

# Sandy Town Council

To: Cllrs P N Aldis, J Ali, T Cole, A M Hill, W Jackson, G Leach, M Pettitt, C Osborne, M Scott, P Sharman and S Sutton.

You are hereby summoned to attend a meeting of Sandy Town Council to be held in the Council Chamber at 10 Cambridge Road, Sandy, Bedfordshire on Monday 17 August 2015 commencing at 7.30pm for the purpose of transacting the items of business below

Carol Baker-Smith  
Acting Clerk  
10 Cambridge Road  
Sandy  
SG19 1JE  
01767 681491  
11 August 2015

**MEMBERS OF THE PUBLIC AND PRESS ARE WELCOME TO ATTEND THIS MEETING**

## **A G E N D A**

### **1 Apologies for Absence**

To receive any apologies for absence

### **2 Declarations of interest and requests for dispensations**

*Under the Localism Act 2011 members of Council are not required to make oral declarations of interest at meetings but may not participate in discussion or voting on any items of business in which they have a Declarable Pecuniary Interest (DPI) and under Sandy Town Council's Standing Orders must leave the room for the duration of all discussion on such items. (All members' register of interests are available on the Sandy Town Council website or on application to the Clerk.)*

*This item is included on the agenda to enable members to declare new DPIs and also **those who wish to do so** may draw attention to their stated DPIs and also any non-declarable personal interests which they have declared under Sandy Town Council's adopted Code of Conduct and which may be relevant to items on the agenda.*

- i) Disclosable Pecuniary Interests*
- ii) Non Disclosable Interests*
- iii) Dispensations*

### **3 Public Participation Session**

To receive questions and representations from members of the public.

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- 4 Minutes of previous Town Council meetings**  
To consider the Minutes of the meeting of Sandy Town Council held at 7.30pm on Monday 6 July 2015 and to approve them as a correct record of proceedings.
- 5 Co-option of New Members** ✓  
To consider the co-option of members for Ivel and Pinnacle Wards.
- 6 Police Matters** ✓  
To receive a report from PCSO Ann Jeeves on policing in Sandy.
- 7 Minutes of committees and recommendations therein**  
To receive and note the minutes of the meetings of the following committees and sub-committees and (if applicable) to approve recommendations therein which do not arise elsewhere
- i) Development Scrutiny Committees held on 13 July 2015 and 3 August 2015
  - ii) Community Services & Environment Committee held on 13 July 2015
  - iii) Policy, Finance and Resources Committee on 3 August 2015
- 8 Financial Matters**
- i) To note a summary statement of income and expenditure against budget for the year to date (previously circulated).
  - ii) To note a list of payments made since the last Town Council meeting (previously circulated)
- 9 Cemetery Extension** ✓  
To receive a report from Cllr Aldis.
- 10 Sandy Bus Service** ✓  
To receive a report about the Sandy Service 73.
- 11 Council Representative for Carnival Committee**  
To consider a request from the Carnival Committee for a council representative to be elected onto the committee.
- Members are asked to nominate a representative.**
- 12 Bedfordshire Association of Town & Parish Councils** ✓  
To consider a request for a member to be nominated to stand for election onto the Association's County Committee.
- 13 Town & Parish Council Planning Conference** ✓  
To consider a request for two representatives of council to attend the

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conference.

- 14 Police & Crime Plan for Community Safety in Bedfordshire** ✓  
To consider the Police & Crime Commissioner's paper.
- 15 Community Infrastructure Levy** ✓  
To receive information about the Public Consultation on the Community Infrastructure Levy.
- 16 News Release**

# Sandy Town Council

## Town Council Meeting on Monday 17 August 2015

**MEMBERS OF THE PUBLIC AND PRESS ARE WELCOME TO ATTEND THIS MEETING**

## **R E P O R T S**

### **5 Co-option of New Members**

Each candidate to give a brief verbal presentation (maximum of 3 minutes) outlining their relevant skills and experience.

(Confidential candidate information attached for members only)

The successful candidate will be elected by a clear majority of those present and eligible to vote.

### **6 Police Matters**

Report from PCSO Ann Jeeves

### **9 Cemetery Extension**

The Cemetery Group met on Monday 27<sup>th</sup> July 2015 to be informed about the meeting with the residents of Holly Lodge who had submitted a number of objections to the planning application for the cemetery extension.

On Monday 20<sup>th</sup> July 2015, Cllr Michael Scott and Cllr Nigel Aldis met with Mr Cook and Ms Broughall the residents to discuss the contents of their objection letter.

