**Minutes of a meeting of the Development Scrutiny Committee of Sandy Town Council held in the Council Chamber at 10, Cambridge Road, Sandy, Bedfordshire on Monday 7 January 2013 at 8.30 pm.**

**Members Present:** Cllrs Ali, Maycock, Pettitt, Runchman (substitute for Cllr Lunn), Scott (substitute for Cllr Osborne), Sharman, Smith, Sutton and White (Chairman).

**Members Absent:** Cllrs Lynch, Lunn, Osborne

**In attendance:** Cllr Aldis and five members of the public were present. The Town Clerkwas also in attendance.

**A G E N D A**

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| **1** | **Apologies**  Apologies for absence were received from Cllrs Lunn and Osborne. |
| **2** | **Declarations of interest**   1. **Disclosable Pecuniary Interests** – None highlighted by members 2. **Personal Interests** – None highlighted by members |
| **3** | **Planning Applications**  **Planning Application CB/12/04342/ FULL Erection of 4 No. semi-detached dwellings and formation of associated access at land to rear of 152-156 St Neots Road, Sandy, Beds.**  The Chairman summarised the recent planning history of this site and noted that the most recent permission granted was for three 3-bedroom houses (ie one detached and two semi-detached).  Several members of the public had attended the meeting to express their views about the proposed development and a spokesperson explained concerns about the height of the proposed development which would block sunlight from neighbouring properties, the visual appearance of the proposed houses and the potential traffic/parking congestion which would result from four houses on the site which was near a shop and drives to other houses.  Following discussion **it was resolved** to object to the proposed development as it was considered that the erection of the 4 semi-detached dwellings with the layout of the 14 parking spaces represented overdevelopment of this plot and a very tight fit.  The committee was concerned that the layout of the parking (back to back) was not likely to accommodate all the vehicles potentially associated with 4 dwellings and so would result in on street parking. The site was near a busy junction with Engayne Avenue and the road was used by buses and pedestrians and motorists accessing the shop, nearby schools, old people’s accommodation and other facilities.  The committee would be reluctant to see overflow parking from the houses onto this heavily used road and suggested to CBC that if the development were to be approved consideration should be given to conditions requiring parking restrictions.  The committee noted that pre-application advice suggested access/parking congestion was not anticipated as an obstacle but remained concerned. |
| **4** | **Minutes of previous meeting**  The Chairman drew attention to a correction which had been to the draft minutes of the meeting held on Monday 10th December 2012, in item 2 declarations of interest the words “and volunteer” referring to Cllr Osborne had been deleted.  **It was resolved** to approve the minutes as a correct record of the proceedings. |
| **5** | **Items for Information**  Central Bedfordshire Councillor Aldis reported that an enforcement notice had been issued with regard to a building constructed in Carter Street. |