

Sandy Town Council

To: Cllrs P N Aldis, J Ali, P Blaine, T Cole, A M Hill, W Jackson, G Leach, C Osborne, M Pettitt, D Quick, M Scott, D Sharman, P Sharman, J Sparrow, and S Sutton

You are hereby summoned to attend a meeting of Sandy Town Council to be held in the Council Chamber at 10 Cambridge Road, Sandy, Bedfordshire on Monday 11 April 2016 commencing at 7.30pm for the purpose of transacting the items of business below

Chris Robson
Town Clerk
10 Cambridge Road
Sandy
SG19 1JE
01767 681491
5 April 2016

MEMBERS OF THE PUBLIC AND PRESS ARE WELCOME TO ATTEND THIS MEETING

A G E N D A

1 Apologies for Absence

To receive any apologies for absence

2 Declarations of interest and requests for dispensations

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 Declarable 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 **those who wish to do so** may draw attention to their stated DPIs and also any non-declarable 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) Non Pecuniary Interests*
- iii) Dispensations*

3 Public Participation Session

To receive questions and representations from members of the public.

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4 Minutes of previous Town Council meetings

To consider the Minutes of the meeting of Sandy Town Council held at 7.30pm on Monday 7 March 2016 and to approve them as a correct record of proceedings.

5 Minutes of committees and recommendations therein

To receive and note the minutes of the meetings of the following committees and sub-committees and (if applicable) to approve recommendations therein which do not arise elsewhere

- i) Development Scrutiny Committees held on 14 March 2016 and 4 April 2016
- ii) Policy, Finance and Resource Committee held on 14 March 2016
- iii) Human Resources Committee held on 21 March 2016

6 Financial Matters

- i) To note a summary statement of income and expenditure against budget for the year to date (previously circulated and scrutinised at a meeting of the Policy, Finance and Resources Committee on 14 March 2016).
- ii) To note a list of payments made since the last Town Council meeting (previously circulated and scrutinised at a meeting of the Policy, Finance and Resources Committee on 14 March 2016).

7 Action List

To receive and note the Action List

Appendix I

8 Engayne Avenue

To receive and comment on CBC proposals to introduce 'No Waiting at Any Time' in Engayne Avenue and Waverley Avenue, Sandy

Appendix II

9 Allotment Site

To receive and note an update report from the Town Clerk

Appendix III

10 Bartram's Timber Planning Application

To receive and comment on a report

Appendix VI

11 Councillor Workshop 4 April 2016

As a result of the Councillor workshop;

- i) To agree to write to Central Bedfordshire Council to initiate discussions on engaging with CBC's Local Plan and express Councillors views on the future development of Sandy in light

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of constraints to growth and the need for long term planning.

ii) To agree to appoint a Community Plan Steering Group.

12 News Release

13 Chairman's Items

14 Date of Next Meeting: 9th May 2016

AGENDA ITEM 7

APPENDIX I

Town Council - Action list

Subject	Action to be taken		Response/ Agenda no.
	Minute	Action	
Meeting 9/11/15			
Bedford Road Recreation Ground – Outdoor Gym Equipment	(86-15/16)	Completion of Sport England park user's survey to support grant application. This is external to the Council.	Consultation/ Surveying to take place at Bedford Road park re need for to establish interest. On-going
Surgery relocation to Shannon Court	(87-15/16)	Council agreed changes to the car park layout in principle. Town Clerk to continue to work with Dr Graffy to identify potential funding.	On-going
Changes to parking line marking			
Meeting 7/3/16			
Allotments Site Search	(129-2015/16)	That members have reviewed the new information presented regarding the development of the site and no longer consider it to be a viable option for the investment and creation of an allotment site. That the above resolution is 'without prejudice to any views we may take to the possible development on that site' and that the Council actively seek alternative land for allotments.	Item to be discussed on agenda
Road Investment Strategy A1	(130-2015-16)	To respond to Cllr M Russell and write to the local Member for Parliament and the Under Secretary for Department of Transport outlining the points made.	Letter issued to Cllr M Russell, Rt Hon A. Burt and DoT. Cllr. Russell confirmed comments would be fed back to Stakeholders Group. Awaiting responses from A Burt and DoT

