

Sandy Town Council

Minutes of a meeting of the Development Scrutiny Committee of Sandy Town Council which was held in the Council Chamber at 10, Cambridge Road, Sandy, Bedfordshire on Monday 26 September 2016 commencing at 6.30pm

Present: Cllrs P Blaine, W Jackson, M Pettitt (Chair), D Sharman, P Sharman, J Sparrow and S Sutton

Absent: Cllrs J Ali, G Leach

In Cllrs N Aldis, M Scott. Chris Robson (Town Clerk)

attendance:

1 Apologies (38-2016/17)

Apologies had been received from Cllr Ali.

2 Declarations of interest (39-2016/17)

i) Disclosable Pecuniary Interests - none

ii) Other Interests – Cllr J Sparrow declared a non-pecuniary interest in item 4, planning application CB/16/03976/PAAD, as a rental tenant of adjoining land.

3 Planning Applications (40-2016/17)

The following applications submitted for comment by Central Bedfordshire Council were reviewed and comments agreed.

05.09.16	CB/16/03636/ FULL Mr M Spittle Qube Structures 26 Abington Grove Northampton NN1 4QX	Erection of two single storey classrooms amendment to CB/15/04849 full dated 23.03.16 at Robert Peel Lower School, Dapifer Drive, Sandy, SG19 1QJ. Resolved: to make no objections to this planning application.
09.09.16	CB/16/03962/ VOC Waterloo Solar Park Holdings Ltd Level 6 33 Holborn London EC1N 2HU	Variation of condition 7 of planning permission CB/14/02884/FULL dated 19/11/14: The permission hereby granted shall endure for a period of 30 years from the date when electricity is first generated by the Solar Farm (the 'First Export Date' – being the 20 March 2015. Within 6 months, following the completion of the 30 year period (20 March 2045), the solar panels, support structures and associated buildings shall be removed in their entirety and the land shall be restored to its former condition at land west of Fernbury Farm, Tempsford Road, Everton. Resolved: to make no objections to this planning application.
09.09.16	CB/16/03933/ FULL Mr A Obi 162 St Neots Road Sandy SG19 1BS	2 no semi detached dwellings at 162 St Neots Road, Sandy, SG19 1BS. Resolved: to object to this application on the grounds that it is over development of the site and the knock on effect this will have on parking. Members felt that the

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		<p>layout of the site is been constrained by attempting to fit both properties on to an inadequately sized area. There is inadequate provision of parking for the main house and what parking is proposed is poorly laid out, this would create the risk of residents parking on the road next to a busy roundabout. The space between the two bungalows is not the 21 meters required by the design guide and members do not feel there are any exceptional reasons in this case to grant a reduction on the requirements set out.</p>
12.09.16	<p>CB/TCA/16/ 00314 Mr J Cushion Green Gables 95-97 High Street Sandy SG19 1AL</p>	<p>Notification of works to trees in a Conservation Area: works to various trees within property at 95-97 High Street, Sandy, SG19 1AL</p> <p>Resolved: To make no objections to this application.</p>
19.09.16	<p>CB/16/03227/ FULL Mr Eldridge 62a St Neots Road Sandy SG19 1LG</p>	<p>Single storey rear extension, two storey front and side extension following demolition of garage and utility room.</p> <p>Resolved: to make no objections to this planning application.</p>

4 Late Planning Applications (41-2016/17)

20.09.16	<p>CB/16/03976/PAAD Mr Glenn 97 Station Road Tempsford SG19 2AY</p>	<p>Prior approval for proposed change of use of Agricultural Building to a Dwellinghouse and for Associated Operation Development at Land South East of Sandy Warren at the end of Stratford Road, Sandy</p> <p>The Chair pointed out to members that the received application was not a planning application.</p> <p>Members discussed the application and raised concerns over the change of use and potential conversion into a dwelling, including that;</p> <p>There is no mains water on site.</p> <p>The structure of the building as it currently stands does not appear to be sufficient to support conversion and meet planning guideline requirements for permitted development. There is no evidence that the existing building is structurally strong enough to take the loading which comes with the external works to provide for residential use, such as roofing, insulation, cladding etc.</p> <p>Increased traffic along the bridle way will further damage an already poor quality road and access to the dwelling would always be substandard in the extreme.</p>
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		<p>Potential to lead to greater development and numerous conversions in an area of great natural beauty if approved.</p> <p>Members also queried the impact on the bridle way and CBC's view on Byways open to all traffic (B.O.A.Ts).</p> <p>Resolved: to write to CBC Planning stating Councillor's concerns over a potential future planning application and development of the site. To seek clarification on CBC's stance on B.O.A.Ts and whether a policy exists.</p> <p><i>Following the meeting CBC's Planning Department informed the Clerk that this application had been sent to the Council in error and is an application for prior approval and not a planning application, in line with national legislation CBC do not normally consult with Town/Parish Council's. Subject to compliance with the requirements in the General Permitted Development Order the proposal does not require planning permission and comment is limited to transport and highway impacts, noise, contamination, flooding,, design and if the location or siting of the building makes it impractical or undesirable for the conversion.</i></p>
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5 **CBC Consultation on Proposed Weight Restriction – Orchard Road, Beeston**

Members reviewed the consultation and welcomed the proposal. Members noted that 'Access Only' signage on the entrance to Orchard Road may be confusing for HGV drivers who are not regulars to the area, and may believe the access refers to A1 access. It was suggested that directional signs to accessing the A1 could also be erected. Members also noted that the exemption must specify that it relates only to houses on Orchard Road.

Resolved: to respond to the consultation and ask that clarification on signage be considered to ensure drivers abide by the new restriction and that the exemption to the weight restriction be specified to houses on Orchard Road.

6 **Minutes of previous meeting (42-2016/17)**

RESOLVED to approve the minutes of meeting of the Development Scrutiny Committee held on Monday 5 September 2016 as a correct record of proceedings.

7 **Items for Information (43-2016/17)**

Members noted that enforcement cases had been created for 39 Engayne Avenue, Sandy for alleged unauthorised change in use and for Brite Sparks Ltd, 51 London Road, Sandy for alleged unauthorized advertisement.

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