**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 26th November 2012 at 7.30 pm.**

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

**Members Absent:** Cllr Pettitt

**In attendance:** Cllr Aldis, Cllr Scott, and five members of the public. The Town Clerkwas also in attendance.

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| **1** | **Apologies**  Apologies for absence were received from Cllr Pettitt | | |
| **2** | **Declarations of Interest**   1. **DPIs**   Mrs Sutton drew attention to her DPI as an employee of RSPB which was relevant to application numbers CB/12/03631/ FULL and CB/12/03376/LB.   1. **Personal**   Cllr Scott drew attention to his personal interest as President of Sandy Football Club relevant to application number CB/12/03920/ FULL.  Cllr Sharman drew attention to his personal interest as a member and volunteer with the RSPB relevant for application numbers CB/12/03631/ FULL and CB/12/03376/LB.  Cllr Osborne drew attention to his personal interests as a member and volunteer with the RSPB which is also the employer of his daughter and was relevant for application numbers CB/12/03631/ FULL and CB/12/03376/LB, to his personal interest as a part time employee of the Fire Service which was relevant to application number CB/12/03631/ FULL and his personal interest as applicant of application number CB/12/03920/ FULL in his capacity of Chairman of Sandy Football Club. | | |
| **3** | **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. The order of plans on the agenda was amended for the benefit of members of the public.  3.1 **CB/12/03920/ FULL** Extension, alterations and surfacing of car park at **Sandy Football Pavilion, Recreation Ground, Bedford Road, Sandy, Beds.**  (Cllr Osborne left the room.) The Chairman introduced the application confirming that STC is the freeholder of the property which was held on a long lease by Sandy Town Council. He advised those wishing to speak that their comments must be restricted to a maximum of 3 minutes. The Mayor noted that the plans were not available on the CBC website and members and residents scrutinised the paper plans.  Four members of the public addressed the committee. A representative of the Football Club advised that car parking at the site was almost a secondary consideration but formal adoption of some space for car parking would be of benefit for routine meetings, match days etc because it would take parking off road for the benefit of local residents.  A resident of Bedford Road expressed no concern about the playing of football at the Recreation Ground or the refurbishment of the building but recounted some concerns. These included regret that car parking was being pushed further down Bedford Road but also concern that the change of use of the Recreation Ground to parking was inappropriate, there never had been parking on the site, the application included insufficient detail about how to enter the site in a forward gear, the gate would need to be put back from the road, the Recreation Ground was in a conservation area and the conservation area plan describes the park as a “main feature” which was not compatible with parking, finally the Grasscrete would not prevent drainage problems and the site was unsuitable for parking. He asked for the parking element of the application to be removed.  Two further residents objected to the planning application on behalf of local residents another of whom was also present, the first was specifically concerned with change of use for car parking using Grasscrete. She expressed worried about access, rights of way and the inadequacy of the proposed low railing to ensure safety. The car parking might affect slow worms and bats in the Recreation Ground it could also impede emergency access for vehicles. The other uses of the Recreation Ground (ie non-Football uses) could be affected by the car parking as could the safety of Bedford Road and the junction with Albion Court where yellow lines had already been requested.  The final resident endorsed what had been said so far by residents and expressed concern that the Football Club’s plans would inevitably result in extra usage of the recreation ground for football which would have a further impact on neighbours, increase existing safety concerns and lessen the opportunities for other users to enjoy the Recreation Ground. She stressed that the issue was one of quality of life for the residents. Previously relationships with the Football Club had been good and residents wanted to continue to work with them but when these plans had first been introduced they had been assured that parking issues would be considered again, instead parking inside the Recreation Ground had rapidly increased, the gates had been left open and residents were losing trust. Finally she asked the Town Council what action had been taken to enforce the lease which included a regulation that there should be no parking on the Recreation Ground.  Members noted the concerns of residents and the representative of the Football Club and discussed the application raising several concerns about safety if parking were to be allowed on the site. The Clerk reminded the committee that it should consider the application from a planning viewpoint only as the Town Council would also need to consider whether to give consent to the planning application (which it had not yet seen) in its capacity as Landlord.  **It was resolved** to confirm to the planning authority that Sandy Town Council has no objection to the proposed refurbishment of the Football Pavilion. The proposed alterations to the fabric of the building are minor, do not detract from the amenities of the Recreation Ground and in fact would provide a welcome improvement to local sports facilities. However, the committee does object to the proposed application to change the use of part of the Recreation Ground to a formal parking facility with Grasscrete surfacing because the site is not appropriate for the parking provision proposed. This is a multi-use site with play equipment and open space which is largely unsegregated and both children and adults would be exposed to the hazard of frequent moving vehicles near the public conveniences, play area and on the Recreation ground grass with the obvious potential for accidents. The committee also had concerns about access for emergency vehicles to the Recreation Ground, the impact on road safety caused by increased access to and from the Recreation Ground via the gates on Bedford Road and the impairment to vision caused by parked cars for motorists wishing to turn in and out of Albion Court.  