PUBLIC NOTICE



CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE NO WAITING AT ANY TIME IN ENGAYNE AVENUE AND WAVERLEY AVENUE, SANDY

Reason for proposal: The purpose of the proposed order is to facilitate the passage of buses. It is proposed to introduce a bus turning facility using Waverley Avenue and the Engayne Avenue service road. The proposed restrictions are needed to ensure that buses are able to pass through without being obstructed by parked vehicles.

Effect of the Order:

To introduce No Waiting at any time on the following lengths of road in Sandy:-

1. Engayne Avenue, north side, from a point in line with the boundary of nos.16 and 18 Engayne Avenue extending in an easterly direction for approximately 23 metres.
2. Engayne Avenue, north side, from a point in line with the boundary of nos.32 and 34 Engayne Avenue extending in an easterly direction to a point in line with the boundary of nos.38 and 40 Engayne Avenue.
3. Engayne Avenue, south side, from a point approximately 3 metres east of the boundary of nos.16 and 18 Engayne Avenue extending in a westerly direction for approximately 20 metres.
4. Engayne Avenue service road (to the front of property nos.41 to 79), both sides, for its full length excluding the constructed parking areas.
5. Waverley Avenue, both sides, from the north kerb line of its junction with Engayne Avenue extending in a northerly direction for approximately 30 metres.

Further Details may be examined during normal office hours at the address shown below, viewed online at www.centralbedfordshire.gov.uk/publicstatutorynotices or tel. 0300 300 5003.

Comments should be sent in writing to the Traffic Management team at the address below or e-mail traffic.consultation@centralbedfordshire.gov.uk by 26 April 2016. Any objections must state the grounds on which they are made.

Order Title: If made will be "Central Bedfordshire Council (Bedfordshire County Council (District of Mid Bedfordshire) (Civil Enforcement Area and Special Enforcement Area) (Waiting Restrictions and Street Parking Places) (Consolidation) Order 2008) (Variation No.*) Order 201**"

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ

Marcel Coiffait
Director of Community Services

1 April 2016



Statement of Reasons

The purpose of the proposed order is to facilitate the passage of buses. It is proposed to introduce a bus turning facility using Waverley Avenue and the Engayne Avenue service road. The proposed restrictions are needed to ensure that buses are able to pass through without being obstructed by parked vehicles.

There have been long standing issues in identifying a suitable turning area for buses serving the Engayne Avenue area of Sandy. A solution has been found that utilises the service road to the front of property nos.41 to 79 Engayne Avenue as a turning facility. Given the space required to manoeuvre a bus into/out of and through that section of road, double yellow lines are needed to ensure that parked cars do not create an obstruction. The extent of the yellow lines has been kept to a minimum and the existing parking areas will not be restricted in any way.

Further details can be found on the attached draft Traffic Regulation Order, Public Notice and Drawing.

CENTRAL BEDFORDSHIRE COUNCIL (BEDFORDSHIRE COUNTY COUNCIL
(DISTRICT OF MID BEDFORDSHIRE) (CIVIL ENFORCEMENT AREA AND SPECIAL
ENFORCEMENT AREA) (WAITING RESTRICTIONS AND STREET PARKING PLACES)
(CONSOLIDATION) ORDER 2008) (VARIATION NO.*) ORDER 201*

The Central Bedfordshire Council (the "Council") in exercise of its powers under sections 1(1), 2(1) to (3), 4 (2) and Part IV of Schedule 9 of the Road Traffic Regulation Act 1984 ("The Act") and all other enabling powers and after consultation with the Chief Officer of Police in accordance with Part III of schedule 9 to the Act, hereby makes the following Order:

1. This Order shall come into operation on xxth day of (Month) 201* and may be cited as "Central Bedfordshire Council (Bedfordshire County Council (District of Mid Bedfordshire) (Civil Enforcement Area and Special Enforcement Area) (Waiting Restrictions and Street Parking Places) (Consolidation) Order 2008) (Variation No.*) Order 201*"
2. As from the date upon which this Order comes into operation, the provisions of the "Bedfordshire County Council (District of Mid Bedfordshire) (Civil Enforcement Area and Special Enforcement Area) (Waiting Restrictions and Street Parking Places) (Consolidation) Order 2008" shall be varied as follows:-

To add No Waiting at any time on the following lengths of road in Sandy:-

- (i) Engayne Avenue, north side, from a point in line with the boundary of nos.16 and 18 Engayne Avenue extending in an easterly direction for approximately 23 metres.
- (ii) Engayne Avenue, north side, from a point in line with the boundary of nos.32 and 34 Engayne Avenue extending in an easterly direction to a point in line with the boundary of nos.38 and 40 Engayne Avenue.
- (iii) Engayne Avenue, south side, from a point approximately 3 metres east of the boundary of nos.16 and 18 Engayne Avenue extending in a westerly direction for approximately 20 metres.
- (iv) Engayne Avenue service road (to the front of property nos.41 to 79), both sides, for its full length excluding the constructed parking areas.
- (v) Waverley Avenue, both sides, from the north kerb line of its junction with Engayne Avenue extending in a northerly direction for approximately 30 metres.



GIVEN under the Common Seal of the Central Bedfordshire Council
this xxth day of (Month) 201*

