

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 5th February 2024 commencing at 6.30 pm

Present: Cllrs N Aldis (Chair), S Baker, B Blackley, J Hewitt, M Pettitt, P Sharman, S Sutton (from 6.35 pm) and N Thompson

Absent: Cllr R Lacey

In attendance: Ian Reed Deputy Town Clerk

1 Apologies (53-2023/24)

An apology had been received from Cllr R Lacey.

2 Declarations of interest (54-2023/24)

- i) Disclosable Pecuniary Interests - none
- ii) Other Interests – none
- ii) Personal Interests – none

The Committee membership was advised to give consideration to their declarations of interests. It was reported that although individual Members had full responsibility for disclosing pecuniary and non-pecuniary interests the Town Clerk and Deputy Town Clerk could provide advice to individuals

3 Planning Applications (55-2023/24)

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

CB/24/00006/OUT Land rear of 180 St Neots Road, Sandy, SG19 1BU	Outline Application: all matters reserved except means of access for new three bedroom, single storey dwelling access to the land at the rear to be achieved via the demolition of a flat roofed double length garage with workshop to the rear RESOLVED: That the Committee has objections for the following reasons; <ul style="list-style-type: none">1. Poor access for emergency vehicles2. Over development because a 3 bedroom house requires space that cannot be provided at this location3. Inadequate waste disposal arrangements
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<p>CB/23/04060/FULL</p> <p>Brook End Farm, 7 Brook End, Hatch, Sandy SG19 2DL</p>	<p>Change of use of site and buildings from Class E to car sales, erection of single storey extension and alterations to fenestration</p> <p>RESOLVED:</p> <p>That the Committee has objections on the following grounds;</p> <p>1.concerns about commercial car sales in the open countryside</p> <p>2.development in a rural area with poor access attracting large lorries into the area creating road safety concerns</p> <p>3.the impact on a rural location from additional lighting</p>
<p>CB/24/00045/FULL</p> <p>56B St Neots Road, Sandy SG19 1LG</p>	<p>Erection of a single storey rear extension</p> <p>RESOLVED:</p> <p>that the Committee has no objections</p>
<p>CB/TRE/24/00012</p> <p>5 Cedar Gardens, Sandy, SG19 1EY</p>	<p>Works to a tree protected by a Tree Preservation Order: T2 – Cedar – Reduce broken limb to a 1m truncation: from the main stem</p> <p>RESOLVED</p> <p>That the Council has no objection</p>

4 Late Planning Applications (56-2023/24)

None

5 Minutes of previous meeting (57-2023/24)

To consider the minutes of the meeting of the Development Scrutiny Committee held on Monday 18th December 2023 and to approve them as a correct record of proceedings.

RESOLVED to approve the minutes of the meeting of the Development Scrutiny Committee held on Monday 18th December 2023 as a correct record of proceedings

6 Items for Information (58-2023/24)

None received

7 Planning Appeal

A planning appeal had been received re CB22/04957/FULL:
Land on the North West side of the road leading from Brook End to Beeston Green, Beeston, Bedfordshire

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Application for change of use from agricultural land for purposes of B8 storage and distribution: Creation of security earth bunds around the perimeter area with the inclusion of a new security

This Committee was advised that at its meeting on 5 June 2023 it

RESOLVED;

The Committee objects to this retrospective planning application on the grounds of its proximity to houses and highway issues relating to unsuitable and narrow roads

It was reported that the appeal would be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals)(Written Representations Procedure (England) Regulations, as amended. All the representations submitted to Central Bedfordshire Council would be forwarded to the Inspector and the appellant. These would be considered by the Inspector when determining the appeal. The Committee was invited to make comments or modify its existing comments. All representations must be received by the Planning Inspectorate by 12 February 2024.

The Committee discussed the importance of modifying its original response to the appeal submitted by GS Landscaping (Sandy Grab Services) to turn the small parcel of land in Beeston into a Soil Recycling Centre. Cllr B Blackley advised the meeting that a document had been prepared by herself reflecting the views of local residents and would be submitted to the Government Inspector this week. A discussion took place about the application and its affect on the local area. The Committee discussed whether to amend its submission in the light of the information provided.

RESOLVED;

1. That the Committee modifies its comments to the Inspector as it is concerned by the implication of 45, 36-tonne HGVs passing through Beeston and onto the A1 daily because is only going to increase the pollution issue at the Sandy roundabout further.

2. That the Inspector be commended by the Committee to accept the document prepared by residents

7 Determined Planning Applications

The report was noted

8 Date of next Meeting

Monday 4th March 2024

The meeting closed at 7.14 pm