The neighbours were concerned about having adequate access to the cess pit when it was necessary to empty as they have the right of access the Council's land for this purpose. They were not prepared to consider the access being gained from their land but insisted on the tanker stopping on Potton Road as at present. As the area of land containing the cess pit and a drainage outlet is quite unsuitable for burial purposes or for access by the public, it was agreed to make the land secure from access on the cemetery side and to offer the corner for purchase by the neighbours so that they would be able to maintain the area and safeguard their access.

The couple were unhappy about burials taking place in close proximity to their property, causing them distress to find a new grave when they returned from work and allowing mourners to view into their first floor bedroom window. They were told that it was unlikely that this area would be needed for forty years or more. However they asked if they could purchase an additional piece of land behind their double garage and extending to the rear of their garden.

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This was agreed would be taken back to Council and a price would be offered if Council was agreeable to selling this area of the cemetery. Any price would have to reflect the number of graves that could be placed on the area at an approximate income to the Council of £1,000 a plot.

This proposal was discussed at length by the Working Group who does not recommend selling the land to the neighbours as it has the potential to be used for many burial plots.

There was concern expressed by Mr Cook and Ms Broughall about the undermining of their fence by previous allotment activity and the rotting of the base board. Cllr Scott assured them that soil could be used to raise the level on the cemetery side when work was undertaken.

The couple also expressed concerns about the security of their garden as they had been burgled by an intruder climbing over the fence in the area behind their garages and entering their house via the front door which is visible from the road. It is not thought necessary for the Council to make a neighbour's property secure from intruders. However it was noted that a mixed hedge is to be planted all around the Holly Lodge perimeter in the extended cemetery area. The suggestion that a two metre brick wall be constructed was not considered to be a practical or realistic solution.

It was confirmed to them that the Children's Area marked on the plan was for burial purposes and not recreation. It is very well screened by a tall, thick evergreen hedge on Council owned land at the rear of Holly Lodge with a couple of small incursions. It is supported by a fence on the residents' back garden. This area would also be reinforced by a hedge.

It was explained about the archaeological dig which would be required on the site as a planning condition and the impact that it would have on the site. There would be earth moving equipment to scrape off the soil to a depth of four to six feet. The excavated material would be used to create bunds around the area while the "dig" was in progress.

Members raised concerns about the extent and cost of the archaeological excavation and how it might be funded by a grant from the National Lottery or other funding source.

## **Recommendations**

**Members are requested to note the report and agree the following points:**

- 1 To write to the neighbours with our proposal for the sale of the cess pit area (approximately 150m<sup>2</sup>) at a cost of £2,000 with both sides paying their legal fees.**

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- 2 To confirm in the letter that we do not wish to sell the additional piece of land behind their garage block.**
- 3 To confirm that the boundary treatment around the residents' property will be hedging.**
- 4 To confirm unless directed otherwise by the Planning Authority that the planning application as amended is not to be further amended.**
- 5 For the Clerk to seek funding for the archaeological excavation of the site.**

## **10 Sandy Bus Service 73**

In October 2013, we were asked by Central Bedfordshire council to review the service 73 in Sandy to see how we could accommodate the new Tesco store and the rail station in Sandy. At the time the nearest our services went to the store would have been the Market Square.

We dutifully looked at the options we had available, considering the amount of time we would have to run our services through Sandy on route to either Bedford or Biggleswade. The idea was also supported by a news article from the Biggleswade Advertiser in October 2013. We came up with a proposal which we took back to Central Bedfordshire council and were asked if we could make the appropriate changes to the route as suggested for December 2013. For reasons surrounding the legally required notice period, we were unable to implement the route until the new year, and therefore advised CBC that we could change the route from 12<sup>th</sup> January 2014.

As part of the review of the service, it was highlighted that there was a long standing reversing manoeuvre that would need to be removed to comply with the most up to date route risk assessment criteria we need to abide by when reviewing routes. The revised route would serve Fallowfields looping round Merlin Drive and Kestrel Way but not serve Engayne Avenue utilising St Neots Road.

We made the necessary changes to our registration and the only feedback initially received in December 2013 from CBC was the confusion over Bedford Road being accessed twice in one direction, a suggestion to serve Sunderland Road and advising that there was to be a meeting in Sandy about the withdrawal of buses in Engayne Avenue. We installed bus stop flags through Fallowfields in preparation of the service changes for January 2014. These were however not positively received and numerous complaints were sent to both Stagecoach and CBC by residents in Fallowfields against a bus service in their area.

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However we were then advised of the strong feeling against the withdrawal of the bus service from Engayne Avenue and in agreement with CBC, we agreed to maintain the original route whilst a suitable turn round solution was to be sought. A letter had to be sent from CBC for a short notice registration to cancel the proposed route and request that the original route was retained until a more workable solution was found.

