

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 30 January 2017 commencing at 6.30pm

Present: Cllrs P Blaine, W Jackson, T Knagg, M Pettitt (Chair), D Sharman, P Sharman and J Sparrow.

Absent: Cllrs J Ali, G Leach and S Sutton.

In attendance: Cllrs N Aldis and M Scott. Anne Elliott-Flockhart (Administrator).

1 Apologies (68-2016/17)

Apologies had been received from Cllrs Ali and Sutton.

2 Declarations of interest (69-2016/17)

i) Disclosable Pecuniary Interests - none

ii) Other Interests – none

3 Planning Applications (70-2016/17)

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

19.01.17	CB/17/00164/ FULL Mr J Bartram C/O DLP Planning Ltd 4 Abbey Court Priory Business Park Bedford MK44 3WH	Erection of warehouse (Retrospective) at 64 High Road, Beeston, SG19 1PB. Resolved: Noting the retrospective nature of this application Members resolved unanimously to object on the grounds of continuing over development of the site. Consistent with responses to applications for previous and subsequent development on this site members regretted the inevitable detrimental effect that continued growth of the business would have on the quality of life of residents in the near vicinity notably as a direct consequence of vehicles leaving the site and proceeding through Beeston. Concerns were expressed by members that continued development would be likely to give rise to tailbacks of vehicles entering the site from the A1 and would be wholly damaging to the environment and to Beeston Green.
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23.01.17	CB/16/05922/ FULL Mr B Winner 3 New Road Sandy SG19 1NX	Conversion of existing detached outbuilding to form new separate detached dwelling to rear of 3 New Road using existing shared access and with new hardstanding and parking area for existing dwelling at 3 New Road, Sandy, SG19 1NX. Resolved: to make no objections to this application.
23.01.17	CB/17/00163/ FULL Mr M Bellamy 12 Friars Walk Sandy SG19 1QU	Proposed single storey rear extension at 12 Friars Walk, Sandy, SG19 1QU. Resolved: to make no objections to this application.

4 Late Planning Applications (71-2016/17)

There were none.

5 Minutes of previous meeting (72-2016/17)

RESOLVED to approve the minutes of meeting of the Development Scrutiny Committee held on Monday 9 January 2017 as a correct record of proceedings.

6 Items for Information (73-2016/17)

The Chairman reported on the meeting held on Monday 19 December 2016 in the Chamber when he, Cllrs Scott and Hill and The Clerk met with Mr Simon James, MD of DLP Planning and a colleague representing Bartram Timber Ltd. It had been hoped to give this verbal report at the previous meeting of DS committee held on 9 January but there had proved insufficient time and also apologised to members present for then missing the opportunity to give the report at the full meeting of Council held the following Monday, 16 January.

Cllr Pettitt outlined the discussions which he said were conducted in a cordial atmosphere but full and frank in nature. He stated that Cllr Hill had expressed to Mr James the views of what were believed to be the majority of nearby Beeston residents. Namely that his clients business had grown to the point and probably beyond where it was unsuitable to be located where it was. That it is detracting from the quality of life of those living in the near locality especially in Orchard Road and along the perimeter of Beeston Green. That it was proving detrimental to the local environment. Cllr Hill expressed disappointment that the site had been permitted by the planning authority to develop to the present stage and like others remained concerned that certain matters which he believed had given rise to the issuing of one or more Enforcement Notices remained unresolved. Mr James responded on behalf of Bartram Timber Ltd expressing surprise at some of the views set out by all three members present and stating that so far as he was concerned his client was fully compliant with all planning conditions and believed there were no enforcement issues outstanding. Members raised ongoing concerns

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regarding the half a dozen or more large advertising signs positioned on the sides of buildings on Bartrum's site convinced some might prove a distraction to drivers especially of northbound vehicles on the A1. Members told Mr James they believed consent for advertising was required and had not been granted and they had been assured that this particular area of concern was to be investigated at CBC following a meeting held at their offices at Chicksands with Mr W Holloway in mid 2016. At that same meeting members present were also assured by Mr Holloway that he would initiate discussions with colleagues to look again at the feasibility of devising a scheme whereby traffic could rejoin the northbound carriageway of the A1 direct from Bartrum's site without having to drive through the residential part of Beeston.

Photographs provided by Cllr Scott taken one weekend last autumn were passed to Mr James. These showed clouds of dense grey and black smoke rising from a fire on his clients site and in part drifting across neighbouring properties. Members also raised concerns with Mr James regarding his client's use of a helicopter taking off and landing from within the site both activities which it was suggested to Mr James were unlikely to endear his client to the local community. Mr James did not comment in detail in response to these issues but said he would talk to his client about them and get his response.

The meeting lasted around one hour and there was no suggestion made to convene any follow up meeting.

Returning now to the meeting of DS held on 30 January there was renewed discussion regarding Mr Bartram's use of a helicopter to and from the site and triggered by an email sent by a Beeston resident on 26 January 2017 to the Civil Aviation Authority and copied to Cllr Hill. The bulk of the message reads:-

"We have at the southern end of our village a small timber merchant and producer whose owner has purchased a small helicopter to travel to and fro from the premises.

Many of us in the village have concerns as to the safety of this aircraft to the residents, the timber factory and the nearness of the A1 road. He usually approaches the landing site close by the fence of his timber yard which has no prepared landing pad in a circular pattern slowly losing height over the near residential road Orchard Road and over the A1 trunk road to approach the site from the East into the prevailing wind. When he goes airborne he lifts up over the back gardens of Orchard Road, over the A1 and heads usually South.

We are concerned that this contravenes the safety margins of flight as he cannot possibly get to the safe height of 500 -1000 feet in such a short time and climbs quite slowly when lifting off. As to his completing his lift off and landing over residential properties and the closeness of the A1 Trunk Road and his factory we are very concerned that should an accident happen and the aircraft suddenly lose

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height there are grave concerns about those below his flight path.

We would be very grateful if you would look into this for us and set our minds at rest that this helicopter and its pilot are aware of the concerns of the village and that all care is being taken to keep him and those around him safe."

Members discussed this and were assisted by input from Mrs Elliott-Flockhart who had undertaken some initial research. It was resolved to request that the Clerk follow up the email with a letter to CBC Planning Department reinforcing and sharing the concerns expressed by the resident making them aware of the approach to the CAA and inviting their response.

Members noted that application CB/16/00879/VOC for variation of condition for change of opening times at Bartram's which members objected to had been granted by CBC.

Members noted that an enforcement enquiry regarding land at Northcroft had been resolved and work was due to recommence.

Members also noted that an enforcement enquiry regarding the Gandhi restaurant had been resolved and work was due to recommence.

Members noted that CB/16/05039 application for conversion of garage block to form a one bedroom dwelling at 3 London Road, Sandy had been granted by CBC. Members had made no objections to this application at a meeting on 12 December 2016 but added a caveat that CBC does all it can to ensure the dwelling is only occupied by one person. There is nothing within the planning conditions to meet this caveat.

Members noted a letter from a resident about 162 St Neots Road, which recently had an application for 2 semi-detached dwellings granted to the rear of the property. The resident had heard that the existing dwelling at 162 St Neots Road is to be converted into a rental property for up to 7 tenants and was concerned about traffic movements and parking, now that parking has been reduced due to the new properties to the rear. The Chair noted that this new application has yet to come before the committee at which point it would be dealt with in full.