

Dunstable Town Council
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David Ashlee Town Clerk



DUNSTABLE
TOWN COUNCIL

Our Ref. DA/KH/C2.2

Date: 4th May 2010

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 11th May 2010 at 7.30 pm** at the Council Chamber, Grove House, 76 High Street North, Dunstable.

AGENDA

1. Apologies for Absence.
2. Specific Declarations of Interest.
3. Planning Applications -
 - a) to consider applications submitted to Central Bedfordshire Council since the last meeting of Committee (see page1).
 - b) to note recent decisions of District Planning Authority (see page 4).

Yours faithfully

D Ashlee
Town Clerk

To: All Members of Plans Sub-Committee
T C Colbourne (Chairman), N A Warren (Vice-Chairman), P Freeman, A E Green, J A Harnett, E A Jones,
C E Meakins-Jell and other Members of the Council for information.

(If unable to attend, Members are reminded to appoint a substitute from any other Member of the Council)

(NB: All Members of the Council are welcome to attend and speak but not vote at meetings of this Sub-Committee)

Q
QUALITY
TOWN
COUNCIL

David Ashlee Town Clerk

Your Ref.

Our Ref. KH/HP4

Date: 19th April 2010

Planning Applications submitted to Central Bedfordshire Council

Received by Dunstable Town Council week ending 16th April 2010

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- 1 CB/10/00524/REG3** Creasey Park/Peppercorn Park, Frenchs Avenue
Proposal: Variation of condition 17 of planning permission SB/09/00159/DCA relating to junction and improvements to Brewers Hill/Creasey Park drive.
-
- 2 CB/10/01011/ADV** 12-14 High Street North
Proposal: Replacement illuminated window sign and replacement illuminated ATM surrounds.
-
- 3 CB/10/01168/REG3** 95 Beecroft Way
Proposal: Erection of single storey rear extension.
-
- 4 CB/10/01216/FULL** Bellway Homes, Station Road
Proposal: Erection of 32 apartments in two blocks, associated parking and access. (Revised application CB/09/06056/FULL)
-

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Your Ref.

Our Ref. KH/HP4

Date: 26th April 2010

Planning Applications submitted to Central Bedfordshire Council

Received by Dunstable Town Council week ending 23rd April 2010

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- 1 CB/10/01235/FULL** Land adj. to 20 Katherine Drive
Proposal: Erection of detached dwelling and detached garage for no. 20 Katherine Drive
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- 2 CB/10/01336/FULL** 30 Jeans Way
Proposal: Alterations to roof including rear facing dormer to provide accommodation in roof-space.
-
- 3 CB/10/01413/FULL** 134A Chiltern Road
Proposal: Erection of three bedroom detached dwelling.
-

David Ashlee Town Clerk

Your Ref.

Our Ref. KH/HP4

Date: 4th May 2010

Planning Applications submitted to Central Bedfordshire Council

Received by Dunstable Town Council week ending 30th April 2010

1 CB/10/01270/LDCP 29 Buttercup Close

Proposal: Erection of single storey side and rear extensions.

Dunstable Town Council
Plans Sub-Committee 11th May 2010

GRANTED PLANNING PERMISSIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/09/07084/FULL	41 & 43 Miletree Crescent Erection of single storey front porch extensions.	No objection	Approved with conditions
CB/10/00478/ADV	Tesco Stores Ltd, Skimpot Road Display of various signs for ATM.	No objection	Approved with conditions
CB/10/00494/ADV	Filling Station, Tesco Stores Ltd, Skimpot Road Display of various illuminated and non-illuminated signs.	No objection	Approved with conditions
CB/10/00502/FULL	30 Printers Way Erection of single storey rear extensions.	No objection	Approved with conditions
CB/10/00367/ADV	22 West Street Replacement of 1 projecting sign and various wall and door signs.	No objection	Approved with conditions
CB/10/00599/FULL	4 Penrith Avenue Erection of single storey front and first floor side and rear extensions.	No objection	Approved with conditions
CB/10/00617/FULL	25 Lockhart Close Erection of single storey side extension to form annex.	No objection	Approved with conditions
CB/10/00363/LDCP	16 Lancot Avenue Construction of side facing dormer window.	Object as the proposal is not in keeping with the street scene.	Approved with conditions

CB/09/06437/OUT	<p>Boscombe Place (Former Renault Site), Boscombe Road Demolition of all existing buildings and erection of single 67,164sqm Class B8 distribution warehouse with ancillary enclosed covered yard (adjacent Ridgeway Avenue site boundary), 3,132sqm three storey offices, 360sqm transport office and 32sqm gatehouse and provision of 185 HGV parking spaces (including 76 loading bays) and 294 car parking spaces (revised application SB/OUT/09/00127).</p>	No objections subject to planning enforcement on noise and operating restrictions being enforced.	Approved with conditions
CB/10/00483/ADV	<p>Tesco Stores Ltd, Skimpot Road Display of various illuminated and non-illuminated signs on the store building.</p>	No objection	Approved with conditions
CB/10/00602/FULL	<p>13 Markham Crescent Erection of first floor side extension.</p>	No objection	Approved with conditions
CB/10/00639/FULL	<p>18a Church Street Use of ground floor for Class A3 (restaurant/café) purposes.</p>	No objection	Approved with conditions

REFUSED PLANNING PERMISSIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/09/06759/REN	<p>Dukeminster Estate, Church Street Residential development for up to a maximum of 458 dwellings (85 dwellings per hectare maximum) with associated parking and open space and up to a maximum of 520sqm of class D1 floorspace.</p>	<p>Object as the proposal would result in the loss of one of the last of the major employment sites in the town. The Town Council would welcome the development of light industrial units on this site which could be used for start-up businesses. The Council are also concerned that with the number of large residential developments in the town and the loss of such employment sites there will be few opportunities for employment, leading to Dunstable becoming a dormitory town.</p>	<p>1) Circumstances have materially changed since the original grant of planning permission at appeal and the application is not supported by sufficient, up to date, information to demonstrate that increase in traffic flow on Church Street and the provision of the Guided Busway across the site access frontage would not result in traffic from the development creating unacceptable congestion and detriment to the freeflow and safety of traffic in the locality.</p> <p>2) Circumstances have materially changed since the original grant of planning permission at appeal in that Anglian Water advise that the foul sewerage system cannot accommodate flows from the proposed development and are not aware when capacity will become available, but confirm that this is unlikely to be within the standard timescales of a planning permission. If the development were to proceed before further capacity is provided, this may result in environmental and amenity problems downstream. The Environment Agency also confirm that the sewage treatment works is overloaded and that there is an existing problem with combined sewer overflows which this development would exacerbate in the absence of improvements to the sewer system and recommend that no development should commence until a scheme for the improvement and/or extension of the existing sewerage system has been approved. The Council do not consider that in these uncertain circumstances it would be reasonable to grant planning permission subject to a condition requiring the provision of an approved scheme for an adequate sewerage system before the commencement of development.</p>