

# Sandy Town Council

## Minutes of the special meeting of Sandy Town Council held in the Council Chamber at 10 Cambridge Road, Sandy, Bedfordshire on Monday 10<sup>th</sup> January 2022 at 6.30pm

**Present:** Cllrs P N Aldis, P Blaine, A Gibson, J Hewitt, A M Hill, W Jackson, T Knagg, R Lock, M Pettitt (Chair), P Sharman and S Sutton.

**Absent:** C Osborne, M Scott and N Thompson.

**In attendance:** Mr C Robson (Clerk), Anne Elliott-Flockhart (Administrator).

### Action

*At the start of the meeting the Chairman led a moments silence in memory of former Councillor Peter Stainton who had passed away and was buried in Sandy on Christmas Eve, and Mrs Rosemary Sharman, wife of former Councillor David Sharman and mother to current Councillor Paul Sharman, who was a friend to many at the Council and had recently passed away.*

1	<p><b>Apologies for Absence (162-2021/2022)</b> Apologies had been received from Cllrs C Osborne and M Scott.</p>	Admin
2	<p><b>Declaration of Interest and requests for dispensations (163-2021/22)</b>  <i>(i) Disclosable Pecuniary Interests – None.</i>  <i>(ii) Non-Pecuniary Interests – None.</i>  <i>(iii) Dispensations – None.</i></p>	
3	<p><b>Public Participation Session (164-2021/22)</b> No members of the public were present.</p>	
4	<p><b>Jenkins Extension Project (165-2021/22)</b> Members received and considered the following planning application;</p> <p><b>CB/21/05168/REG3 Jenkins Sports Pavilion, Sunderland Road, Recreation Ground, Sunderland Road, Sandy.</b>  <i>Two storey side extension to existing single storey pavilion building, associated landscape works, additional vehicle spaces and cycle parking. Demolition of existing shed.</i></p> <p>The application, from Central Bedfordshire Council referred to an extension by the Unitary Authority to a Town Council owned asset. The Chairman commented that the Council had already agreed in principle to the extension project, and what was in front of Members</p>	

# Sandy Town Council

to consider was the planning application for the extension, therefore comments would need to deal with planning and design matters.

The Council considered the application in detail. Cllr Aldis, Chairman of the Leisure Services Working Group commented that the application was welcome and would provide benefits to the town and its sporting provision.

It was proposed and seconded that the Council do not object to the application and welcome the benefit it will bring to the town.

A Member commented that the Council had previously expressed a desire to see some form of outdoor canopy at the southern end of the site to help improve the outdoor social offer for clubs. It was queried whether this could be further explored.

A Member commented that their only concern was the positioning of a new tractor shed/garage to replace an existing storage garage which will need to be demolished. Councillors echoed these concerns and commented that the proposed location for the new shed could create a 'blind spot' area which may result in anti-social behaviour or an unsafe space. In addition, it may reduce usage of the outdoor gym equipment at the site.

The Clerk provided Councillors with some information from CBC on the proposed location of the shed/garage.

- The Pavilion is located between four main choke points; the all-weather pitch to the east, a bowls green to the west, the playing fields to the south and currently a tractor shed, and access route from the north.
- Locations are limited due to the need for the tractor to be able to access the all-weather pitch through gates without crossing other terrain.
- An attenuation tank for the site is located under the proposed extension location. Any developments in that area will mean the tank has to be relocated. Various utilities also run under the site. The path is in a fixed location but will be widened to improve access.
- A mains water pump running under the area the outdoor gym equipment is located means that area is not suitable. A 3m

# Sandy Town Council

easement around the service pipe prevents construction taking place there.

- Car park locations were not possible due to emergency vehicle access needed for the Pavilion and the requirement to ensure vehicles have correct turning circles.
- New shed/garage will have CCTV coverage and have an alarm linked to the main building.

Members noted the comments from CBC, but still felt that the location was not ideal, and that CBC need to ensure all possible alternatives have been explored. It was agreed by Councillors that they would not like to see the location of the garage/shed halt the progression of the project.

Members also expressed some concern over noise impact on existing clubs from activities within the new facility. An internal note from a CBC officer had drawn attention to this and it should be ensured that any recommendations from that officer should be enacted. CBC's project officer had also listed a number of points to the Clerk on steps that would be taken to reduce noise impact.

