

Sandy Town Council

To: Cllrs J Ali, A Jackson, K Lynch, A Maycock, C Osborne, M Pettitt, M Scott, D Sharman, S Sutton and G White

cc Cllrs P N Aldis, C Butterfield, M Runchman, R Smith, S Walsh.

You are hereby summoned to attend a meeting of the Development Scrutiny Committee of Sandy Town Council which will be held in the Council Chamber at 10, Cambridge Road, Sandy, Bedfordshire on Monday 14 October 2013 at 6.45pm. The items of business to be transacted are specified below.

Delia M Shephard

Delia Shephard
Town Clerk
10 Cambridge Road
Sandy
SG19 1JE

7 October 2013

A G E N D A

1 Apologies

2 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 also to draw attention to their stated DPIs and also 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) Personal Interests*

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3 Planning Applications

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

23/09/13 66/13	CB/TPO/13/ 00270 Mr D Sutton 33 Bedford Road Sandy SG19 1EP	Works to a tree protected by a Preservation Order: Fell one Bhutan Pine tree located to the side of the property. The tree is within Tree Preservation Order Ref: MB/TPO/01/00006 and is listed as T5 at 33 Bedford Road, Sandy, Beds. Near neighbours 52 Bedford Road, 9,10,11,12,28,29,30,31,32,33,34,35 Mayfield Court notified.
23/09/13 67/13	CB/13/02952/ FULL Mr B Hoskins Aragon Housing Association Katherine's House Dunstable Street Amphill MK45 2JP	Demolition of existing 1 st floor conservatory & replacement with new sun room. Erection of new walls & entrance to existing buggy store at Quince Court, Engayne Avenue, Sandy, Beds. Near neighbours 1 Winchester Road, 42,44 Engayne Avenue, Sandy notified.
02/10/13 68/13	CB/13/03077/ FULL Mr J Davis 111 Icknield Way Letchworth SG6 4AR	Single storey front extension & double storey rear extension at 20 Orchard Road, Beeston, Beds. Near neighbours 17,18,19,21,22 Orchard Road, Beeston notified.
04/10/13 69/13	CB/TCA/13/ 00297 Mr J Whitehurst 8b Middleview Bedford Road Sandy SG19 1EL	Works to trees within a Conservation Area: One Wellingtonia (T1 on map) remove broken branch, Cedar (T2) remove dead wood, Leylandii (T3) remove tree. The trees are located within the garden (T3 is on the boundary with No. 13 St Neots Road) at 8b Bedford Road, Sandy, Beds. Near neighbours 8a, 8c Bedford Road, 13,15 St Neots Road, Sandy notified.
04/10/13 70/13	CB/13/03251/ FULL Mr R Greer Torst Ventures Ltd Cockayne Hatley Hall Cockayne Hatley Sandy SG19 2EA	Erection of detached two bedroom house at 38 Bedford Road, Sandy, Beds. Near neighbours 25,27,36,40 Bedford Road, 5,7,9,11,13 Laburnum Road, Sandy notified.
07/10/13 71/13	CB/13/03024/ ADV Greene King Ltd PO Box 680 Bury St Edmunds IP33 9GE	Advertisement: 11 Signs to building including 1 illuminated sign & 1 projecting sign at The Queens Head, 2-4 Cambridge Road, Sandy, Beds. Near neighbours 1,3,5,7,10,11 Cambridge Road, 3 Market Square Sandy notified.

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07/10/13 72/13	CB/13/03026/LB Greene King Ltd PO Box 680 Bury St Edmunds IP33 9GE	Advertisement: 11 Signs to building including 1 illuminated sign & 1 projecting sign at The Queens Head, 2-4 Cambridge Road, Sandy, Beds. Near neighbours 1,3,5,7,10,11 Cambridge Road, 3 Market Square Sandy notified.
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4 Late Planning Applications

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

5 Consultation

To consider making a response to the consultation on Wixam Park Master Plan.

