**Minutes of a Meeting of the Development Scrutiny Committee of Sandy Town Council held in the Council Chamber at 10 Cambridge Road on Monday 11 March 2013 commencing at 7.30 pm**

**Present:** Cllrs P N Aldis (substitute for Cllr Pettitt), M P Scott (substitute for Cllr Osborne), D Sharman, R Smith S Sutton and G White (Chairman).

**Absent:** Cllrs Ali, Lynch, Maycock, Osborne, and Pettitt.

**In attendance:** The Town Clerk.

|  |  |
| --- | --- |
| **1** | **Apologies**  Apologies for absence were received from Cllrs Ali, Lynch, Maycock, Osborne and Pettitt. |
| **2** | Following the resignation of the Vice-Chairman of the committee **it was resolved** to record thanks to Cllr Sandie Lunn for all her work on the council. |
| **3** | **Election of Vice Chairman**  **It was resolved** to elect Cllr Pettitt as Vice Chairman subject to his agreement. |
| **4** | **Declarations of interest**   1. **Disclosable Pecuniary Interests** - None 2. **Personal Interests –** Cllr Aldis drew attention to the fact that he is Governor of Sandye Place Academy (application no CB/TCA/13/00038) |
| **5** | **Planning Applications**  The following planning applications submitted for comment by Central Bedfordshire Council were reviewed.  **5.1 CB/13/00539/VOC** Variation of Condition: to planning permission CB/11/03169/OUT condition 10 to reduce the width of footway/cycleway from 3M to 2M at **Former Mellor Beauty Premises, Sunderland Road, Sandy, Beds.**    **And CB/13/00542/RM** Reserved Matters: following outline application CB/11/03169/OUT dated 01/12/2011 with regard to appearance, landscaping, layout and scale at the former **Mellor Beauty Premises , Sunderland Road, Sandy, Beds.**    **It was resolved** to defer consideration of these applications to a Town Council meeting as they were outside the remit of the committee and to contact the developers to arrange for them to attend a meeting to discuss the proposed development in more detail.  **5.2 CB/13/00246/FULL** Change of use: from B&B to Residential at **‘Fairlawns Hotel’ 70 Bedford Road, Sandy, Beds.**  **It was resolved** to makeno objections to the proposed development ie the change of use from the existing B&B to a private residence.  **5.3 CB/13/00450/LDCE** Lawful Development Certificate Existing: Retention of Dwelling House, the use as a single dwelling house began more than four years before the date of the application at **Long Lake Meadow, High Road, Seddington, Sandy, Beds.**  **It was resolved** that the Council would object to the proposed development as it did on an earlier occasion in 2010 when a Lawful Development Certificate was previously considered for this dwelling house at Long Lake Meadow. On that occasion the grounds for objection were that “the dwelling house was an unwelcome development in the open countryside outside the settlement envelope” and building on this site had always been unlawful. The Council retained these concerns and also noted that the present access from the road to the dwelling house was unsatisfactory. The access from the A1 was not only unsuitable but difficult and dangerous and the dwelling house was situated on the flood plain. The Council noted its belief that the fact that the dwelling house has now been in use for four years should influence the decision about the suitability of the proposed development.  **5.4 CB/TCA/13/00038** Works to trees within a Conservation Area: Fell & replace and prune various trees as listed on the schedule at **Sandye Place Academy, Sandy, Beds.**  **It was resolved** to make no objections to the proposed work to these trees provided they are supported by the Tree and Landscape Officer and provided they are replaced by sufficiently mature trees to ensure that the existing aspect of Sandye Place is preserved. This view of mature trees was recently noted in the Sandy Conservation Area Appraisal as being of importance to the community.  **5.5 CB/13/00552/FULL** Erection of outbuilding to the rear of **91 St Neots Road, Sandy, Beds.**  **It was resolved** to object to the proposed development. The Town Council expressed the following reason for its objection: The proposed building is substantial and may be visually intrusive and overbearing particularly so as it will be in close proximity to the next door neighbour’s fence. In addition the Council expressed concern that the timber building may be unsuitable for the storage of vehicles and the likely use of the building may impact adversely on the amenity of the neighbours because of potential noise and storage of dangerous substances etc although the Council recognised that these concerns could be addressed by conditions/enforcement. The Council was also concerned that water run-off from a pitched roof of this size would be substantial and could affect neighbours.  **5.6 CB/13/00676/VOC** Variation of condition No. 2 on planning permission MB/94/00669 dated 26/07/1994 change to opening hours to 7.00 am to 9.00 pm Monday to Friday only excluding bank/public holidays at **76 London Road, Sandy, Beds.**  **It was resolved** to make no objections to the proposed variation of condition to change the opening hours which was considered to be to the benefit of the community. |
| **6** | **Minutes of previous meeting**  The minutes of meeting of the Development Scrutiny Committee held on Monday 18th February 2013 had been circulated before the meeting.  **It was resolved** to approve them as a correct record of proceedings. |
| **7** | **Items for Information**  There were none. |