

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 25th November 2024 commencing at 6.40 pm.

Present: Cllrs N Aldis (Chair), B Blackley (from 6.50pm), A Effiong, R Lacey, S Lee, M Pettitt, S Sutton and P Sharman

Absent: Councillors S Baker and N Thompson.

In attendance: Ian Reed Deputy Town Clerk

1 Apologies (DS40-2024/25)

Apologies received from Councillors S Baker and N Thompson

2 Declarations of interest (DS41-2024/25)

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 – None.
- ii) Other Interests – Non-Pecuniary Interest – None
- iii) Personal Interests – None.

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3 Planning Applications (DS42-2024/25)

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

<p>CB/24/03234/FULL 1 Filland Court, Sandy SG19 1HU</p>	<p>Two storey side extension following demolition of attached single storey garage. Single storey rear lean-to extension. Addition of pitched roof over front projection incorporating new porch. Further to planning application no. the Committee noted the amendments the applicant had made in the second application however the committee made an objection on the following grounds. RESOLVED: Objections made on the following grounds; (i) There is currently a large commercial vehicle parked on the driveway or the adjacent carriageway which overhangs the footway (ii) Overbearing nature of the development on the local street scene (iii) The lack of accessible carparking spaces</p>
<p>CB/24/03898/VOC 62 Sunderland Road, Sandy, SG19 1QY</p>	<p>Variation of condition number 2 of planning permission CB/23/01608/FULL (Demolition of existing canopy, offices and Mezzanine and construction of offices, factory extension, covered canopy. Internal alterations, ancillary accommodation, photovoltaic panels to the south roof, and car park). Condition wording with SDN Construction Phase Plan Rev 05, C-01888-SK-01 Rev B and 02-Rev B -Rev-B. RESOLVED: No objection.</p>
<p>CB/TCA/24/005543 Sandy Baptist Church, Bedford Road SG19 1EL</p>	<p>Works to trees within a Conservation Area: Removal of basal growth, raise crowns to approximately 3 metres, prune away from buildings and sympathetically shape crowns to two lime trees. RESOLVED: No objection to the proposed tree works.</p>

4 Minutes of previous meeting (DS43-2024/25)

To consider the minutes of the meeting of the Development Scrutiny Committee held on Monday 4th November 2024.

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RESOLVED to approve the minutes of the meeting of the Development Scrutiny Committee held on Monday 4th November 2024 as a correct record of proceedings.

5 Items for Information (DS44-2024/25)

(i) Drive through restaurants
CB/20/02569/FULL Land at Girtford Bridge House, London Road, Sandy, SG19 1NA. **Redevelopment of the site to provide 2 drive-thru's (Use Class A3/A5), 3 restaurant units (Use Class A3) and 1 restaurant/gym unit (Use Class A3/D2), following demolition of the existing buildings.** The Town Council objected to the application. It had still not been determined. The Planning Officer had advised that there was a holding objection from Highways England. It was noted by the Committee with some frustration that it would be another six to eight weeks before this was progressed.

(ii) Planning appeal for Land North of Biggleswade SG18 0HB CB/19/04301/OUT. The decision against this appeal was received as 'Allowed with Conditions'. Members had viewed the conditions made and noted the decision with concern.

(iii) 107 – 109 High Street, Sandy CB/24/00568/LDC
Lawful development Proposed - Granted

At the last meeting of this Committee it was reported that there were two structures at the address. This was reported to CBC Planning. The Enforcement Team had been approached by the Planning Officer to see if they had anything relating to other buildings, but the Certificate of Lawfulness application simply looked at the appropriateness of the building in question, and not any other buildings on the site. The Committee sought clarification on which of the structures had received the Certificate of Lawfulness.

(iii) 2-6 High Street Sandy SG19 1AH CB/24/01362/FULL
Conversion of former bank building to, two Class E (Commercial Business and Service) units: and four self-contained flats. External alterations and extensions to building – Granted

The Town Council considered the application in June 2024 and had welcomed the proposed retail units but had concerns over the flats. A Member asked if the unit had been approved as part of the application. The Deputy Clerk agreed to report back to Members on this

Date of Next Meeting

Monday 16th December 2024.

The meeting closed at 6:55 pm.

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