

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 21st October 2024 commencing at 6.30pm.

Present: Cllrs N Aldis (Chair), S Baker, B Blackley, A Effiong (from 6.55pm), R Lacey, S Lee, M Pettitt, S Sutton and P Sharman.

Absent: Cllr N Thompson

In attendance: Ian Reed Deputy Town Clerk

1 Apologies (DS29-2024/25)

Apologies were received from Cllr N Thompson

2 Declarations of interest (DS30-2024/25)

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 – Cllr P Sharman declared a pecuniary interest in application CB/24/02298/FULL Seddington Nurseries and left the meeting while the item was discussed.
- ii) Other Interests – Non-Pecuniary Interests – Cllr S Baker declared an interest as an employee of Central Bedfordshire Council in planning application CB/24/00362/REG3 for Sandy Service Station, Tower Hill House.
- iii) Personal Interests – none

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3 Planning Applications (DS31-2024/25)

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

<p>CB/24/00362/REG3</p> <p>Sandy Service Station, Tower Hill House, New Road, Sandy SG19 1NY</p>	<p>Erection of 35 affordable dwellings with associated parking and landscaping – amendments made to the application since it was originally discussed by the Committee on 4 March 2024.</p> <p>RESOLVED: that the comments be reported to the Full Council Meeting:</p> <ol style="list-style-type: none">1. Welcome development of this brownfield site with affordable and supported living housing for local people.2. Welcome creation of 20 jobs.3. Concerns over access to the site including the lack of a footway from the site to the train station.4. Would welcome an extension of the 20 mph speed limit past the site.5. We would like to see a Light controlled pedestrian crossing with barriers installed.6. SIDs required with Slow Down and flashing warning lights.7. Request buildings will be completed to highest energy efficient standard with solar panels and/or communal heat pump system.8. EV charging points in carpark areas be available.9. Heat provided from waste facility.10. Adequate bin storage.11. Triple glazing on habitable rooms next to the railway line.12. CBC to promote Traffic Management Order so that there will be no parking for commuters on the site.13. The increased number of parking spaces be Welcomed.14. Request the mitigation of flooding of the site.15. Request that the landscaping management scheme be reviewed to retain species such as Ash.16. That the configuration of the cycle stores be Reviewed.
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CB/24/02298/FULL Seddington Nurseries, High Road, Seddington, Sandy, SG19 1NZ	New Dwelling with PV solar panels. The Committee was invited to comment on the application. However, because of the concerns highlighted on the poor ingress/ egress to the Seddington Nurseries site from the A1 Members of the Committee considered they could not comment on this application until the highway access issues were addressed. The Committee did not make further comment. RESOLVED: that due to highway issues discussed at the meeting no further comment be made at this time.
CB/24/02552/FULL Land opposite 1 Stratford Road Sandy, SG19 2AA	Change of use of land to equestrian use with erection of stables and associated hardstanding. RESOLVED: No objection.
CB/TCA/24/00481 8B Bedford Road, Sandy, SG19 1EL	Works to trees within a Conservation Area: T1 Cedar of Lebanon removal of broken branches. T2 Wellingtonia removal of broken branches. RESOLVED: No objection to the application.

4s Minutes of previous meeting (DS32-2024/25)

To consider the minutes of the meeting of the Development Scrutiny Committee held on Monday 23rd September 2024.

RESOLVED to approve the minutes of the meeting of the Development Scrutiny Committee held on Monday 23rd September 2024 as a correct record of proceedings subject to the minutes being amended to record Cllr S Suttons apologies for absence from the meeting.

5 Items for Information (DS33-2024/25)

- i) **Former Barclays Bank Building, High Street, Sandy.**
The Committee was advised that works were taking place at the former Barclay Banks building although no planning applications had been approved.
- ii) **107-109 High Street, Sandy CB/24/00568/LDC** siting of a mobile home to the rear of the garden for use as an annex with associated works. It was reported that the Council had objected to the proposed LDC and that there were now two structures in the garden of the property.
RESOLVED: That the Planning Enforcement Officer be advised of the above developments.

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6 Determined Planning Applications (DS34-2024/25)

Report received.

7 Date of Next Meeting

Monday 4th November 2024.

The meeting closed at 7:11pm.