

Sandy Town Council

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 8th April 2013 at 7.30 pm

Present: Cllrs Aldis (substitute for Cllr Pettitt), Ali, Osborne, Sharman, Smith and White (Chairman)

Absent: Cllrs Lynch, Pettit and Maycock

In attendance: Seven members of the public were present and the Town Clerk was in attendance.

1 Apologies (01-2013/14)

Apologies for absence were received from Cllrs Lynch, Pettitt and Maycock

2 Declarations of interest (02-2013/14)

- i) Disclosable Pecuniary Interests - None
- ii) Personal Interests – None but Cllr Aldis drew attention to the fact that he was a member of the Development control Committee at Central Bedfordshire Council and therefore would not vote on the application concerning Malaunay Place.

3 Planning Applications (03 -2013/14)

The following applications submitted for comment by Central Bedfordshire Council were considered.

- i) **Application No CB/13/00723/ FULL Erection of a new four bedroomed detached dwelling with the access from Malaunay Place to rear of 31-35 Cambridge Road.**

The Chairman described the planning history of the site reported that several letters of objection had been received from neighbours and a resident addressed the committee on behalf of all the residents of Malaunay Place. It was stressed that this was the third application on this site and one which would adversely affect residents for several reasons including: disruption of build, lack of appropriate parking in an already congested area which could cause hazards to residents eg unreasonable reversing, the curvature of the road added to these

Sandy Town Council

problems, there was an issue of privacy for the residents of numbers 4, 9 and 10 Malaunay Place whose gardens would be overlooked, there was an issue of ownership of a ransom strip of land and also concerns about impact of wildlife (ie birds and bats) and detrimental look and feel of the new development. The resident also stated that there was no benefit to the development except financial gain and there were already 44 similar houses for sale in Sandy at the present time.

The Chairman also read out other objections from a series of letters which reiterated similar concerns and also mentioned a numerical error in the location plan and concerns about block paving of the road, security lights and lack of maintenance of the verges by the Highways Department of Central Bedfordshire Council.

The Chairman advised the public that the committee could only comment on planning issues and ownership, disruption, mere profit and supply and demand for houses were not material considerations in determining planning applications. Members of the committee had been on a site visit before the meeting.

RESOLVED to make no objections to the proposed development noting that government planning legislation presumes in favour of sustainable development and the committee could find no grounds on which to base any objection. The Committee also agreed to draw attention of the case officer to the concerns about privacy for residents of 4, 9 and 10 Malaunay Place and ask that these were given full consideration.

Central Bedfordshire Cllr Aldis noted that he had asked for the application to be called in to the Development Control Committee at Central Bedfordshire Council on the grounds of its size and overbearing impact on the street scene.

ii) Application no CB/13/01047/ FULL Single storey rear extension at 6 Swan Lane, Sandy, Beds

Cllr Aldis noted he could see this property from his own property.

RESOLVED to make no objections to this planning application as the proposed development would have no adverse impact on neighbours or the street scene.

Sandy Town Council

iii) Planning application no **CB/13/000777/FULL – Beeston Village Hall**

The Committee noted the status of this application which was due for a decision from the case officer on the date of the meeting. The application had been considered previously and the Committee raised no objections. Amendments to the plans meant that the proposed development impinged less on the Beeston Green as the area of land to the side which had previously been included was now removed from the application. The Clerk apologised for the fact that the staff team had not obtained full copies of the amendments to the application in time for the preceding meeting but this had not been done and it was now too late to submit a response.

RESOLVED that the Committee had no objection to the revised plans.

4 Minutes of previous meeting (04 -2013/14)

RESOLVED to approve the minutes of a meeting of the Development Scrutiny Committee held on Monday 25th March 2013 as a correct record of proceedings.

The Committee noted that Cllr Pettitt had agreed to serve as Vice-Chairman of the Committee.

5 Items for Information (05 -2013/14)

The Committee noted that there would be a hearing in public on 20 April 2013 concerning planning applications connected to the Timberyard in Beeston and the enforcement team at Central Bedfordshire Council had been asked to investigate alleged breaches of existing planning conditions.