

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 7th August 2023 commencing at 6.30pm

Present: Cllrs N Aldis (Chair), S Baker, J Hewitt (from 6.38pm) R Lacey (from 6.35pm), M Pettitt, P Sharman and S Sutton.

Absent: Cllrs N Thompson and B Blackley

In attendance: Nicola Sewell Town Clerk

The chair welcomed Cllr S Baker as a new member of the committee and encouraged her to ask questions as the meeting went along.

1 Apologies (15-2023/24)

Apologies had been received from Cllr N Thompson

2 Declarations of interest (16-2023/24)

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

3 Planning Applications (17-2023/24)

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

CB/23/02095/ FULL 1 Brook End, Hatch, Sandy SG19 1PP	Erection of two storey side and two storey rear extension including demolition of existing two storey rear development. Erection of detached garage and relocation of property entrance with the erection of porch. The Planning Authority has received amendments to this application. RESOLVED: No objection
CB/TCA/23/00239 28 Bedford Road, Sandy, SG19 1EW	Works to trees within a Conservation Area: T1: Pine in back garden fell close to ground level. RESOLVED: No objection and support the Tree Officer's recommendations.

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CB/23/02241/ FULL 7 Delamare Close, Sandy, SG19 1TA	Two-storey side extension with enlargement of the existing porch. RESOLVED: No objection
CB/23/01608/FULL 62 Sunderland Road, Sandy, SG19 1QY	Demolition of existing canopy, offices and mezzanine and construction of offices, factory extension, covered canopy, internal alterations, ancillary accommodation, photovoltaic panels to the south roof, and car park. RESOLVED: No objection. The Council welcomes the development of local businesses and the associated opportunities for local employment. However, Members urged the applicant to ensure that CBC recommendations for water disposal were complied with.
CB/23/02113/FULL Sandy Reservoir, Potton Road, Sandy, SG19 2DL	Conversion of water storage reservoir B8 to form 1 x C3 dwellinghouse with associated works RESOLVED: No objection. The Council welcomed such an innovative and exciting development for the site.
CB/23/02286/FULL 18 Stratford Road, Sandy, SG19 2AB	Erection of a single storey rear extension. Demolition of conservatory RESOLVED: No objection as no impact on the street scene.

4 Late Planning Applications (18-2023/24)

To review any late planning applications from Central Bedfordshire Council which otherwise could not be commented upon.

Members discussed a late Planning Application received from Central Bedfordshire Council:

CB/TCA/23/00352 Sandye Place Academy, Park Road, Sandy SG19 1JD	Works to trees in a Conservation Area: T1 Ash to be felled to maintain safety of road, footpath and adjacent buildings, and G1 Mixed Broadleaf Species to be crown lifted to 3m for safe use of path.
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	RESOLVED: No objection. The Council welcomes work to improve access to, and safety on, the site.
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5 Minutes of previous meeting (19-2023/24)

To consider the minutes of the meeting of the Development Scrutiny Committee held on Monday 26th June 2023 and to approve them as a correct record of proceedings. (The meeting scheduled for 17th July 2023 did not take place).

RESOLVED to approve the minutes of meeting of the Development Scrutiny Committee held on Monday 26th June 2023 as a correct record of proceedings.

6 Items for Information (20-2023/24)

Planning Appeal

Land to the rear of 25 West Road, Sandy, SG19 1HB

Construction of new bungalow within plot to the rear of existing house

Appellant MR T Harrington-Smith

Appeal Reference: APP/P0240/W/23/3317116

Application Reference: CB/22/04258/FULL

The Committee had already considered the application on 5th December 2022 and Resolved: To object to this planning application on the grounds of lack of parking facilities for the existing house 25 West Road and overdevelopment of the site After further debate **RESOLVED** to support the Committee's original objection and endorse CBC's reason for refusal.

The Chairman advised the meeting that for future meetings he would supply a report on planning applications determined by Central Bedfordshire Council that showed the comments of the Town Council and gave the following updates:

An application for a lawful certificate for 158, St Neots Road, to be used as a children's home, had been withdrawn.

That the planning 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 gate at Land on the North West side of the road leading from Brook End to Beeston Green, Beeston had been refused due to the adverse effect on near neighbours and the impact on the road.

Cllr Sutton added that it was important to impress on CBC planning how difficult it was to navigate the multitude of consultation documents that were attached to applications and asked the Clerk to email CBC to request that updated information be supplied in a more accessible format.

The meeting closed at 6.55pm