**Minutes of a Meeting of the Development Scrutiny Committee of Sandy Town Council held in the Council Chamber at 10 Cambridge Road on Monday 18 February 2013 commencing at 7.30 pm**

**Present:** Cllrs J Ali, C Osborne, M Pettitt, D Sharman, R Smith and G White (Chairman).

**Absent:** Cllrs Lunn, Lynch, Maycock and Sutton.

**In attendance:** The Deputy Town Clerk.

**Also present:** Robin Uff, Principal Conservation Officer at Central Bedfordshire Council.

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| **1** | **Apologies**Apologies for absence were received from Cllrs Lunn, Lynch, Maycock and Sutton. |
| **2** | **Declarations of interest** 1. **Disclosable Pecuniary Interests** - None
2. **Personal Interests –** None
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| **3** | **Sandy Conservation Area - Consultation**The Chairman welcomed Central Bedfordshire Officer Robin Uff who had attended in order to deliver a presentation on Sandy Conservation Area.Mr Uff advised members that the Sandy Conservation area appraisal (Draft) was written by James Webb a consultant for Central Bedfordshire Council and members had the opportunity to ask questions. The Committee welcomed the draft document.**It was resolved** to recommend to Town Council the following opportunities for enhancement as mentioned below which are included in the Sandy Conservation area appraisal.· Improvements to the treatment of roadsides and footways including the surfacing of roads and pavements, and the targeted enhancement of the town’s Market Square public realms.· Encouragement (particularly to utilities providers) to keep surviving carriageways with their upgraded surfacing, which is an important feature of the Market Square.· Encouragement to be given to the reinstatement of traditional doors and windows.· Encouragement to be given to the reinstatement of clay tile and natural slate roofs.· The coordination and appropriate design of street furniture and lighting, particularly with regard to the Market Square where previous schemes of improvement are now becoming eroded and dated.· The encouragement of appropriate and high-quality shop front and shop signage design, and the targeted reinstatement of shop fronts of traditional form.· Ensure, as appropriate, the sustainable re-use of the town’s historic outbuildings particularly to the rear of High Street (this must not be to the detriment of the buildings character and authenticity).· Encourage and take the opportunity to improve on shopfront design in modern units facing Market Square.· Encourage the redevelopment where appropriate of modern units facing Market Square with the potential to increase the scale helping to better define this important space.· Seek to improve the entrance to Budgens car park and service yard as presently this wide entrance has a negative impact on the townscape character of the Market Square.· Seek improvements to the main entrances to the Sandy public car park from Cambridge Road and High Street. This could take the form of providing traditional stone sett crossovers to the entrances.· The open space to the west side of the southern end of Ivel Road adjacent to the river and the grounds of Sandye Place is presently unkempt and overgrown and in need of maintenance and low level landscaping.· Replacement of the existing railing around the recreation ground with a more appropriately styled railing removing the present unattractive and utilitarian design seen presently.· Monitor the condition of the outbuilding to the north of No.8 Bedford Road and work with the owners to achieve a scheme of repair and possible reuse of this outbuilding· Monitor and review the need for additional planning powers to control the loss of front boundary walls and the creation of parking bays in front garden spaces (particularly to Bedford Road). This could be accompanied by appropriate guidance on how to achieve parking where possible in front gardens without the total loss of front boundary walls and landscaping.**It was resolved** to recommend to Town Council that the following opportunity for enhancement as mentioned below which is included in the Sandy Conservation area appraisal would require Central Bedfordshire Council persuading the Town Council that an improvement to the traffic flow would be gained.· A longer term aspiration may be to review the Bedford Road Roundabout which forms the setting to the Baptist Church, its hall and the ‘Town Hall’ and consider whether a different junction configuration could free up space to provide a better setting for these important buildings. This would entail converting the roundabout to a lighted junction and so will need significant County Highway input. It would be desirable to retain the cedar tree if possible.The Chairman thanked Mr Uff for attending and then Mr Uff left the meeting before the next item. |
| **4** | **Planning Applications** The following planning applications submitted for comment by Central Bedfordshire Council were reviewed.**4.1 CB/13/00290/ FULL** Proposed extension and conversion of existing garage, proposed rear extension to link garage conversion to existing dwelling at **16 High Road, Beeston, Beds.****It was resolved** to support the application of a proposed extension and conversion of existing garage and a proposed rear extension to link garage conversion to existing dwelling.**4.2 CB/13/00235/ ADV** Advertisement: Replacement fascia and projecting signs, retention of existing external lighting at **3 Market Square, Sandy, Beds.**  **It was resolved** as no physical change to the lightingand although retrospective to raise no objections.**4.3 CB/13/00375/FULL** Ground floor extension to the front at **2 Mill Lane, Sandy, Beds.****It was resolved** to make no objections to the ground floor extension. |
| **5** | **Minutes of previous meeting** The minutes of meeting of the Development Scrutiny Committee held on Monday 28th January 2013 had been circulated before the meeting.**It was resolved** to approve them as a correct record of proceedings with the following amendment:To amend item 5 Committee Arrangements and Scheme of Delegations section 1 Committee Size with the deletion of the following “(Although Cllr Aldis expressed the view that the committee size could be reduced to 6 with 6 members on the HR sub-committee and 9 members on the other two committees making 2 committee places for each councillor.)” |
| **6****7** | **Planning Consultations**1. **CILConsultation** To consider making a response to Central Bedfordshire’s public consultation on that authority’s Community Infrastructure Levy Preliminary Draft Charging Schedule (deadline for comment 25 February 2013).

The Chairman outlined the Community Infrastructure Levy document and then **it was resolved** that the Committee is not in a position to say what the levy should be, though the levy should be at a level not to inhibit small developers.1. **Development Strategy** To confirm that Sandy Town Council does not intend to make representations to Central Bedfordshire’s formal public consultation on Development Strategy (deadline for comment 25 February 2013).

**It was resolved** to make no further comment to Central Bedfordshire Council on the Development Strategy. **Items for Information**The committee was advised that:1. The Planning Applications for extensions of gardens to land at rear of 4 and 5 Havelock have been approved.
2. Planning application for a replacement Conservatory to 18 High Road, Beeston has been granted.
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