**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 15th October 2012 at 7.30 pm.**

**Members Present:** Cllrs Ali, Lunn, Maycock, Osborne, Pettitt, Sharman, Smith, Sutton and White (Chairman).

**Members Absent:** Cllr Lynch, Cllr Scott

**In attendance:** Central Bedfordshire Cllr Tony Brown, Central Bedfordshire Officers Mr Ben King and Mr Jim Tombe and 7 members of the public. The Town Clerk was also in attendance

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| **1** | **Apologies**  Apologies for absence were received from Cllrs Lynch and Scott. |
| **2** | **Declarations of Interest**  No declarations of personal or pecuniary interests were received. |
| **3** | **Local Area Transport Plan Presentation**  Mr King delivered a presentation explaining the background to the refresh of the Local Area Transport Plan for Biggleswade and Sandy and describing the consultation process to be undertaken. (A copy of the presentation is appended to the minutes.) Members had the opportunity to ask questions about the process and raised issues which included concerns about the outcome of the freight strategy and the lack of proposed action to deal with the roundabout at the end of Station Road, possible closure of the A1 crossing point at the end of New Road, the footpath on New Road, HGVs in the High Street and elsewhere.  The Chairman thanked Cllr Brown and the officers for attending and they left the meeting. |
| **4** | **Planning Applications**  The Committee reviewed planning applications sent to the Council by Central Bedfordshire and following discussion made recommendations to be conveyed to that authority.   1. **CB/12/03230/ FULL** Demolition of existing single storey garage buildings. Change of land use comprising erection of 2 number two storey houses, one with attached single garage and one with single detached garage from new vehicular access at **Atkins Garage, 9a London Road, Sandy, Beds.** A member of the public addressed the Committee and expressed concern about the proposed development, in particular the access via Poplar Close, the loss of several mature trees and the reduction in parking spaces in Poplar Close which was already congested.A restrictive covenant imposed when the Poplar Road development was first built was brought to the attention of the Committee, it was asserted that this covenant prohibited other building or parking in the road.   **It was resolved:** to welcome the application for removal of the garage and a residential development on this site but to object to access to the proposed development from Poplar Road. In the committee’s view access should continue to be from London Road in order to preserve the amenities of the neighbours in Poplar Road. It was noted that, like the current garage, the proposed development would be on the boundary of the plot.   1. **CB/12/03321/HS** Hazardous Substance: storage of hazardous liquids 100 tonnes of Gas oil at **Frontier Agriculture, Georgetown Road, Sandy, Beds**   **It was resolved:** to make no objections to the storage of gas oil only subject to there being no public nuisance caused by the proposed development.   1. **CB/12/03361/ FULL** Change of use from storage B1, B2 & B8 to kiddies play area and ancillary amenities at **5 Blaydon Close, Sandy, Beds.**   **It was resolved:** to welcome the proposed development which would facilitate the creation of much needed local employment and to which the committee saw no objections on planning grounds.   1. **CB/12/03398/ FULL** Erection of single storey rear extension at **38 Bedford Road, Sandy, Beds.**   A member of the public addressed the committee about this application noting that the supporting drawing 12/DR/04 Revision B showed an inaccurate representation of current crossovers from the property to the road whilst the application itself made no mention of change of parking.  **It was resolved:** to support the proposed development of an extension but to draw the inaccuracies in the plan to the attention of the planners and note that the crossover shown would restrict parking and that no endorsement was being made of this drawing.   1. **CB/12/03408/ FULL** Aragon Housing Association - Erection of single storey extensions to **No 1 & No 2 Stonecroft**, Sandy, Beds.   **It was resolved:** to welcome the proposed improvements to the accommodation at numbers 1 and 2 Stonecroft. |
| **5** | **Minutes of previous meeting**  The minutes of meeting of the Development Scrutiny Committee held on Monday 24th September 2012 were considered. **It was resolved**: to approve the minutes including the amendment to the planning application number which had been noted at a recent Town Council meeting (correction to planning application number CB/12/02417/ FULL 34 St Neots Road Sandy). |
| **6** | **Items for Information**  Members noted that a recent planning application relating to 28 The Avenue and the alignment of a building on the plot would be going to the next Development Control Committee of Central Bedfordshire Council. The recent planning application relating to a garage built at 2 Girtford Crescent (to which STC had objected) had been approved by CBC.  The Chairman of the committee noted that he had recently held a meeting with the Vice-Chairman, Deputy Mayor and Town Clerk to discuss aspects of the committee’s work including display of plans by electronic means. It had been agreed at this meeting that site visits would be undertaken on Mondays and all members were invited to participate. Committee members were also encouraged to view plans before the committee meetings either online or in the Town Council Office. |