

Dunstable Town Council
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David Ashlee Town Clerk



DUNSTABLE
TOWN COUNCIL

Our Ref. DA/KH/C2.2

Date: 29th December 2009

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 5th January 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: 7th December 2009

Planning Applications submitted to Central Bedfordshire Council

Received by Dunstable Town Council week ending 4th December 2009

-
- 1 CB/09/06645/FULL** 19 High Street South
Proposal: Conversion of a barn into two bedsits
-
- 2 CB/09/06741/FULL** 21 Valance End
Proposal: Erection of a two storey side and single storey rear extension
-
- 3 CB/09/06759/REN** Dukeminster Estate, Church Street
Proposal: 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 300 sq metres of class A1 floorspace and up to a maximum of 520 sq metres of class D1 floorspace. (Revised application SB/TP/06/00884)
-
- 4 CB/09/06768/FULL** 55 Tring Road
Proposal: Erection of first floor side extension and rear dormer window
-
- 5 CB/09/06769/FULL** 52 Evelyn Road
Proposal: Erection of two storey side and single storey rear extension
-

David Ashlee Town Clerk

Your Ref.

Our Ref. KH/HP4

Date: 14th December 2009

Planning Applications submitted to Central Bedfordshire Council

Received by Dunstable Town Council week ending 11th December 2009

-
- 1 **CB/09/06705/FULL** 67 Jeans Way
 Proposal: Erection of single storey side extension
-
- 2 **CB/09/06718/FULL** Tesco Stores Ltd, Skimpot Road
 Proposal: Erection of single storey extension
-
- 3 **CB/09/06724/FULL** 48 High Street North
 Proposal: Change of use from restaurant to cocktail bar and construction of enclosed rear terraced area.
-
- 4 **CB/09/06725/LB** 48 High Street North
 Proposal: Alterations to shop front, internal alterations and fenced, terraced area to the rear
-
- 5 **CB/09/06838/FULL** 11A First Avenue
 Proposal: Erection of two storey rear and single storey side extension
-
- 6 **CB/09/06861/FULL** 2 Lowther Road
 Proposal: Erection of single storey front extension and construction of 2 dormer windows to rear
-

David Ashlee Town Clerk

Your Ref.

Our Ref. KH/HP4

Date: 21st December 2009

Planning Applications submitted to Central Bedfordshire Council

Received by Dunstable Town Council week ending 18th December 2009

-
- 1 **CB/09/06772/FULL** 1A Ridgeway Avenue
 Proposal: Erection of first floor side extension and single storey front extension. (Amendment to planning permission SB/09/05722/FULL)
-
- 2 **CB/09/06851/OUT** Land at Kiln Way
 Proposal: Erection of 13 dwellings with access road and ancillary works. (Outline) Landscaping as a reserved matter. (Revised application SB/OUT/09/0162)
-
- 3 **CB/09/06920/LB** Priory House, 33 High Street South
 Proposal: Internal repairs including replacement lime render and provision of French drain to front of building
-
- 4 **CB/09/06926/FULL** 84A Brewers Hill Road
 Proposal: Erection of front boundary wall and railings with sliding metal gate. (Revised application CB/09/05796/FULL)
-
- 5 **CB/09/06944/FULL** 14 Kingsbury Avenue
 Proposal: Erection of two storey side/rear extension and conversion of garage to living accommodation.
-
- 6 **CB/09/06948/FULL** 1 Tibbett Close
 Proposal: Erection of single storey front extension and block paving of front drive
-
- 7 **CB/09/06979/FULL** 20 Capron Road
 Proposal: Demolition of existing bungalow and erection of one bungalow and two semi-detached houses with parking and ancillary works.
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Dunstable Town Council
Plans Sub-Committee 5th January 2010

