

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 5 June 2023 commencing at 6.30pm

Present: Cllrs N Aldis (Chairman), J Hewitt, M Pettitt, P Sharman and S Sutton

Absent: Cllrs R Lacey and N Thompson.

In attendance: Ian Reed (Deputy Town Clerk)

1 Apologies (1-2023/24)

Apologies had been received from Cllrs R Lacey and N Thompson.

2 Election of Vice-Chair (2-2023/24)

Cllr P Sharman was proposed and seconded

RESOLVED: to elect Cllr P Sharman as Vice-Chairman for the council year 2023/24.

3 Declarations of interest (3-2023/24)

i) Disclosable Pecuniary Interests - none

ii) Other Interests – none

iii) Personal Interests - none

4 Planning Applications

To consider the following applications submitted for comment by Central Bedfordshire Council

CB/22/04957/FULL Land on the North West side of the road leading from Brook End to Beeston Green, Beeston, Bedfordshire	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 gate. 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
CB/TCA/23/00188 Sandy Fire Station, Ivel Road, Sandy SG19 1AX	Works to trees within a Conservation Area: Raise lower branches and reduce oak tree T1. Prune back branches overhanging the adjacent roads RESOLVED: The Committee has no objection to the proposed tree works

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<p>CB/23/00991/FULL 79A St Neots Road, Sandy, SG19 1LQ</p>	<p>New attached single storey dwelling following demolition of single storey rear elevation, new dwelling accessed from Pentland Close RESOLVED: The Committee has no objections to the application</p>
<p>CB/23/01231/FULL/ CB/23/01232/LB 32 London Road, Sandy, SG19 1HA</p>	<p>Erection of single storey rear orangery and detached outbuilding RESOLVED: The Committee has no objections to the applications</p>
<p>CB/23/00578/FULL London Road Industrial Estate, Georgetown Road, Sandy, SG19 2UB</p>	<p>Change of Use: Part retrospective for expansion of Copart's existing site to provide vehicle storage (Use Class B8) Amendments had been received in respect of the Property. Change to description of development to include 'part retrospective'. Additional/amended information received:</p> <ul style="list-style-type: none"> • Consultee Response Letter • Landscape Visual Impact Assessment • Landscape Strategy Plan • Preliminary Ecological Appraisal • Flood Risk Assessment • Arboricultural Impact Assessment • Transport Note & Parking Plan <p>(The Committee at its meeting on 27th March 2023 considered the application and Resolved: That the Council objects to the application for the following reasons and therefore believes enforcement action be undertaken at the site:</p> <ol style="list-style-type: none"> (i) Insufficient information had been provided on ecology, lighting pollution and Rights of Way issues (ii) Its damaging impact on the Green Wheel Area (iii) Lack of landscaping plan

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	<p>(iv) Inappropriate lighting in a rural environment (v) Lack of security plan details</p> <p>The Committee considered the amendments that had been submitted by the applicant.</p> <p>RESOLVED:</p> <p>That the Committee wish to keep the above comments as its response; on the lighting issues the Committee is very concerned at the detrimental affect it will have on the Sandy Green Wheel area.</p>
<p>CB/23/01460/LDCE 168 St Neots Road, Sandy SG19 1BS</p>	<p>Lawful Development Certificate Existing: Use as a children’s care home (Class 2) The Committee noted that this is not a planning application, but a Lawful Development Certificate. The applicant was stating that the above use of the land had been going on for a sufficient period of time for the activity to fall outside of the control of planning legislation). Therefore, the Planning Authority was seeking local knowledge on the use of the property The feedback from the Committee was that a local resident had confirmed the home had been there for 10 years with no problems. One of the Members was concerned that the home had no onsite parking and if they went through the planning process this would have been a requirement.</p>
<p>CB/23/01563/FULL 40 Cambridge Road, Sandy, SG19 1JF</p>	<p>New Front Porch RESOLVED: The Committee has no objections to the application</p>

5 Late Planning Applications (5-2023/24)

There were none.

6 Planning Appeals (6-2023/24)

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The Committee was advised of the details of a Planning Appeal are set out below;
Woodside Farm, Stratford Road, Sandy SG19 2AB
Part retrospective change of use for caravan park for up to 19 pitches for touring holiday caravans. Proposed access onto Potton Road.

Planning Application: CB/18/00561/FULL

The Committee was informed that when the application was considered in 2018 it made no objection.

RESOLVED that no additional comments be made

7 Minutes of previous meeting (7-2023/24)

RESOLVED to approve the minutes of meeting of the Development Scrutiny Committee held on Friday 15 May 2023 as a correct record of proceedings.

8 Items for Information (8-2023/24)

None

The meeting closed at 7.28 pm