

# Sandy Town Council

## Minutes of a meeting of the Development Scrutiny Committee of Sandy Town Council which was held virtually via Zoom on Monday 26 April 2021 commencing at 6.45pm

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

**Absent:** Cllr T Knagg

**In** Cllrs N Aldis, P Blaine and M Hill. Anne Elliott-Flockhart

**attendance:** (Administrator).

### 1 Apologies (79-2020/21)

There were none.

### 2 Declarations of interest (80-2020/21)

i) Disclosable Pecuniary Interests - none

ii) Other Interests – Cllr Paterson declared an interest in application CB/21/01551/FULL – 85 Western Way, as a near neighbour and accordingly would take no part in the discussion or vote on the application.

Cllr Pettitt declared an interest in applications CB/21/00996/FULL – Sunderland Road Recreation Ground, as Chair of SSLA who are the applicants; and CB/21/01164/FULL – 55 Swansholme Gardens, as a near neighbour and accordingly would take no part in the discussions or vote on these applications.

### 3 Planning Applications (81-2020/21)

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

29.03.21	CB/21/01102/LB 37 Ivel Road Sandy SG19 1BA	Listed Building: Erect a timber garden outbuilding (width of 3.6m and depth of 2.6m, with an eaves height of 2.1m and ridge height of 2.5m) in the southeast corner of the rear garden, on an existing concrete slab at 37 Ivel Road, Sandy.  <b>Resolved:</b> to make no objections to this application.
29.03.21	CB/21/01101/ FULL 37 Ivel Road Sandy SG19 1BA	Erect a timber garden outbuilding (width of 3.6m and depth of 2.6m, with an eaves height of 2.1m and ridge height of 2.5m) in the southeast corner of the rear garden, on an existing concrete slab at 37 Ivel Road, Sandy.  <b>Resolved:</b> to make no objections to this application.

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06.04.21	CB/21/01164/ FULL 55 Swansholme Gardens Sandy SG19 1HN	Single storey rear extension including bi-fold doors with a flat roof, including associated works for a ramp at 55 Swansholme Gardens, Sandy.  <b>Resolved:</b> to make no objections to this application.
12.04.21	CB/21/00996/ FULL Sunderland Road Recreation Ground Sunderland Road Sandy	Scheme to realign perimeter fence to all weather pitch to create a spectator area and a player shelter recess area and refurbishment of all weather pitch playing area at Sunderland Road Recreation Ground, Sunderland Road, Sandy.  <b>Resolved:</b> to make no objections to this application.
16.04.21	CB/21/01554/ FULL 76 St Neots Road Sandy SG19 1LG	Extension/alteration to existing dwelling to include demolition of detached store to provide No.1 Dwelling. Erection of No. 5 dwellings with associated new access road, landscaping and parking at 76 St Neots Road, Sandy.  <b>Resolved:</b> to make no objections to the 5 dwellings but members would wish to see the onion barn, one of the few left in Sandy, retained rather than demolished and that the applicant works with CBC's conservation/heritage officers to manage this sensitively.
19.04.21	CB/TCA/21/ 00185 5 Pleasant Place Sandy SG19 1HX	Works to trees within a Conservation Area: Reduce height of 2 conifers (fir) (1) by 30% and cut back top and sides of 3 conifers (Leylandii) (2) at 5 Pleasant Place, Sandy.  <b>Resolved:</b> to make no objections to this application.
19.04.21	CB/21/01551/ FULL Land adjacent to 85 Western Way Sandy SG19 1DU	Erection of a two storey new dwelling at land adjacent to 85 Western Way, Sandy.  <b>Resolved:</b> object to the development for the following reasons: <ul style="list-style-type: none"> <li>• Loss of amenity space for the residents of Western Way that is used for play and socialising. Residents have enjoyed this</li> </ul>

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		<p>public green space that was part of amenity space in the original development.</p> <ul style="list-style-type: none"><li>• The subsequent repurposing of public green amenity space created when a development is approved, in this case circa 50 years ago, should not be allowed. This sets a bad precedent. Resident's amenity and green space should be protected from future change of use.</li><li>• Loss of light specifically for residents at 85, 87 and 91 Western Way</li><li>• Overlooks near neighbour's properties in Carter St and 85, 87, 91 Western Way</li><li>• Loss of 2 parking spaces for existing residents to create driveway access</li><li>• Loss of access for residents at 85, there is clearly a path that provides access across the proposed plot that appears to have been laid when the development was built. This right of access must be protected.</li><li>• Access for emergency vehicles for no's 87, 89, 91, 93, the narrow foot path that remains will make access extremely difficult vs current access.</li><li>• 85 Western Way will be most affected by this application, the proposal requires significant changes to this property, most notably the blocking of a window and moving heating vent, with the loss of access to the rear garden and bin storage, turns an end of terrace property to a mid-terrace.</li></ul>
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#### **4 Late Planning Applications (82-2020/21)**

There were none.

#### **5 Minutes of previous meeting (83-2020/21)**

**RESOLVED** to approve the minutes of meeting of the Development Scrutiny Committee held on Monday 29 March 2021 as a correct record of proceedings.

#### **6 Items for Information (84-2020/21)**

Members noted the following decision from Central Bedfordshire Council: CB/21/00504/FULL – 1 East Side, Beeston for single storey front, rear and side extension with pitched roof over and conversion of existing garage, which Sandy Town Council objected to on the grounds of overdevelopment was granted by CBC.

A member asked if there were any guidelines that constituted overdevelopment which could be referred to in support of members objections. The Administrator will look into this matter.

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Another member noted that CBC's head of planning attended a meeting with STC a few years ago and gave a presentation. The Administrator will try and find the slides from that meeting.