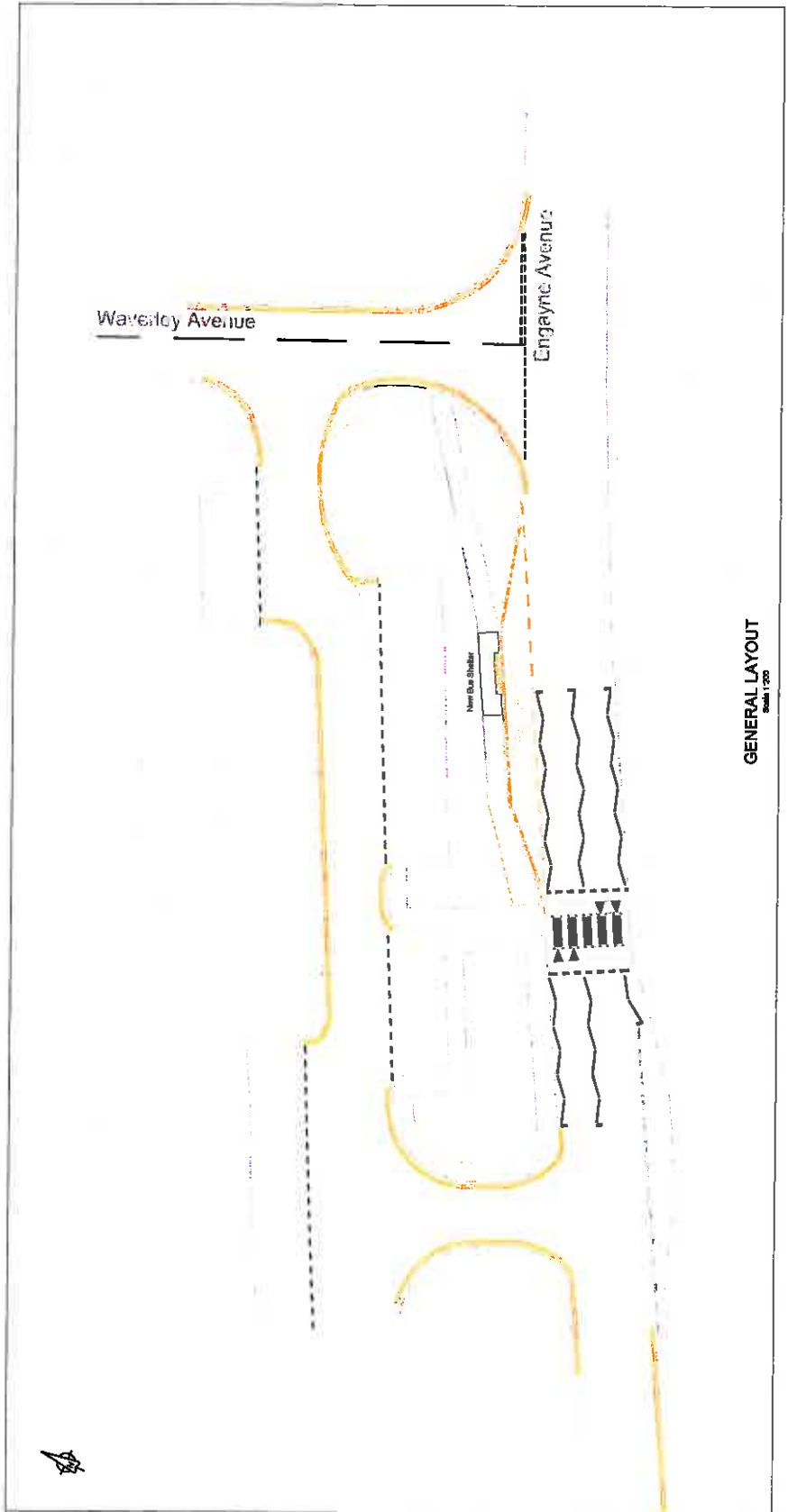
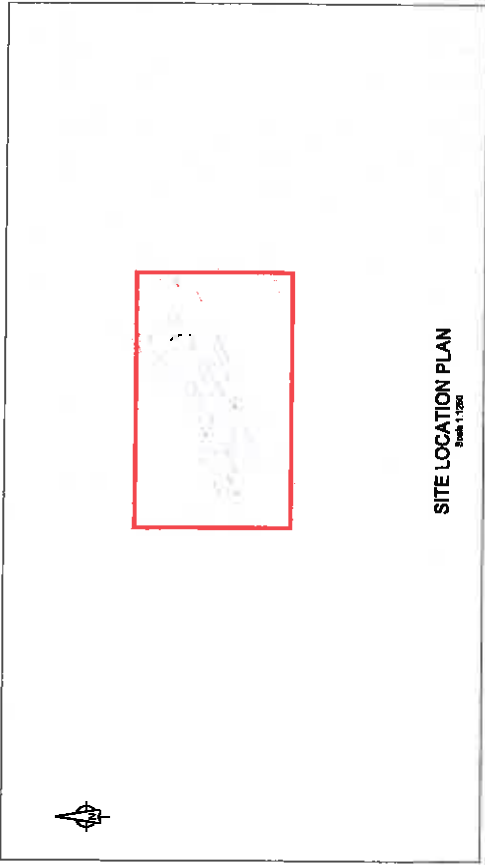
THE COMMON SEAL of THE)
CENTRAL BEDFORDSHIRE COUNCIL)
was hereunto affixed in the presence of:)

Signed

Double yellow lines - No parking at any time

Rev	Revision details	Created	Appr'd	Date
01	AK	04/07/16		
02	AK	14/07/16		
03	AK	14/07/16		
04	AK	14/07/16		
05	AK	14/07/16		
06	AK	14/07/16		
07	AK	14/07/16		
08	AK	14/07/16		
09	AK	14/07/16		
10	AK	14/07/16		

	
	
Client:	
Project Name:	
Bus Turning Circle - Engayne Avenue	
Drawing Title:	
Consultation Drawing	
Original Drawing Size:	A1
Scale:	As Shown
Drawing Sheet:	SHARED
Sheet No:	52
Drawing No:	802046-001-002



Approved for Construction
 Date: 14/07/16
 By: [Signature]

AGENDA ITEM 9

SANDY TOWN COUNCIL

COMMITTEE: Community Services & Environment Committee

DATE: 11 April 2016

AUTHOR: Town Clerk

SUBJECT: Allotment Site Search Update

Background

The following report is intended as an update for Members.