6 Minutes of previous meeting

To consider the minutes of meeting of the Development Scrutiny Committee held on Monday 23 September 2013 and to approve them as a correct record of proceedings.

7 Items for Information

To note any decision notices or outcomes of appeals.

Development Plans

Central Bedfordshire Council

Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ
www.centralbedfordshire.gov.uk



Mrs D Shephard
Clerk to Sandy Town Council
10 Cambridge Road
Sandy
Beds
SG19 1JF

Contact Development Plan Team
Direct Dial 0300 300 8307
Email LDF@centralbedfordshire.gov.uk
Your Ref 07/00018
Date 23 September 2013

Dear Mrs Shephard,

Consultation on Wixam Park Master Plan

The Wixam Park Master Plan is being published for comment starting **Friday 27th September 2013 for six weeks until Friday 8th November 2013.**

The Master Plan is being developed alongside the Development Strategy, which will be the main planning document for Central Bedfordshire. The Development Strategy sets out new policies for development including how many houses and jobs are needed and where they should go; as well as more detailed policies which will be used to determine planning applications

Wixam Park is the collective name for two separate sites that are situated immediately to the south of the new Wixams settlement:

- MA3 – this land is already allocated in Central Bedfordshire's adopted Site Allocations (North) Development Plan Document (2011) for 1,000+ new homes, 5 hectares of employment land and other mixed uses;
- Draft Policy 63 – this land has been identified in the Council's emerging Development Strategy to provide approximately 500 new homes and a country park.

Together these two sites are intended to form a southern extension to the new settlement of Wixams and deliver up to 1,500 new homes, 5 hectares of employment land, as well as community infrastructure and a new country park.

There is a requirement to produce a Master Plan Document for this development in order to demonstrate how the land can be delivered in a coordinated and sustainable manner, and how this development will integrate into the Wixams settlement.

Central Bedfordshire Council has been working alongside site promoters O&H Properties and ORS Ltd to produce a draft Master Plan Document which is being put up for public consultation.

You are invited to view plans and have your say on the emerging development proposals for Wixam Park. There are a number of ways in which to view and comment on the draft document:

1) Visit the Public Exhibition:

- A public exhibition is taking place on Friday 27th September 2013 (between 2pm-8pm) at Houghton Conquest Village Hall, High Street, Houghton Conquest

2) Visit the website:

www.centralbedfordshire.gov.uk/council-and-democracy/have-your-say/currentonline-consultations.aspx

3) View the document at the following locations:

- CBC Offices, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ
- CBC Offices, Technology House, Floor 2, 239 Ampthill Road, Bedford MK41 9BD
- Ampthill Library, 1 Dunstable Street, Ampthill MK45 2NL (Opening hours: Mon 10am-6pm; Tues Closed; Weds 10am-6pm; Thurs 2pm-6pm; Fri 10am-6pm; Sat 10am-1pm; Sun Closed)
- Flitwick Library, Coniston Road, Flitwick MK45 1QJ (Opening Hours: Mon 9:30am-6pm; Tues 9:30am-6pm; Weds Closed; Thurs 9:30am-6pm; Fri 9:30am-6pm; Sat 9:30am-4pm; Sun Closed)

4) Paper copies of the document are available on request by contacting the Local Planning and Housing Team on Tel. 0300 300 4353.

All written comments should be submitted by **Friday 8th November 2013**, and posted to the following freepost address or emailed to ldf@centralbedfordshire.gov.uk

Wixam Park Draft Master Plan consultation

FREEPOST RSJS GBB2 SRZT
Central Bedfordshire Council
Priory House
Monks Walk
Chicksands
Shefford
SG17 5TQ

Following this consultation period, the master plan will be updated, taking account of any relevant suggestions or comments received. The revised master plan will then be considered by the Executive Committee of Central Bedfordshire Council for endorsement as technical guidance.

Yours sincerely



Richard Fox
Head of Development Planning and Housing Strategy