GRANTED PLANNING PERMISSIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/09/05425/FULL	193 Poynters Road Construction of vehicular crossover and formation of parking area.	No objections	Approved with conditions
CB/09/05540/FULL	17 Great Northern Road Erection of rear conservatory.	No objections	Approved with conditions
CB/09/05588/FULL	50 Meadow Erection of roof extension to side, insertion of rear facing dormer windows and erection of single storey side extension.	No objections	Approved with conditions
CB/09/05647/FULL	Hadrian Lower School, Hadrian Avenue Erection of single storey extension with canopy to increase size of existing classrooms and provision of landscaping to play area.	No objections	Approved with conditions
CB/09/05681/FULL	Ardley Hill Lower School, Lowther Road Installation of solar panels to roof.	No objections	Approved with conditions
CB/09/05739/FULL	77 Evelyn Raod Demolition of existing garage and part of existing extension and erection of two/single storey rear extension and single storey front extension.	No objections	Approved with conditions

CB/09/05746/FULL	77 Downs Road Alteration of hipped roof to gabled roof and addition of window to first floor side elevation.	No objections	Approved with conditions
CB/09/05794/FULL	15 Barton Avenue Erection of first floor front extension. (Revised application CB/09/05151/FULL)	No objections	Approved with conditions
CB/09/05802/FULL	90 Ridgeway Avenue Erection of single storey front/side extension.	No objections	Approved with conditions
CB/09/05817/CA	West Street Baptist Church, West Street Alterations to external courtyard and demolition of front boundary wall.	No objections	Approved with conditions
CB/09/05819/FULL	44 Kirkstone Drive Erection of single storey side extension including loft conversion with rear facing dormer window and rear conservatory.	No objections	Approved with conditions
CB/09/05855/FULL	Street Baptist Church, West Street Construction of hardstanding and landscaping to courtyard and erection of boundary wall and gates.	No objections	Approved with conditions
CB/09/06006/FULL	5 Beech Close Installation of window to ground floor level east wing.	No objections	Approved with conditions
CB/09/06017/FULL	5 Norman Way Erection of first floor front extension.	No objections	Approved with conditions

CB/09/06051/FULL	219 High Street South Continued use of former dwelling as seven studio flats. (Revised application SB/TP/09/00072)	Object to what appears to be a retrospective application. The proposal is considered to constitute over crowding of the property with lack of appropriate parking facilities.	Approved with conditions
CB/09/06062/FULL	46 Meadway Erection of single storey rear extension.	No objections	Approved with conditions
CB/09/06072/FULL	7 Valence End Erection of two storey side extension and single storey front, side and rear extension.	No objection to the proposal but have concerns about loss of adequate parking.	Approved with conditions
CB/09/06086/FULL	16 Lancot Avenue Erection of single storey rear and two storey side extensions and loft conversion with side and rear facing dormer windows.	Object due to the size and bulk of the proposal leading to a development that would be out of keeping with the street scene.	Approved with conditions
CB/09/06114/FULL	31 Royce Close Erection of single storey front extension.	No objections	Approved with conditions
CB/09/06197/FULL	Land adjacent to 20 Katherine Drive Erection of attached dwelling and detached garage.	No objection but the Town Council would view any further development of this site as over development.	Approved with conditions
CB/09/06203/FULL	18 The Cheveralls Erection of rear conservatory.	No objections	Approved with conditions
CB/09/06222/LB	Ashton Middle School, High Street North Replacement of 9 timber framed first floor windows to south east and south west facing elevations.	No objections	Approved with conditions
CB/09/06236/FULL	15 Carterweys Erection of single storey rear extension.	No objections	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/09/05796/FULL	84A Brewers Hill Road Retention of front boundary wall with sliding metal gate.	No objections	The boundary wall has an unacceptable detrimental impact on the character and appearance of the street scene by reason of its height and siting. The development is therefore contrary to the principles of good design as set out in national guidance within Planning Policy Statement 1, 'Delivering Sustainable Development' and to Policy BE8 of the South Bedfordshire Local Plan Review.
CB/09/06215/FULL	Land adjacent to 149 West Street Construction of vehicular access to serve future development.	No objections	<p>1. The proposal would result in the loss of part of an important area of open space which, together with adjoining land makes a significant contribution to the character of this part of Dunstable. The proposal is therefore contrary to the advice contained in Planning Policy Statement 1, 'Delivering Sustainable Development', which seeks to protect and enhance the quality of the built environment.</p> <p>2. The proposed development fails to make adequate provision for a safe and convenient turning area and if approved would result in an increase in traffic congestion and additional hazards for users of the highway and the proposed access.</p>