**RESOLVED** Sandy Town Council has no objections to the proposed two storey side extension to the existing single storey pavilion building, known as the Jenkins Pavilion. The Council welcomes the application and the benefits it will provide for sports and leisure in Sandy.

The Council does however have some concerns regarding the proposed location of a tractor shed/garage associated to the application. The proposed positioning has the potential to create a 'blind spot' area which may attract anti-social behaviour or create an unsafe space. In addition, it may prevent use of the outdoor gym equipment which is in-situ. The Council understands that constraints at the site limit the options available for the location of the shed/garage but would ask the applicant to ensure and demonstrate that all alternative options have been fully considered.

Additionally, the Council has concerns over the potential noise impact from dance/workout studios on neighbouring outdoor sports areas, particularly the Sandy Bowls Club. The Council have noted an internal memo from Central Bedfordshire Council's pollution officer regarding this concern and would ask that recommendations made by that officer are enacted as part of the development to ensure the

# Sandy Town Council

	<p>bowls club are not negatively impacted by the activities to be run in the new facility.</p> <p>Finally, the Council would comment that the development could further explore the provision of an outdoor covered area at the southern end of the existing building to create an external social area for sports clubs, linked to the existing social room.</p>										
<b>5</b>	<p><b>Planning Applications (166-2021/22)</b></p> <table border="1"> <tr> <td>10.12.21</td> <td>CB/21/05362/ FULL 5 Heron Close Sandy SG19 1NN</td> <td> <p>Proposed single storey extension to the front at 5 Heron Close, Sandy.</p> <p><b>Resolved:</b> to make no objection to this application.</p> </td> </tr> <tr> <td>15.12.21</td> <td>CB/21/05153/ FULL Rear of 76 St Neots Road Sandy SG19 1LG</td> <td> <p>Conversion of an onion store outbuilding into a dwelling &amp; alteration to the parking of 76 St Neots Road, Sandy.</p> <p>Members had received correspondence between Sandy Historical Research Group and the planning officer and believe it would be premature to take any irreversible action until it is known how much of the onion shed will be retained.</p> <p><b>Resolved:</b> to object to this application until it can be ascertained as to how much of the onion barn will be retained.</p> </td> </tr> <tr> <td>23.12.21</td> <td>CB/21/05512/ FULL 5 Fieldfare Sandy SG19 2UZ</td> <td> <p>Single storey rear extension, garage conversion &amp; replacement of all windows at 5 Fieldfare, Sandy.</p> <p><b>Resolved:</b> to make no objection to this application.</p> </td> </tr> </table>	10.12.21	CB/21/05362/ FULL 5 Heron Close Sandy SG19 1NN	<p>Proposed single storey extension to the front at 5 Heron Close, Sandy.</p> <p><b>Resolved:</b> to make no objection to this application.</p>	15.12.21	CB/21/05153/ FULL Rear of 76 St Neots Road Sandy SG19 1LG	<p>Conversion of an onion store outbuilding into a dwelling &amp; alteration to the parking of 76 St Neots Road, Sandy.</p> <p>Members had received correspondence between Sandy Historical Research Group and the planning officer and believe it would be premature to take any irreversible action until it is known how much of the onion shed will be retained.</p> <p><b>Resolved:</b> to object to this application until it can be ascertained as to how much of the onion barn will be retained.</p>	23.12.21	CB/21/05512/ FULL 5 Fieldfare Sandy SG19 2UZ	<p>Single storey rear extension, garage conversion &amp; replacement of all windows at 5 Fieldfare, Sandy.</p> <p><b>Resolved:</b> to make no objection to this application.</p>	
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<b>6</b>	<p><b>Late Planning Applications (166-2021/22)</b></p> <p>There were none.</p>										
<b>7</b>	<p><b>Items for Information (167-2021/22)</b></p> <p>Members discussed the Planning appeal for Land at 91 London Road, Sandy, SG19 1DH CB/19/04298/OUT and resolved to the Planning Inspectorate reiterating its former objections with the addition of that since the original application was made there has been a significant expansion of an industrial site close to the application site and they have concerns regarding the light pollution from the security lights of the nearby business. This light pollution will result in residents of this development living in a state of semi-permanent daylight. We ask that the impact of this light pollution on the</p>										

# Sandy Town Council

	wellbeing of future residents as well as our original concerns are given full consideration.	
<b>8</b>	<b>Date of next Full Council Meeting:</b> It was noted that there would be a special meeting of the Council on 17 <sup>th</sup> January 2022 at 7pm in the Council Chamber.	