At a meeting of Sandy Town Council on 7 March 2016 the Council Resolved that the previously proposed allotment site was regrettably no longer a viable option for the investment and creation of an allotment site as a result of new information received regarding the land.

The Council emphasised its commitment to locating an allotment site and Resolved to actively seek alternative sites.

Information

On 24th March 2016 the Town Clerk met with the Sandy Leisure Gardens and Allotment Association to start the process of evaluating potential sites. The group reviewed a map of Sandy and will methodically evaluate land, contact landowners or eliminate land in each grid square. This will involve revisiting previously considered sites. Some grid squares were eliminated at the meeting as a result of unsuitability, and the Clerk is now contacting landowners of other areas to gauge interest.

The Clerk will keep in close contact with the SLGAA, working together to pursue locating and creating a viable allotment site in Sandy. The Clerk will also be attending the SLGAA's AGM.

Discussions with Central Bedfordshire Council (CBC) officers in regards to CBC owned sites and alternatives to the initial proposal are on-going. A joint report is in its initial stages and will be forthcoming from the Clerk and a CBC officer as a result of these discussions. It is anticipated that this and a further update on other potential sites will be brought to a meeting of Council on 9 May 2015.

AGENDA ITEM 10

SANDY TOWN COUNCIL

DATE: 11 April 2016
AUTHOR: Anne Elliott-Flockhart (Administrator)
SUBJECT: Bartrams Timber Yard

Summary

At a meeting of the Development Scrutiny Committee on 4 April 2016 it was decided to ask Town Council to review the Bartrams Timber Yard applications and comment and write to Central Bedfordshire Council (CBC) expressing their concerns.

Background

Bartrams Timber Yard first filed a planning application for 64 High Road, Beeston in spring 2011 for change of use from nursery/horticultural site to commercial timber yard. Since then applications have been made for:

- A variation of condition regarding hours of vehicular movements on two occasions.
- Change of use from redundant dwelling house to an office, which although granted by CBC has not been carried through.
- Erection of two warehouses.
- Construction of vehicle storage building/garage.
- Temporary siting of a timber clad office, which has come back to committee for a permanent siting of this office.
- Extension of warehouse 2.

Councillors have expressed concerns regarding this site from the initial application, which were included in their responses to each application. A number of those concerns have now come to fruition. In addition the company have been in breach of their planning conditions on numerous occasions. For example vehicles have been moving from the site before the official hours of operation. Buildings have been moved or built without permission and Council is still waiting for a retrospective application for one of these. It has been noted that members of the public are now visiting the site to buy goods directly which is increasing the vehicle movements to and from this site.

The Development Scrutiny Committee has expressed its disappointment that CBC have not been vigilant in enforcement when breaches of conditions have been made.

The Development Scrutiny Committee feel that the piecemeal nature of these applications have made it hard to keep a track of what has and what hasn't had permission and would like to see a plan showing all development on this site.

There are also concerns regarding the impact the development is having on Beeston, in particular, the effect it is having on the residents of Orchard Road. And the detrimental effect it is having on the Green itself.

Applications

Planning Applications received for comment by Sandy Town Council 23 May 2011

a) CB/11/01546/(30/11) FULL Change of use from nursery/horticultural site to commercial timber yard at Market Garden Nurseries, 64 High Road, Beeston, Sandy.

Twenty two members of the public had attended to express their objections to this planning application and three of their number addressed Town Council raising the following concerns:

The proposed development would set a precedent for industrial development which would fundamentally change the rural character of the settlement of Beeston and it would not relate well to the existing village framework or surrounding area. The proposed access and egress for staff cars and customers from the north and probably the commercial vehicles using the site is on Footpath 40, a public right of way which is actually a narrow shared farm road bounded on both sides by Beeston village green (registered common land). The road is inadequate for two vehicle to pass each other without moving onto the green and causing damage, it is also well used by pedestrians. The scale of the proposed development is incompatible with its situation because of the scale of the buildings, the potential number of employees, customers and other visitors to the site and resultant increase in traffic. The proposed exit for all vehicles is via Orchard Road and the Village Green Road both unsuited to an increase in traffic and the corner of Orchard Road and the Village Green Road is a tight bend with no footpath which is hazardous. The nearby David Miller planter has previously been diminished by 3 metres by horticultural vehicles belonging to the previous user of the site. Beeston Wildlife Group had cared for the land at the edge of Footpath 40 and nurtured the local flora and fauna which included wildflowers, grass snake etc. The proposed business would threaten this environment. The wall at the corner of Orchard Road had previously been knocked down by vehicles and the children of the village waiting for buses would be at risk from the additional traffic hazard. Residents wished to keep Beeston as a quiet and residential village. The proposed change of use was more suited to an industrial location and would bring noise pollution to a residential area during the long opening hours of 7.30 am to 6 pm. It could open the floodgates to other similar enterprises in Beeston. Dust pollution from the development was also a concern as any dust extraction plant might not be able to remove all the dust from the timber works.

It was resolved: to object to the proposed change of use because:

1. The proposed development was a change to industrial use of former agricultural land in a quiet village situated in open countryside
2. The proposed development would result in a loss of amenity to near neighbours because of noise and dust pollution from the timber yard and furniture workshop.
3. The proposed development would result in damage to the local environment, there would be loss of habitat for local wildlife caused by the increased traffic on Footpath 40 and likely encroachment onto the Village Green.
4. The increased vehicular traffic on Orchard Road, the Village Green Road and Footpath 40 would present a road safety hazard to children and pedestrians in the nearby area.

The Committee noted that Central Bedfordshire Cllr Aldis had called the application in to the Development Control meeting at the authority, regardless of whether the case officer recommended approval or refusal of the application. A site visit would be conducted by Central Bedfordshire Members. Residents would have the opportunity to make further representations to Central Bedfordshire Council at the Development Control meeting.

CBC – Granted September 2011

Date/Ref	Applicant	Details of Development	Town Council Comments	Central Beds Notified	Central Beds Decision
10/10/11 64/11	CB/11/03441/ VOC Mr J Bartram 18 Station Road Potton Sandy SG19 2PU	Variation of Condition: Change condition 4 (hours of vehicular movement) of planning permission CB/11/01545/FULL at Market Garden Nurseries, 64 High Road, Beeston, Sandy, Beds.	Resolved: to object to the variation of condition of application because: 1. The increased hours of between 6am and 7.30am would result in a loss of amenity to near neighbours because of increased noise and dust pollution from the timber yard and furniture workshop. 2. The increased hours of	PP&OS 17/10/11 18/10/11	Refused December 2011

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			<p>between 6am and 7.30am would result in a loss of amenity to near neighbours because of noise from lorries starting up and the increase in traffic in Orchard Road, Beeston Green and Footpath 40.</p> <p>3. The increased hours of between 6am and 7.30am would result in damage to the local environment, there would be increased traffic on Footpath 40 and likely encroachment onto the Village Green as residents vehicles would be parked in Orchard Road limiting access to lorries.</p> <p>4. The increased hours of between 6am and 7.30am on Orchard Road, Beeston Green and Footpath 40 would present a road safety hazard to children and pedestrians in the nearby area.</p>		
14/03/12 32/12	CB/12/00293/ FULL B G Timber C/o Mr M Bagnall	Change of use from redundant dwelling house (use class C3) to	Resolved: to make no objections to the proposed	Town Council 02/04/12	Granted May 2012

