

# Sandy Town Council

To: Cllrs, N Aldis(Chairman) J Hewitt, R Lacey, M Pettitt, P Sharman, S Sutton and N Thomson.

CC: Cllrs, 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 June 2023 commencing at 6.30 pm**

**Please note time of meeting**



Nicola Sewell  
10 Cambridge Road  
Sandy  
SG19 1JE  
01767 681491  
31st May 2023

## **1 Apologies**

## **2 Election of Development Scrutiny Deputy Chairman for the Council year 2023/24**

Nominations to be put forward for the position of Deputy Chairman for the Committee

## **3 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*

**4 Planning Applications**

To consider the following applications submitted for comment by Central Bedfordshire Council

<p>CB/22/04957/FULL Land on the North West side of the road leading from Brook End to Beeston Green, Beeston, Bedfordshire</p>	<p><b>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 gate.</b> Appended to the agenda is a report from Councillors N Aldis and N Nicholson on the application and on a recent visit to the site</p>
<p>CB/TCA/23/00188 Sandy Fire Station, Ivel Road, Sandy SG19 1AX</p>	<p><b>Works to trees within a Conservation Area: Raise lower branches and reduce oak tree T1. Prune back branches overhanging the adjacent roads</b> <b>The application details and documents can be viewed by visiting:</b> <a href="http://www.centralbedfordshire.gov.uk/tree-works-register">http://www.centralbedfordshire.gov.uk/tree-works-register</a></p>
<p>CB/23/00991/FULL 79A St Neots Road, Sandy, SG19 1LQ</p>	<p><b>New attached single storey dwelling following demolition of single storey rear elevation, new dwelling accessed from Pentland Close</b></p>
<p>CB/23/01231/FULL 32 London Road, Sandy, SG19 1HA</p>	<p><b>Erection of single storey rear orangery and detached outbuilding</b></p>
<p>CB/23/00578/FULL London Road Industrial Estate, Georgetown Road, Sandy, SG19 2UB</p>	<p><b>Change of Use: Part retrospective for expansion of Copart's existing site to provide vehicle storage (Use Class B8)</b> <b>Amendments have been received in respect of the Property. Change to description of development to include 'part retrospective'.</b> <b>Additional/amended information received:</b></p> <ul style="list-style-type: none"> <li>• <b>Consultee Response Letter</b></li> <li>• <b>Landscape Visual Impact Assessment</b></li> <li>• <b>Landscape Strategy Plan</b></li> <li>• <b>Preliminary Ecological Appraisal</b></li> <li>• <b>Flood Risk Assessment</b></li> <li>• <b>Arboricultural Impact Assessment</b></li> <li>• <b>Transport Note &amp; Parking Plan</b></li> </ul> <p>(The Committee at its meeting on 27<sup>th</sup> March 2023 considered the application and <b>Resolved:</b></p>

	<p>That the Council objects to the application for the following reasons and therefore believes enforcement action be undertaken at the site:</p> <ul style="list-style-type: none"> <li>(i) Insufficient information had been provided on ecology, lighting pollution and Rights of Way Issues</li> <li>(ii) Its damaging impact on the Green Wheel Area</li> <li>(iii) Lack of landscaping plan</li> <li>(iv) Inappropriate lighting in a rural environment</li> <li>(v) Lack of security plan details)</li> </ul> <p>The Committee can confirm its views recorded above or it may wish to make additional comments based on the additional/ amended information received</p>
<p>CB/23/01460/LDCE</p> <p>168 St Neots Road, Sandy SG19 1BS</p>	<p><b>Lawful Development Certificate Existing: Use as a children’s care home (Class 2)</b></p> <p>(Please note that this is not a planning application, but a Lawful Development Certificate. The applicant is stating that the above use of the land has been going on for a sufficient period of time for the activity to fall outside of the control of planning legislation) Therefore, the Planning Authority is seeking local knowledge on the use of the property</p>
<p>CB/23/01563/FULL</p> <p>40 Cambridge Road,Sandy, SG19 1JF</p>	<p><b>New Front Porch</b></p>

## 5 Late Planning Applications

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

## 6 Planning Appeals

The following details of a Planning Appeal are set out below;

Woodside Farm, Stratford Road, Sandy SG19 2AB

Part retrospective change of use for caravan park for up to 19 pitches for touring holiday caravans. Proposed access onto Potten Road.

Planning Application: CB/18/00561/FULL

The Committee is informed that when the Committee considered the application in 2018 it made no objection. If the Committee wished to make additional comments relating to the appeal they need to be with the Planning Inspectorate by 19 June 2023

## 7 Minutes of previous meeting

To consider the minutes of the meeting of the Development Scrutiny Committee held on Friday 5<sup>th</sup> May 2023 and to approve them as a correct record of proceedings.

## 8 Items for Information

**9 Date of next meeting**  
Monday 26th June 2023

## **Land North West of the Road between Brook End & Beeston.**

*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 gate*

**Cllr Nic Thompson & Nigel Aldis** visited the site on Saturday 27<sup>th</sup> May 2023 and spoke to the co-owners both former Sandy Secondary students.

The site is used to recycle and reuse excavated materials from small building projects and landscape gardeners doing garden projects. The material is inert and is not accepted if there are any hazardous materials like concrete clad asbestos

To prevent incursions by undesirable groups a bund has been made around the site which in time will become grassed over. This also minimises its impact on the countryside. This area was previously used for model car racing which was noisy and intrusive in the local area.

The imported material is screened to remove rubble which is crushed to make mot material for road foundations or construction work. The smaller sized material is further screened to produce garden soil which is also sold.

The second-hand crusher has a capacity to process 1,500 tons a month but this is far in excess of what is processed on the site.

Lorry movements along the lane from Brook End are currently a maximum of ten vehicles a day. The lorries enter & exit the site from Brook End to avoid going through Beeston.

The site has any necessary permits from the Environment Agency including Waste Transfer Permits.

In conversation with Neil Richardson, who has fields of early potatoes and onions in the area it was learnt that he irrigates the fields with water from a pond on site which he owns. He has issues with other matters which will be passed on to a CBC ward member.

### **Other Consultations**

**River Ivel Drainage Board** objects because of the possible adverse impact on The Riddy. Applicant needs to apply for an Environment permit before planning is granted.

**National Highways** – No objection

**Tree & Landscape Officer** – construction of bunds may already have damaged the woodland trees.

Ecologist & Biodiversity Officer – no objection.

**Archaeologist Officer** – From aerial photographs the area may once have been part of a feudal field system. There is also evidence of a possible Roman road to the south east. The construction of the bunds has removed any artefacts which may have been on the site. The team have no comment to make on this application.

**Public Protection** – No objection.

**Technical & Specialist Team Leader** – Given the proposed scale and character of the development there would be a requirement for the provision of public art as part of proposals, and proportionate to the scale of overall development proposals.

**Sustainable Growth Officer** - The proposed development does not appear to be relevant to policy CC1.