

Sandy Town Council

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

cc: Cllrs A Effiong, 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 5th February 2024 commencing at 6.30pm.
(Please note time of meeting)**



Nicola Sewell
10 Cambridge Road
Sandy
SG19 1JE
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30th January 2024

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.

CB/24/00006/OUT	<p>Land rear of 180 St Neots Road, Sandy, SG19 1BU</p> <p>Outline Application: all matters reserved except means of access for new three bedroom, single storey dwelling access to the land at the rear to be achieved via the demolition of a flat roofed double length garage with workshop to the rear</p>
CB/23/04060/FULL	<p>Brook End Farm, 7 Brook End, Hatch, Sandy, SG19 1PP</p> <p>Change of use of site and buildings from Class E to Car Sales, erection of single storey extension and alterations to fenestration</p> <p>(In June 2023 this Council made no objection to an application for this address relating to double and single storey extensions to the rear, and side extension for garage, storage, and habitable rooms above)</p>
CB/24/00045/FULL	<p>56B St Neots Road, Sandy, SG19 1LG</p> <p>Erection of a single storey rear extension</p>
CB/TRE/24/00012	<p>5 Cedar Gardens, Sandy, SG19 1EY</p> <p>Works to a tree protected by a Tree Preservation Order: T2 – Cedar – Reduce broken limb to a 1m truncation from the main stem</p> <p>The application can be viewed at the Central Bedfordshire Councils website</p> <p>http://www.centralbedfordshire.gov.uk/tree-works-register</p>

4 Late Planning Applications

To review any late planning applications from Central Bedfordshire which otherwise could not be commented upon.

5 Minutes of previous meeting

To consider the minutes of the meeting of the Development Scrutiny Committee held on Monday 18th December 2023 and to approve them as a correct record of proceedings. (The meeting of the Committee set for 8th January 2024 was not held due to the lack of business).

6 Items for Information

None

7 Planning Appeal

A planning appeal has been received re CB22/04957/FULL:

Land on the North West side of the road leading from Brook End to Beeston Green, Beeston, Bedfordshire

Application for change of use from agricultural land for purposes of B8 storage and distribution: Creation of security earth bunds around the perimeter area with the inclusion of a new security

This Committee at its meeting on 5 June 2023

RESOLVED;

The Committee objects to this retrospective planning application on the grounds of its proximity to houses and highway issues relating to unsuitable and narrow roads

The appeal will be determined on the basis of 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, as amended. All the representations submitted to Central Bedfordshire Council will be forwarded to the Inspector and the appellant. These will be considered by the Inspector when determining the appeal. The Committee is invited to make comments or modify its existing comments. All representations must be received by the Planning Inspectorate by 12 February 2024.

8 Determined Planning Applications

To receive a report attached on determined planning applications

9 Date of next meeting

Monday 4th March 2024

Report to DS Committee 5 February 2024 Agenda item 8
Determined Planning Applications

26.06.23 11-2023/24	CB/23/01465/FULL Threeways, 37 The Green, Beeston, Sandy SG19 1PE	Erection of a two-bedroom detached dwelling	Resolved: that the Council objects to the application on the grounds of overdevelopment, detrimental effect on the existing bungalow and the sub-standard access/egress on to Orchard Road	CBC Decision Granted
07.08.23 11-2023/24	CB/23/01608/FULL 62 Sunderland Road, Sandy, SG19 1QY	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.	RESOLVED: No objection. The Council welcomes the development of local businesses and the associated opportunities for local employment. However, Members urged the applicant to ensure that CBC recommendations for water disposal were complied with.	CBC Decision Granted
27.11.23	CB/23//03691/FULL 4 Hawk Drive, Sandy, SG19 2WA	Conversion of a two-storey side extension to form a separate dwelling	RESOLVED: That objections be made on following grounds: No off-road carparking for this development. Over development Inadequate internal layouts which are contrary to Bedfordshire Fire and Rescue Service advice	CBC Decision Refused