

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 November 2018 commencing at 6.45pm

Present: Cllrs N Aldis, P Blaine, A Gibson, W Jackson, T Knagg, M Pettitt, P Sharman (Chair) and S Sutton.

Absent: Cllrs G Leach and N Thompson.

In attendance: Cllrs T Cole and M Hill. Anne Elliott-Flockhart (Administrator)

1 Apologies (51-2018/19)

Apologies had been received from Cllr G Leach.

2 Declarations of interest (52-2018/19)

i) Disclosable Pecuniary Interests - none

ii) Other Interests - Cllr Sharman declared an interest in application CB/18/03853/FULL as he knows the applicant. Cllr Cole declared an interest in application CB/18/03960/FULL as her relatives are near neighbours of the applicant.

3 Planning Applications (53-2018/19)

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

01.11.18	CB/18/03838/FULL Mr Allesgiwinaseelan 9 Park Court Sandy SG19 1NP	Replace existing conservatory roof with synthetic replica tiled roof with toughened glass panels at 9 Park Court, Sandy. Resolved: to make no objections to this application.
08.11.18	CB/18/03853/ FULL Mr & Mrs Barber 5 Swan Lane Sandy SG19 1NE	Single storey rear extension to form kitchen and utility room at 5 Swan Lane, Sandy. Resolved: to make no objections to this application.
13.11.18	CB/18/04130/ FULL Mr 7 Mrs Giugno Hillcrest Tempsford Road Sandy SG19 1JL	Two storey side extension at Hillcrest, Tempsford Road, Sandy, SG19 2AQ. Resolved: to make no objections to this application.

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19.11.18	CB/18/03960/ FULL Mr J Glenn Bridge Farm Bedford Road Sandy SG19 1ND	Extension to existing storage building with office and toilets at Bridge Farm, Bedford Road, Sandy, SG19 1ND. Resolved: Whilst members have no objection to the provision of a toilet within the existing building, they object to the scale of the extension of the storage building as it is within the open countryside. The site already tests the bounds of reasonableness and members have concerns over the number of traffic movements that would result from incremental development. There is already sufficiency of commercial development land in Sandy thereby being un-necessary to use open countryside. The site also lies within Flood Zone 3.
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4 Late Planning Applications (54-2018/19)

There were none.

5 Minutes of previous meeting (55-2018/19)

RESOLVED to approve the minutes of meeting of the Development Scrutiny Committee held on Monday 5 November 2018 as a correct record of proceedings.

6 Items for Information (56-2018/19)

Cllr Aldis reported that he attended Central Bedfordshire Council's Development Management Control Committee meeting on 7 November 2018 as STC's representative in relation to application CB/18/92439/FULL for Grange Nurseries, Beeston. CBC whilst sympathetic to Council's concerns had no grounds to object so the application was granted, however, they did place restrictions on the hours that the site could be used for the applicant's hobby.

Members noted the following enforcement notices/actions:

1. The advertising hoarding in New Road has now been removed and the case has been closed.
2. 57 Cambridge Road – this case has been closed because the commercial use of the property has ceased and there is no longer a material change of use.
3. 26 High Street – an investigation has been opened for alleged unauthorized display of illuminated lighting on the shop.

Members noted the response from CBC about the disabled access arrangements at Pecora in the Market Square – the application is for an unheated/uninsulated conservatory and as such is exempt from Building Regulations. This therefore means that it also exempt from Access to and use of buildings: Approved Document M and the Equalities Act 2010.

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Members also noted the response from CBC regarding traffic movements at their Beamish Close Depot. The Administrator will forward the response to members.

A member of the committee asked if anyone knew what was happening on the site next to the railway station, as a number of cars have appeared on the site and it looks like it might be a car sales lot. The Administrator will investigate and report back.

Another councillor asked if there was any further information regarding the enforcement case for 3 Beamish Close as it appears that people are living on the site. The Administrator will investigate and report back.

7 Planning Training (57-2018/19)

Members considered the planning training report from the Administrator. A member thanked the Administrator for her report and noted it made interesting reading. He thought the most important point was regarding material and non-material considerations. He also noted that the National Planning Policy Framework is quite a lengthy document and it could become time consuming to quote in support of decisions. The Administrator agreed to forward the training presentation for councillor's information.