The Town Clerk noted that she would contact CBC about the lack of access to the plans on their website.  The Town Clerk responded to the question about enforcement of no parking on Bedford Recreation Ground confirming that recently the Council had not taken a robust line in enforcing the no parking regulation on the ground although the granting of formal permission to park on the site had been confined to permission for the ice cream van and, from time to time, permission for the Football Club to load and unload on site. In the light of the decision made by the committee the Clerk planned to refer the whole issue of parking on the Recreation Ground to Town Council at a future meeting.  (Cllr Osborne re-entered the room before the next item.)  3.2 **CB/12/03860/ FULL** Erection of two storey rear extension at **4 Bickerdikes Gardens, Sandy, Beds.**  **It was resolved** to make no objections on the grounds that the proposed development appeared to be of modest extent and in keeping with the street scene.  3.3 **CB/12/03631/ FULL** Installation of wider access doors to appliance bay at **Sandy Fire Station, Ivel Road, Sandy, Beds. It was resolved** to support this application on the grounds that there are no problems and will improve efficiency of the Fire Service.  (Cllr Sutton left the room.)  3.4 **CB/12/03376/ LB** Listed Building Consent: Partial rebuild of existing damaged estate wall east of existing entrance, extended to Grade 11 Gatehouse Building. Relocation of estate wall west of existing entrance. New sliding access control gate for night time security at the **RSPB, Potton Road, Sandy, Beds.**  **It was resolved** to make no objections as it the proposed development would be an improvement to appearance and security of the site.  3.5 **CB/12/03375/ FULL** Partial rebuild of existing damaged estate wall east of existing entrance, extended to Grade 11 Gatehouse Building. Relocation of estate wall west of existing entrance. New sliding access control gate for night time security at the **RSPB, Potton Road, Sandy, Beds.**  **It was resolved** to make no objections as it the would be an improvement to appearance and security of the site.  (Cllr Sutton re-entered the room before the next item.)  3.6 **CB/12/03810/ ADV** Advertisement: Three externally illuminated fascia signs to replace existing fascia panels at ‘Budgens’ store to advertise ‘Subway’ at **Budgens, Market Square, Sandy, Beds.**  The Town Council’s assessment of this application is based on the fact that the application must be retrospective as the works appear to have been already been carried out.  **It was resolved** to make no objections as it appears to be in keeping with the rest of the store and the street scene.  3.7 **CB/12/02367/ FULL** Erection of two chalet bungalows and a separate garage/office block at land adjacent to **Cobblers Cottage, The Baulk, High Road, Beeston.**  A member of the public spoke to the Committee and questioned whether the application was valid as it stated in the application that no work had been undertaken and there are two bungalows which have been there for eight weeks.  This application is a resubmission of CB/11/04422.  **It was resolved** to make no objections to the application and it was noted that the application must be retrospective as the buildings have already been built.  3.8 **CB/12/03997/ REN** Renewal of Planning Condition: CB/09/07055/OUT dated 29/04/2010 Outline: Development of site for employment uses within class B1 (c), B2 and B8 with ancillary office accommodation, up to 8,180sgm and approx. 163 car parking spaces and associated access arrangements, demolition and land raising (All matters reserved except access) at **Land adjoining 67, London Road, Sandy, Beds.**  **It was resolved** to support this application as welcome new employment opportunities that will be offered and access road would be better than that at neighbouring properties.  3.9 **CB/12/03460/ ADV** Advertisement: One externally illuminated banner on wall to side and one non illuminated warning sign on wall to front (retrospective). At **Adult Pit Stop, 43a Tempsford Road, Sandy, Beds.**  **It was resolved** to make no objections to this retrospective application as it doesn’t appear to cause any problems to anyone. | | |
| **4** | **Minutes of previous meeting**  The minutes of meeting of the Development Scrutiny Committee held on Monday 5th November 2012 were considered. **It was resolved**: to approve the minutes as a correct record of proceedings. | | |
| **5** | **Items for Information**  Cllr White advised members that Central Bedfordshire Council had considered the application for softplay area and refused because development would undermine the potential of the site for employment generation. Development contrary to objectives of Planning Portal due to inadequate parking.  Cllr Aldis advised members that Central Bedfordshire Council had considered the four applications for Beeston timber yard, the variation application allowing them to use the warehouses was approved because the access road must be built within 12 months, height of storage increase from 4m to 5m approved, though the variation to hours were refused. The applicant may appeal and costs may be incurred.  Members then discussed about the number of meetings. This committee has more meetings than any other with 17 meetings a year. It was suggested that Development Scrutiny Committee is on the same evening as Town Council meetings, and then several evenings would be saved. DSC could start at 6.30 pm. However full council meetings can be quite lengthy and it maybe better with other committees. The chairman invited members to reflect on this proposal.  Members then discussed about the next meeting of the Development Scrutiny Committee and it was agreed to start the meeting at 7pm on 10th December. | | |
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