

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 17 February 2020 commencing at 7pm

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

In

attendance: Cllr N Aldis and Cllr Scott. Chris Robson (Town Clerk)

1 Apologies (80-2019/20)

None.

2 Declarations of interest (81-2019/20)

i) Disclosable Pecuniary Interests - none

ii) Other Interests –None

3 Planning Applications (82-2019/20)

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

06.02.20	CB/20/00364/FULL 1 Windsor Way Sandy, SG19 1JL	Proposed extension to existing single garage to create a double garage at 1 Windsor Way, Sandy, SG19 1JL. Resolved: to make no objection to this application.
10.02.20	CB/20/00396/FULL Land East of Sandy Railway Station, Stratford Road, Sandy, SG19 2AA	Change of use from mixed use of the land and buildings to a public car park at land to the East of Sandy Railway Station, Stratford Road, Sandy, SG19 2AA. <i>Cllr R Lock entered the meeting during this item.</i> Resolved: to make no objection to this application subject to addressing concerns over Highway related matters. Members expressed concerns over a number of issues which would require addressing by the applicant;

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		<ul style="list-style-type: none">• Members' most prominent concern was over access to and from the site. The application shows that access will be two ways, but that there is still a 'pinch point' as the exit/entrance to the site joins the B1042, Potton Road. The current situation at the roundabout with Potton Road and Station Road is particularly problematic with hazards already caused as a result of the level of traffic travelling along Potton Road and the closely positioned junctions for Station Road and Everton Road. <p>A traffic impact study to assess the effect of a sizeable increase in traffic movement at this junction should be undertaken. The Council would wish to see specialist advice from Highways and recommendations to be followed by the applicant as part of the granting of any planning approval.</p> <ul style="list-style-type: none">• Members were concerned that the application makes no mention of surfacing. The existing surfacing is inappropriate and potentially dangerous, posing a hazard for pedestrians, especially those with disabilities. Appropriate surfacing would need to be included to make this a safe and usable car park.• Given the above concerns over appropriate surfacing, the applicant makes no mention of how surface water will be dealt with from a surfaced car park. Sandy Town Council would like to see an appropriate drainage plan put in place to address drainage concerns.
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4 Late Planning Applications (83-2019/20)

There were none

5 Minutes of previous meeting (84-2019/20)

RESOLVED to approve the minutes of meeting of the Development Scrutiny Committee held on Monday 27 January 2020 as a correct record of proceedings.

6 Items for Information (85-2019/20)

Members noted the following updates on enforcement cases:

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CB/EN/19/0270 – Long Lake Meadow – The site was visited on 23rd January as part of the bi-annual gypsy and traveller caravan count. A further visit is scheduled to go ahead with the service responsible for licensing the site next week as part of investigations into the breaches of planning control at the site.

Members noted the following decisions on previously considered planning applications by Central Bedfordshire Council:

CB/19/04118/FULL – 5 Tyne Road for extension to existing building for storage – application has been withdrawn.

CB/19/03912/FULL – 1 Greens Close for two-storey side and single-storey rear extension. This application was objected to by Sandy Town Council but has been approved by Central Bedfordshire Council.

CB/19/04008/FULL – 7 Brook End for erection of two dwellings that Sandy Town Council made no objections to has been refused by Central Bedfordshire Council.

Members noted further additional information;

Central Bedfordshire Council's website show the following application;-

- CB/20/00319/PADO – 6 Bedford Road (Woodfines) for prior notification of change of use from office building to create 10 new flats, 27 existing parking spaces to be retained for the use of the future occupants.

The Chairman asked if those Members who had attended the Pigeon Homes appeal hearing had any updates to share with the committee. Cllr Pettitt informed the meeting that a brief report would be presented to Full Council and that it would be between four and six weeks before the Planning Inspector came back with a decision on the appeal.