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	<p>DLP Planning Ltd 4 Abbey Court Fraser Road Priory Business Park Bedford MK44 3WH</p>	<p>an office (use class B1) with extension of building to be used in association with approved use of site as Timber Yard at Market Garden Nurseries, 64 High Road, Beeston, Beds.</p>	<p>development as the presumption was in favour of sustainable development. However, the Council noted that access into the site off the A1 had not yet been constructed although it was understood that this must be done before the proposed development was brought fully into use. Concerns were expressed about increased vehicle movements in Orchard Road and the impact this will have on residents of Beeston. The proposed retail counter at 65 High Street was also likely to lead to additional vehicle movements and represented an addition to the original development. The Council proposed to CBC that a condition be placed on the planning application that the proposed vehicular access to the site of the A1 was</p>	<p>04/04/12</p>	
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			constructed as soon as possible before further development was undertaken so as to minimise impact on the local community.		
13/04/12 35a/12	CB/12/01201/ FULL B G Timber C/o Mr M Bagnall DLP Planning LTD Abbey Court Fraser Road Priory Business Park Bedford MK44 3WH	Erection of two warehouses (use class B8) at 64 High Road, Beeston, Beds.	Resolved: to make objections to the proposed development, increased traffic through Orchard Road, potential Environmental impact from contamination of the water table and impact on near neighbours from floodlighting. The Town Council would like a condition with regard to traffic management, that vehicles do not cross the A1 and instead travel to the roundabout.	Town Council 30/04/12 01/05/12	Granted August 2012
30/07/13 60/13	CB/13/02211/FULL BG Timber C/o DLP Planning 4 Abbey Court Fraser Road Priory Business Park Bedford MK44 3WH	Construction of vehicle storage building/garage, which forms an extension to an existing derelict outbuilding at Market Garden Nurseries, 64 High Road, Beeston, Beds.	Resolved to make no comment.	Development Scrutiny 12/08/13	Granted September 2013
02.07.14 38/14	CB/14/02362/ FULL Mr J Bartram BG Timber C/o DLP Planning Consultants 4 Abbey Court Fraser Road	Temporary siting for a period of 12 months for a timber clad office building at 64 High Road, Beeston.	Resolved: to make no objections though the committee would like to point out the part	Development Scrutiny 14.07.14 17.07.14	Granted August 2014

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	Priory Business Park Bedford MK44 3WH		retrospective element (work started in June 2014). The committee would urge that if consent is granted that it be backdated to the first date of occupancy. Thereafter would urge CBC to monitor to ensure the temporary nature of the application does not extend beyond 12 months.		
23.07.14 39/14	CB/14/02774/ FULL Mr J Bartram C/O DLP Planning Consultants 4 Abbey Court Fraser Road Priory Business Park Bedford MK44 3WH	Extension of Warehouse 2 at 64 High Road, Beeston, Beds.	Resolved: Object. The reasons for the objection are to do with vehicular access to the site. Members have noted that the business is described as a "growing and thriving" business. Recently permission has been granted for a new office building (temporary) and two warehouses and now permission has been requested for one of the warehouses is to be doubled in size. These developments appear to be having an impact on the number of	Develop- ment Scrutiny 04.08.14 11.08.14	Granted September 2014

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			<p>vehicle movements through the village of Beeston, in particular the impact of increased HGV movements on Orchard Road and along Beeston Green is significant. It is feared that if the proposed development goes ahead this situation will worsen. The access road on the A1 may be insufficient and there is the potential for queuing of vehicles on the A1. There are already concerns about road safety on the A1, Orchard Road and on Beeston Green and the registered village green is being eroded by HGVs. Members were concerned that this is a case of "planning by stealth" and noted that there was no mention of any additional review of traffic and access arrangements in this application. The council would ask for</p>		
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			advice from the authority as to at what point the planning department would look again at this growing site to review the traffic management implications since there are likely to be further planning applications?		
07.03.16 80/15	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	Develop- ment Scrutiny 14.03.16 17.03.16	
21.03.16 82/15	CB/16/01009/ FULL Mr J Bartram 64 High Road Beeston SG19 1PB	Application for the permanent siting of an office building at 64 High Road, Beeston, SG19 1PB.	Resolved: to make no objection to this application, however STC believe the building is either not the same building as the original or that it has been moved from original site. It also noted concerns regarding the fact that the temporary nature of the previous application was allowed to lapse with no enforcement. Comments would be forwarded to	Develop- ment Scrutiny 04.04.16	

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			a full Town Council meeting on 11.04.16 for further discussion.		
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