

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 5 October 2015 commencing at 6.45pm

Present: Cllrs J Ali, P Blaine, T Cole, W Jackson, M Pettitt (Chair), D Quick, D Sharman, P Sharman, J Sparrow and S Sutton
Absent: CBC Cllr C Maudlin
In attendance: Cllrs N Aldis, M Hill, G Leach and M Scott. CBC Cllrs P Smith and T Stock, Anne Elliott-Flockhart (Administrator) and five members of the public.

1 Apologies (50-2015/16)

Apologies were received from CBC Cllr C Maudlin.

2 Declarations of interest (51-2015/16)

- i) Disclosable Pecuniary Interests - none
- ii) Other Interests - none

3 Planning Applications (52-2015/16)

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

14.09.15	CB/15/03250/ FULL C/o Mr M Page Barford & Co 17 Howard House Church Street St Neots PE19 2BU	Erection of detached dwelling with garage at land adjacent to 28 Ivel Road, Sandy, Beds. Letters of objection received from two near neighbours were read and members considered their content. Resolved: Following lengthy debate members resolved unanimously to object to this application on the grounds that the applicant had failed to demonstrate any adequate plans by which traffic to and from the proposed new house could and would be safely separated from all persons and horses using Bridleway 8. Members believed the applicants have failed to show what arrangements were to be made to both maintain the minimum required width of the bridleway combined with providing proper safe vehicular access to and egress from the proposed new property onto Ivel Road. Members were also concerned with the potential risks attached generally with the movement of additional traffic to and from the proposed new house with restricted lines of sight when both entering and leaving the new property along the bridleway and Ivel Road. Members were also sympathetic to the views expressed by one of the near neighbours believing that the presence of the property would have a detrimental effect on the area and detract from the enjoyment of all of the very many persons using the bridleway.
----------	--	---

Sandy Town Council

18.09.15	CB/TCA/15/ 00338 Mr I Grimwood 36 Bedford Road Sandy SG19 1EW	Works to trees within a Conservation area: Remove/prune various trees within the front & rear gardens at 36 Bedford Road, Sandy, Beds. Resolved: to make no objections to this application subject to the applicant seeking the advice from CBC's arboriculturist.
28.09.15	CB/TCA/15/ 00366 Mr J Burgess 28 Bedford Road Sandy SG19 1EW	Works to trees within a Conservation Area: Prune 2 Lime trees & 1 Pine tree, the Pine is within the rear garden and the Lime trees are in the front garden at 28 Bedford Road, Sandy, Beds. Resolved: to make no objections to this application subject to the applicant seeking the advice from CBC's arboriculturist.
28.09.15	CB/15/02662/ FULL Mr M McGily Beeston Barns Ltd The Hill House Kingshill Old Warden SG18 9DR	Conversion of barns into 2 No. 4 bedroom dwellings. Extension to barn 2 and the construction of double garages and parking areas at 4 The Green, Beeston, Beds. A letter of objection received from a near neighbour was summarised by the Chairman for the benefit of members. After lengthy discussion it was Resolved unanimously to object to this planning application since as the owner Sandy Town Council has not granted access and rights of way across Beeston Green to potential new residences. There are also current issues with sewage, soakaway and all utility services which are routed beneath the existing track and which would be exacerbated by this development. The access is too narrow and would thus impede access by emergency services. Council also noted that the word conversion in the application description was misleading since the scheme overall involves demolition of some existing structures and a significant proportion of the proposed scheme involves new build.

4 Late Planning Applications (53-2015/16)

There were none.

5 Minutes of previous meeting (54-2015/16)

RESOLVED to approve the minutes of meeting of the Development Scrutiny Committee held on Monday 14 September 2015 as a correct record of proceedings.

6 Items for Information (55-2015/16)

The Chair noted that DLP's consultation regarding the proposed development of land west of the A1 would be taking place at the Council offices on Wednesday 7 October from 2.30pm – 7.30pm and would urge Councillors to attend. It was

Sandy Town Council

noted that there are other consultations due to take place at the Village Hall and the library. The office will circulate this information in due course.

It was noted that application CB/15/02767/FULL – 37 Goldfinch Drive, Sandy – New gable dormer to front elevation, roof window to rear and roof conversion, which members had made no objections to was refused by CBC as the proposed dormer roof enlargement would, because of its prominent siting, excessive size, bulk, massing and incongruous design, cause harm to the character and appearance of the area.