

Sandy Town Council

Minutes of a meeting of the Development Scrutiny Committee of Sandy Town Council which was held virtually via Zoom on Monday 14 September 2020 commencing at 6.30pm

Present: Cllrs A Gibson, J Hewitt, W Jackson, R Lock, M Pettitt, P Sharman (Chair) and S Sutton

Absent: Cllrs T Knagg and N Thompson.

In attendance: Cllrs N Aldis, P Blaine and M Hill. Chris Robson (Clerk) and Anne Elliott-Flockhart (Administrator)

1 Apologies (19-2020/21)

Apologies had been received from Cllr Knagg.

2 Declarations of interest (20-2020/21)

i) Disclosable Pecuniary Interests - none

ii) Other Interests – none

3 Planning Applications (21-2020/21)

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

19.09.20	CB/20/02838/FULL 56b St Neots Road Sandy SG19 1LG	Detached single storey summerhouse. Resolved: to make no objections to this application.
21.08.20	CB/20/02888/FULL 9 Winchester Road Sandy SG19 1RG	Ground floor rear extension to create a new larger conservatory. Resolved: to make no objections to this application.
21.08.20	CB/20/02729/FULL 18a The Green Beeston SG19 1PF	Re-submission of planning permission CB/19/03503/FULL (Raising of roof, loft conversion, rear ground floor & half extension with converted loft, single storey side extension, carport & internal alterations) Resolved: to object to this application on the grounds that it would represent an overdevelopment of the site and will result in a lack of amenity space. Members wish to remind Central Bedfordshire Council to take heed of Sandy Town Council's unique position as Lord of the Manor.

Sandy Town Council

25.08.20	CB/20/02658/FULL 66 St Neots Road Sandy SG19 1LG	Dropped kerb to front of property to create a driveway. Resolved: to make no objections to this application.
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4 Late Planning Applications (22-2020/21)

There were none.

5 Minutes of previous meeting (23-2020/21)

RESOLVED to approve the minutes of meeting of the Development Scrutiny Committee held on Monday 24 August 2020 as a correct record of proceedings.

6 Items for Information (24-2020/21)

i) To note any decision notices or outcomes of appeals.

Members noted that application CB/20/02305/FULL – 68 Bedford Road, Sandy – for double storey rear extension has been withdrawn.

The Administrator reported that she had been informed that a barn like building has gone up to the rear of 9b High Road, Seddington. The Administrator had been in contact with CBC, who are aware and are monitoring the situation. The applicant has 28 days to file a retrospective application or enforcement action will be considered.

A member had informed the Administrator about a new timber frame barn that had gone up in Stratford Road and had asked if it would be possible to find out if timber frame barn buildings needed planning permission. CBC responded that it depends on the size, use and location of the proposed building. The member will forward a photo of the barn to the Administrator so she could go back to CBC regarding it.

ii) To hear from the Clerk regarding the MHCLG Consultation on changes to the current planning system.

The Clerk apologised that he hadn't been able to send any further information to members regarding the MHCLG consultation. He reported that he will go through the consultation and pull out items of concern, the difficulty being that it is opinion based.

Items for concern include:

- the fact that Town Councils will have less input at the consultation stage but more input into design guides and land allocations.
- removal of CiL and S106 is a concern as it reduces the incentive for Neighbourhood Development Plans, although CBC have never adopted CiL.
- steps to speed up the planning process include more permitted development rights.
- concerns about how the new technology suggested will be rolled out and how costly it will be.

Sandy Town Council

Other councils such as Bedford are planning to respond to the consultation with their concerns for the impact on existing Local Plans and Neighbourhood Plans.

There is also a desire to keep a grass roots consultation process in place.

The Clerk reported that another Council are taking their concerns to their local M.P, in the hope that he could speak with ministers and represent Councils concerns better than the standard consultation response would, which is something that STC could consider.

Members discussed the matter and commented that concerns also included:

- the process for determining housing allocation based on affordability. CBC's housing allocation process differs from the standard one and was upheld in the recent Pigeon Appeal regarding land north of Sandy.
- that the consultation process will be based on land allocation rather than the design details.

Members discussed how to move forward with a response. The Clerk asked for a couple of members who could work with him to pull together a response. This could then go to the next Town Council meeting on 28 September, with a possibility of taking concerns to the local M.P. Cllrs Gibson and Hewitt volunteered to work with the Clerk on this matter.