

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 8th July 2024 commencing at 6.30pm.

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

Absent: Cllr S Baker

In attendance: Nicola Sewell, Clerk and Rachel Viner, Civic Officer

1 Apologies (DS9-2024/25)

An apology had been received from Cllr S Baker.

2 Declarations of interest (DS10-2024/25)

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.

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

Cllr Sutton declared a personal interest in Agenda item 3, application CB/TCA/24/00214 and also CB/TCA/24/00247

Cllr Sharman declared a personal interest in Agenda Item 3, application CB/24/01744/FULL

3 Planning Applications (DS11-2024/25)

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

CB/24/01529/FULL 17a Cambridge Road, Sandy, SG19 1JE	Proposed two-storey side, single-storey front extensions, front driveway with vehicle crossover, roof lights with external works to façade and fenestrations. RESOLVED the Committee has no objections
CB/24/01694/FULL 101 High Street, Sandy, SG19 1AL	Demolition of existing side garden wall. Construction of single storey rear extension linking to existing garage, side extension with new bay window, enlargement of window to SW elevation. RESOLVED the Committee has no objections

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<p>CB/24/01746/FULL</p> <p>4 Woodcock Close, Sandy, SG19 2UW</p>	<p>Erection of single storey front and rear extensions, new infill porch and new roof.</p> <p>RESOLVED the Committee has no objections</p>
<p>CB/TCA/24/00214</p> <p>St Swithuns Lower School, Ivel Road, Sandy, SG19 1BA</p>	<p>Works to trees within a Conservation Area:</p> <p>G001 European Lime x 3 remove deadwood greater than 25mm, T001 Pedunculate Oak remove deadwood greater than 25mm and heighten crown, T002 Small Leaved Lime re-pollard to previous points, T003 Pedunculate Oak remove deadwood greater than 25mm, T004 – Sycamore remove deadwood greater than 25mm, T005 Pedunculate Oak extend the uncut grass areas to the edge of the trees canopy to limit pedestrian exposure under the trees, T006 Horse Chestnut extend the uncut grass areas to the edge of the trees canopy to limit pedestrian exposure under the trees, T007 Rowan Fell tree as dead, T008 – Silver Birch Fell tree as dead.</p> <p>RESOLVED the Committee has no objections</p>
<p>CB/24/01648/FULL</p> <p>54 High Street, Sandy, SG19 1AJ</p>	<p>Single storey side extension to nursery annexe building and associated external alterations including changing existing flat roof to a crown pitched roof with roof light</p> <p>RESOLVED the Committee has no objections</p>
<p>CB/24/01517/FULL</p> <p>The Entrance Lodge, The Lodge, Potton Road, Sandy</p>	<p>Installation of five new natterjack toad breeding ponds, three in acid grassland to the north (Wind turbine field), and two on an area of heathland to the south (Bunkers Hill).</p> <p>RESOLVED the Committee has no objections and welcomes the increase in bio-diversity on the heathland.</p>
<p>CB/TRE/24/00259</p> <p>19 London Road, Sandy, SG19 1HA</p>	<p>Works to a tree protected by Tree Preservation Order MB/9/1998/T1: and is impacting on the light and causing damage to the gutter and debris in the garden.</p> <p>RESOLVED the Committee has no objections</p>

Under Standing Order 13 c Cllr P Sharman left the meeting at 6:50pm in line with the Declaration of Interest for the following application.

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<p>CB/24/01744/FULL</p> <p>Seddington Nurseries, High Road, Seddington, Sandy, SG19 1NZ</p>	<p>Demolition of former Seddington Nursery Garden Centre and replace with 12 small warehouse units for B8 storage and E(g) light commercial industrial use suitable for SME/start-up business</p> <p>RESOLVED that whilst the Council welcomes an application to develop the site and create local employment opportunities, the decision is to recommend to Full Council to object to the application on the following basis;</p> <p>i) The entrance and exit is not suitable for larger vehicles as stated in the report with concerns for safety at this site</p>
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Cllr P Sharman returned to the meeting at 7:20pm to continue with the remaining items.

<p>CB/TCA/24/00247</p> <p>33 Bedford Road, Sandy, SG19 1EP</p>	<p>Works to trees within a Conservation Area: Pear tree situated on the western side of the property, adjacent to the southern side of the dwelling and stands at around 8metres tall it is leaning toward the patio area and is heavily infested with climbing plants to reduce this by 50%, around 3-4metres, to remove the majority of the climbing plant and reduce any risk of the tree failing and causing injury, Bay tree reduce the by 50%, about 3-4metres it is causing damage to the outbuilding and also to allow the Silver Birch to thrive.</p> <p>RESOLVED the Committee has no objections</p>
<p>CB/24/01886/FULL</p> <p>72 Kestrel Way, Sandy, SG19 2TS</p>	<p>Conversion of garage to habitable space</p> <p>RESOLVED the Committee has no objections</p>

4 Late Planning Applications (DS12-2024/25)

Application CB/19/04301/OUT; Outline planning application for Land North of Biggleswade SG18 0HB.

This application had been Appealed to Central Bedfordshire Council Under Section 78, a Public Inquiry into the above appeal is taking place on 13th August 2024 at 10am and lasting for 3 days. It is in person at Priory House, Chicksands, SG17 5TQ.

RESOLVED that the Councils original comments made on 22nd May 2023; 19th December 2022 and 20th January 2020 stand; the objections were on the grounds of the increased pressure that will be placed on an overburdened road network and concerns over erosion of separation between settlements.

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5 Minutes of previous meeting (DS13-2024/25)

To consider the minutes of the meeting of the Development Scrutiny Committee held on Monday 10th June 2024 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 10th June 2024 as a correct record of proceedings.

6 Items for Information (DS14-2024/25)

- i) Change of Date for October meeting, from 14th October to 21st October 2024.

RESOLVED to note the change of date.

- ii) Cllr Sutton raised the new policies being proposed by the incoming Labour Government and the new Minister for Housing which had been outlined earlier in the day. Policies on reimposing housing targets, loosening the housing application process and reviewing previously refused applications to potentially grant the applications.

RESOLVED to note the information and to look at the proposals as they are made and how they affect the Town Council and local applications.

7 Determined Planning Applications (DS15-2024/25)

RESOLVED to note the report.

8 Date of Next Meeting

Monday 2nd September 2024.

The meeting closed at 7:28pm