

Sandy Town Council

Minutes of a meeting of the Development Scrutiny Committee of Sandy Town Council which was held in the Council Chamber at 10, Cambridge Road, Sandy, Bedfordshire on Monday 14 March 2016 commencing at 6.45pm

Present: Cllrs P Blaine, T Cole, W Jackson, M Pettitt (Chair), P Sharman and J Sparrow

Absent: Cllrs J Ali, D Quick, D Sharman and S Sutton

In Cllrs N Aldis, M Hill and M Scott. One member of the public. Chris

attendance: Robson (Clerk) and Anne Elliott-Flockhart (Administrator)

1 Apologies (92-2015/16)

Apologies had been received from Cllrs D Sharman and S Sutton.

2. Public Participation

A member of the public asked a question regarding the Department of Transport A1 Strategy Survey. He would like to know what is Sandy Town Council going to do and will Sandy Town Council commission transport surveys?

The Chair responded that he did attend a meeting but that this was not the relevant meeting to discuss as the matter was not on the agenda. He asked that the Clerk look into the matter and respond by letter to the member of public.

3 Declarations of interest (93-2015/16)

i) Disclosable Pecuniary Interests - none

ii) Other Interests - none

4 Planning Applications (94-2015/16)

The following applications submitted for comment by Central Bedfordshire Council were reviewed and comments agreed.

16.02.16	CB/16/00587/ FULL Mr Trainor 15 Linnet Close Sandy SG19 2UH	Two storey side/rear extension and new larger replacement conservatory/garden room to rear at 15 Linnet Close, Sandy. Resolved: to make no objections to this application.
24.02.16	CB/TRE/16/ 00052 Mrs J Endersby 2 Swanholme Gardens Sandy SG19 1HJ	Works to a tree protected by Preservation Order at 2 Swanholme Gardens, Sandy, SG19 1HJ. Resolved: to make no objection to this application subject to the applicant seeking the advice from CBC's arboriculturist.

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26.02.16	CB/16/00508/ FULL Mr C Coxall 1 Mills Walk Sandy SG19 1LR	Single storey extension to the front of property at 1 Mills Walk, Sandy, SG19 1LR. Resolved: to object to this application on the grounds that it will have a detrimental effect on the street scene and will also have an adverse impact on near neighbours due to the loss of amenity.
29.02.16	CB/16/00669/ FULL Mr T Van Dijk 42 Wheathampstead Road Harpenden AL5 1ND	Single storey rear end fill extension to approved new dwelling at 32a Brickhill Road, Sandy, SG19 1JH. Resolved: to object to this application as over development of the site. It was noted that near neighbours have complained that the current dwelling has not been built in accordance with the specifications in the original plan. Members asked that the Clerk write to CBC and ask that they check if this is correct.

5 Late Planning Applications (95-2015/16)

07.03.16	CB/16/00879/ VOC Bartram Timber C/o DLP Planning 4 Abbey Court Priory Business Park Fraser Road Bedford MK44 3WH	Variation of condition 4 to planning permission CB/12/0300/VOC (changes to operation and delivery hours) to amend hours of operation to start at 5am as opposed to 6am at 64 High Road, Beeston, SG19 1PB. Resolved: Sandy Town Council vehemently objects to this application due to loss of amenity to near neighbours and residents of Beeston, caused by extra vehicle movement. Members noted that current planning consent for this site is not adhered to and would strongly urge CBC to monitor the site. Members asked that the Clerk write to David Lamb regarding Councils concerns regarding this site.
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6 Minutes of previous meeting (96-2015/16)

RESOLVED to approve the minutes of meeting of the Development Scrutiny Committee held on Monday 22 February 2016 as a correct record of proceedings with the following amendment. That under late planning applications the description should read Two storey side/rear extension and new larger replacement conservatory/garden room to rear at 15 Linnet Close, not Two storey rear extension at 4 Rivermead Gardens.

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7 Items for Information (97-2015/16)

The Chair informed members that notification of a breach of planning had been confirmed for Land at Nursery Buildings, High Road, Beeston - unauthorised change of use from B1 to builders yard. Cllr Hill reported that he had noticed activity at the site and contacted CBC. The company did not realise there were planning restrictions in place. There has been no further activity on this site.

Members noted that a planning enforcement case has been created for 7 The Green, Beeston, Sandy, SG19 1PD - alleged unauthorized development - erection of fence.

Post meeting note: a letter has been received regarding this enforcement case stating that the case has now been closed because:

The fence and wall is 1.5m in height, and it is 5m from the highway and therefore permitted under Class A of Part 2 of Schedule 2 of the GPDO 2015. There is therefore no breach of planning control.

Members also noted that a planning enforcement case has been created for Land off Park Lane, Blunham - alleged unauthorized development and change of user; erection of barn, commercial riding school. An investigation had not yet taken place but if the enquiry is confirmed as a breach of planning control Council would be notified.

The Clerk reported back from a meeting that he had had with the Chair and David Lamb at CBC. David Lamb agreed with the constraints that Sandy faces in regard to planning but noted he was not the right person to speak to. However, he did give the Clerk Connie Frost-Bryant details who is the right person to speak to and the Clerk will set up a meeting with her regarding strategy and future development. David Lamb suggested that STC continue to press CBC in matters relating to Sandy.

David Lamb reported that he knew no further details regarding the East - West rail link but CBC wouldn't want to prejudice this by granting planning to the north of Sandy.

He thinks that STC should start conversations with developers if approached.

Regarding applications that appear to come under permitted development but are coming through the planning process, he said that CBC have a duty to deal with each application.

Regarding the application to the West of Sandy, the applicants have been given time to respond to questions that have been asked.

Cllr Aldis reported that CBC had refused the application at Popes Farm (CB/15/01739/FULL) on the grounds that there would be a loss of amenity to near neighbours and that the proposed fence would not alleviate the noise from the A1 and nearby kennels.

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