From then there were multiple suggestions made regarding turning circles. The most logical solution appeared to be using Medusa Way as a one way loop for our vehicles to serve both stops on Engayne Avenue and be able to turn back down Engayne Avenue without making a reversing move. A public consultation was carried out to find general feedback as to the suggestions for the Service 73 with strong feelings portrayed from both for and against buses across Sandy. Certain options including Winchester Road were not practically possible for our length of vehicle to navigate round, and retaining the original route long term was not suitable under Health and Safety requirements. The results of the consultation that took place were discussed with CBC in June 2014 and we reiterated the issues we have with reversing on a route especially near a busy school on a residential street.

A test of Medusa Way with the bollards removed was planned along with testing the turning space in front of the flats on Engayne Avenue. CBC arranged for this test to take place, and AMEY and local council representatives were present. This took some time to progress, however a route test was carried out in December 2014 and it was deemed a success. We agreed we could have the Service 73 operating through the loop at Medusa Way at the beginning of the school holidays in April 2015, allowing time for notification and minor infrastructure changes to be made. In February 2015 we agreed a location for a bus stop at the top end of Medusa Way so that residents in Fallowfields had a bus stop closer than at Engayne Avenue and a flag was installed accordingly.

All timetables and maps were in place and ready to be posted when we were advised on 6<sup>th</sup> March 2015 that the small section of road where the bollards are located on Medusa Way were part of a section that had been determined as unadopted highway. This meant that again we could not carry out the route registration we had informed authorities that we could do.

Therefore after over eighteen months of discussion and debate, we chose to implement a route through Sandy which did not involve reversing and did serve the rail station and superstore. We can only serve St Neots Road on the return leg, up to West Road as the left turn onto the A1 is not deemed safe enough to turn onto the high speed A1 with our vehicles. Although requested there is not sufficient space for a bus stop on West Road near to St Neots Road, and there is not sufficient time for our buses to loop round Sunderland Road, round Fallowfields and back down the A1 to serve the top section of St

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Neots Road.

It would not be viable to make the frequency of the buses down to every 45 minutes to accommodate the additional time needed, as we have to consider the impact on the rest of the locations in the route, such as Bedford and Biggleswade where the buses make connections or interwork with other services such as Service 74. Any additional resource would require significant amounts of money to cover the basic operational costs of another bus, the driver and the fuel.

We have also had positive feedback from a Sandy resident who is pleased the bus serves the superstore and commends the new route. Therefore we have to be mindful of any changes we make.

We would be happy to revise the route to serve Engayne Avenue again if we could use Medusa Way as a loop at the top end of the avenue, and enhance the service provision for Fallowfields residents accordingly. We are happy to work with CBC and Sandy Town Council to work on any positive solutions which allow a safe and suitable turning point around Engayne Avenue.  
July 2015

## **12 Bedfordshire Association of Town & Parish Councils**

Members are asked to nominate a member to stand for election onto the Association's County Committee.

## **13 Town & Parish Council Planning Conference**

Central Beds Council would like to invite two representatives from the council to attend the next Town and Parish Council Conference, which will take place on the evening of 23 September at Priory House, Chicksands between 6.00pm and 9.00pm. Tea, coffee and a light buffet will be available from 5.30pm.

**Members are asked to nominate two representatives of the council.**

## **14 Police & Crime Plan for Community Safety in Bedfordshire**

Members are asked to review the paper.

## **15 Community Infrastructure Levy**

Members are asked to consider the consultation from Central Bedfordshire Council together with the following comment from Arlesey Town Council.

Arlesey Town Council considered the Central Bedfordshire Council's consultation on the Community Infrastructure Levy (CIL) at a meeting held on 4 August 2015. Members agreed that there may be a flaw in the calculations used to assess the viability of residential developments resulting in vastly different charges in the three bands despite in some cases only a marginal

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difference in house prices.

The Town Clerk has been asked to write to the other councils who have been allocated to Band C to ask if they would respond to the consultation in a similar way.

Below is the response that has been sent to CBC relating to the Draft Charging Schedule and the Viability Assessment.

*Arlesey Town Council feels that there may be a flaw in the calculation used to assess the viability of residential developments, resulting in vastly different charges in the three bands despite, in some cases, only a marginal difference in house prices.*

*By using the same land value benchmarks across all areas, the maximum potential CIL calculations do not take account of the fact that land values will vary according to the potential sale value of the properties developed.*

*CBC should ask its consultants to revisit the viability calculations with this in mind.*