**Sandy Neighbourhood Plan Steering Group**

**Wednesday 7 June 2023 at 7.30pm**

**Sandy Town Council Chamber, 10 Cambridge Road, Sandy**

**Minutes**

**Present:** NigelAldis**,** Rob Baker, Richard Barlow, Sally Chapman, Anne Elliott-Flockhart, Arnie Gilpin, Joanna Hewitt (Chair), Anthony Lock, Ruth Lock and Anne Ramsay.

**Apologies**: Jennifer Ivanciu-Wilkinson, Lorraine Ivanciu-Wilkinson and Chris Patterson.

**1. Appointment of Chair**

Joanna was proposed and seconded to remain in Chair.

# 2. Welcomes

The Chair informed members that two new people are interested in joining the group.

Sue Bell is one of the newly elected ward councillors for Sandy at Central Bedfordshire Council. Sally advised that she could be a member of the group in a personal capacity. Whilst she could attend and observe as a ward councillor she couldn’t be on the group as a ward councillor.

Lewis Headly is also interested in joining the group but couldn’t attend tonight.

**3. Approval of minutes from 27 April 2023**

The minutes were approved.

It was noted from the previous minutes that we are still struggling to consult with the 18–25-year-old age group. The Chair is meeting with Groundworks who run the local youth group to see what ages they work with.

# 4. Sandy Town Centre Improvement Study (TTC update)

Chris had sent an email prior to the meeting but there were no further updates.

Arnie noted that we still need to talk to businesses about this.

Arnie is happy to deliver any questionnaires/leaflets to the businesses but someone will need to put together something to send out. TBC

It was noted that the next round of Locality funding should open mid-June. Until then we should hold off on any major expenditure.

# 5. AECOM update

# a) SP Masterplan

Chris had received some comments on the updated version which he had sent back to Aecom. There was some confusion over whether this was the original version or a later version.

**Post** **meeting** **note**: Chris clarified by email that it was an updated version which was circulated to members on 18 May, asking for comments by 30 May. Chris only received comments from one member of the group and these were sent to Aecom with his own comments.

Aecom are still working on the full document.

We still need to look at the feedback from the coronation consultation and there will be the feedback from the carnival consultation to consider as well. Both will have an impact on the final document.

# b) Design Guide

The Design Guide had been sent to the members who have been working on it. They will circulate to other members for their comments. Comments need to be returned by the end of the month.

We also need some pictures of London Road and new pictures of Bedford Road and Cambridge Road as the ones in the document don’t show the houses only the roads. **Arnie** will organise this.

A member commented that it’s 90 pages long and has a lot of content in it that is covered by other regulations.

Sally noted that this is a starting point and if we want to take bits out and add other bits in to add local flavour then we can. But it’s better to be too long and cover as much as possible than to be too short and vague.

It was noted that there is nothing in the guide about solar panels or electric vehicle charging.

Sally mentioned that she liked the character areas, but we need to make sure they are correct.

A member asked if it was compatible with CBC’s Design

Guide, Sally replied that it is. It has a slightly different emphasis so the two will complement each other.

Another member was concerned about a blanket ban on non-traditional methods as this stifle’s creative solutions to new problems. This is something we will need to think carefully about.

A member asked if the guide can be used to decide planning applications. Another member mentioned that Potton TC have a checklist they have created from their design guide to check that planning applications they deal with meet their criteria.

Sally noted that we just need to make sure the matrix is clear as things that might be an option in Seddington, for example, might not be suitable in the conservation area.

Another member asked if the Design Guide will address poor pathways and accessibility issues for people using scooters. Sally said if there isn’t anything in the draft guide, we can ask Aecom to address this in some way. There will be a policy on travel and accessibility in the plan.

# 6. Green Infrastructure Plan

The GIP was circulated by email this week. Please can members take some time to look at it. This will need to go to Town Council for endorsement.

Sally recommended that we check that the maps are correct.

# 7. Sally Chapman

It was noted that the outstanding documents are nearly all ready which means that Sally can start pulling the Plan together.

We need to think about holding an information event on the plan so far. This will help us address any concerns before we go to regulation consultation. We need to think about who we want to invite and when we want to hold it.

With the summer holidays coming up it is more likely that this will take place in the autumn.

We will need to get the new CBC ward councillors on board, Simon Ford is the councillor we need to liaise with on this.

**Joanna** will set up a meeting. It’s important to get them on board before the CBC working group gets started on theirs.

We will need to consult on the Design Code, or it won’t carry any weight, but it doesn’t need to be formally endorsed by the Town Council.

# 8. Engagement

# a) Coronation Big Lunch Feedback

We consulted on the Sandye Place master plan at the

Coronation Big Lunch.

**Rob** will circulate the full results, but highlights were that more people were against a care home and a GP surgery than for them. More people were in favour of river café and a park.

It was interesting to see what provoked strong feelings.

One member was surprised that people were against a care home, it was felt that this might be because people don’t understand how big the site is and how we might be able to fit everything that people want on the site.

Access was a hot topic. We will need to say access is to be decided so as not to put people off.

We need to be careful going forward as if people find one thing in the plan that they don’t agree on they may vote against it completely when it comes to the regulation consultation.

# b) Sandy Carnival – 10 June 2023

It was decided to repeat the SP consultation at the carnival as there wasn’t much time to prepare anything else.

We will slightly rearrange the boards to try and make things clearer to people.

Richard, Rob, Nigel, Anne and Chris are available to help on the day.

Anthony and Ruth are also on the town council stall, but the TC stall is next door so they might be able to help.

**Joanna** will sort out a rota.

# 9. Timeline

Sally agreed with what was said at the last meeting, that we are probably looking at the end of next year to go to public referendum.

# 10. Any other business

A member noted that the EWR consortium have announced their preferred route. This indicates that there will be an interchange station at Tempsford South, which will have an impact on Sandy. A consultation is planned for summer 24.

# 11. Date and time of next meeting

The next meeting will be on Thursday 6 July 2023 at 7.30pm at Sandy Town Council.