

Sandy Town Council

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

cc: Cllrs J Hewitt, A Lock, R Lock, C Osborne, and M Scott.

**You are hereby summoned to a meeting of the Development Scrutiny Committee of Sandy Town Council to be held in the Council Chamber at 10, Cambridge Road, Sandy, Bedfordshire on Monday 28th April 2025 commencing at 6.45pm.
(Please note time of meeting)**



Nicola Sewell
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Sandy
SG19 1JE
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22nd April 2025

1 Apologies

2 Declarations of interest

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 Disclosable 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 to draw attention to their stated DPIs and any non-disclosable 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) Disclosable Non-Pecuniary Interests*
- iii) Personal Interests*

3 Planning Applications

To consider the following applications submitted for comment by Central Bedfordshire Council; all planning applications are available by visiting <http://www.centralbedfordshire.gov.uk/planning-register/> entering the planning application reference.
(There are no applications for tree works).

<p>CB/25/00853/FULL Brook End Farm, 7 Brook End, Hatch, Sandy, SG19 1PP</p>	<p>Erection of secured car storage building</p>
<p>CB/25/01002/RM 91 London Road, Sandy SG19 1DH</p>	<p>Reserved Matters: following Outline Application CB/19/04298/OUT (outline application: for the erection of 9 dwellings following demolition of the existing house. All matters reserved except access). Reserved matters for appearance, landscaping, layout and scale The Town Council at its meeting on 14th June 2021 made the following decision RESOLVED to object to this application on the grounds of highway safety, with the deceleration and acceleration lanes for access to this site too short and unsafe. The council maintains its concern regarding noise and pollution on this site as a result of its proximity to the A1.</p>
<p>CB/25/00192/FULL Warren Farm, Carthagen Road, Sutton, SG19 2NQ</p>	<p>Conversion of agricultural barn to a dwelling, erection of a detached Home Office, associated parking and landscaping (Retrospective)</p>
<p>CB/25/01052/FULL 26 Glebe Road, Sandy, SG19 1LS</p>	<p>Erection of a single storey side and rear extension with roof lights</p>

CB/25/01249/FULL 44 Western Way, Sandy, SG19 1DU	Replacement of the front porch with the roof extending over to the front window.
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4 Minutes of previous meeting

To consider the minutes of the meeting of the Development Scrutiny Committee held on Monday 31st March 2025 and to approve them as a correct record of proceedings.

5 Planning Appeals

(a) CB/24/02274/OUT - Land adjacent 2 Silver Birches Deepdale, Potton SG19 2NH Erection of one self-build dwelling all matters reserved except for access at land adjacent to Silver Birches etc.

The appeal will be determined based on written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended. The committee is asked to determine whether it wishes to make comments or modify/withdraw previous representations. All representations must be received by 16th May 2025. (When this application was considered by the Committee in September 2024 it was resolved that the Committee had no objections to the application).

(b) CB/23/03546/OUT – 91 London Road, Sandy, SG19 1DH outline application: demolition of existing buildings / Thank you structures. Erection of an 80 - bedroom care home (Use class C2), with a sub-station, access, car parking, servicing and other associated works. Reserved matters for landscaping.

The appeal will be determined on the basis of a **Hearing**. The procedure to be followed is set out in the Town and Country Planning (England) Rules 2000.

At the present time the date or venue for this hearing is not available. Once this has been decided upon representatives of the council may attend the hearing and as a person who may be interested in or affected by the appeal you may come up at the Secretary of State's inspectors discretion make your views known the representations made on the application have been submitted to the inspector who will consider them when determining the appeal. The Committee is asked to determine whether it wishes to make comments or modify/withdraw previous representations. All representations must be received by 14th May 2025. (When this application was considered by the Full Council on 11th December 2023 it was resolved but the town council would welcome a substantial care home in the town but feels that the proposed location is inadequate and therefore objects on the following grounds:

- (i) overdevelopment leading to poor amenities outside for potential residents
- (ii) insufficient parking for staff, residents, visitors, and medical practitioners
- (iii) inadequate sustainable transport plan
- (iv) inadequate noise mitigation measures from the A1 and industrial premises on three sides
- (v) inaccurate pollution report which understates the level of air pollution in the area
- (vi) light pollution in the area is at an excessive level

Members also felt that as the size of the building was to be a specialist dementia facility the site was not an appropriate location considering the severity of the illness

6 Items for Information

107 – 109 High Street, Sandy Ref: CB/24/00568/LDC

This Committee has concerns about some outbuildings on the site not having planning permissions.

Central Bedfordshire Council Planning Enforcement are looking into this matter based on information supplied by Members of this Committee.

7 Date of Next Meeting

19th May 2025