permission"; and</p> <p style="padding-left: 40px;">(iii) "the authority" for "the local planning authority and a development order may apply, with or without modifications, to such an appeal any requirements imposed by a development order by virtue of sections 65 or 71."</p> <p>(d) Omit subsections (6) and (6A).</p> <p>(e) In subsection (7), omit the words after "section 78".</p>



PART II
PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990, AS ADAPTED AND
MODIFIED BY PART I

The following provisions of the Town and Country Planning Act 1990, as adapted and modified by Part I of this Schedule, apply in relation to consents, and applications for consent, under this Order.

Section 69

(1) Every local planning authority shall keep a register containing information with respect to matters relevant to tree preservation orders made by the authority.

(2) The register shall contain, as regards each such order-

- (a) details of every application under the order and of the authority's decision (if any) in relation to each such application, and
- (b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State's determination of it.

.....

(5) Every register kept under this section shall be available for inspection by the public at all reasonable hours.

Section 70

(1) Subject to subsections (1A) and (1B), where an application is made to the authority for consent under a tree preservation order-

- (a) they may grant consent under the order, either unconditionally or subject to such conditions as they think fit (including conditions limiting the duration of the consent or requiring the replacement of trees); or
- (b) they may refuse consent under the order.

(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.

(1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).

.....

Section 75

Any grant of consent under a tree preservation order shall (except in so far as the consent otherwise provides) enure for the benefit of the land to which the order relates and of all persons for the time being interested in it.

Section 78

(1) Where the authority-

- (a) refuse an application for consent under a tree preservation order or grant it subject to conditions;
- (b) refuse an application for any consent, agreement or approval of that authority required by a condition imposed on a grant of consent under such an order or grant it subject to conditions;

- (c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or
- (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,

the applicant may by notice appeal to the Secretary of State.

.....

(3) Any appeal under this section shall be made by notice in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served-

- (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may allow;
- (b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.

(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).

(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.

.....

Section 79

(1) On an appeal under section 78 the Secretary of State may-

- (a) allow or dismiss the appeal, or
- (b) reverse or vary any part of the decision of the authority (whether the appeal relates to that part of it or not),

and may deal with the application as if it had been made to him in the first instance.

(2) Before determining an appeal under section 78 the Secretary of State shall, if either the appellant or the authority so wish, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.

.....

(4) Subject to subsection (2), the provisions of section 70(1), (1A) and (1B) shall apply, with any necessary modifications, in relation to an appeal to the Secretary of State under section 78 as they apply in relation to an application for consent under a tree preservation order which falls to be determined by the authority.

(5) The decision of the Secretary of State on such an appeal shall be final.

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(7) Schedule 6 applies to appeals under section 78.