

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

Meeting held on Tuesday 12th June 2007 at the Council Offices, Grove House, 76 High Street North, Dunstable.

Committee Members present:-

Councillor M Tilley (Chairman)
Councillor P E Russell (Vice-Chairman)
Councillor R R Anklesaria
Councillor J Fairbairn
Councillor A E Green
Councillor C M Gresham
Councillor T A W Stock
with Mrs H Bailey

In Attendance

Apologies for absence:- Councillors P J Boatwright (for whom Councillor Gresham was substituting) and Councillor M Jones (for whom Councillor Anklesaria was substituting)

1. SPECIFIC DECLARATIONS OF INTEREST

There were no specific declarations of interest.

2. PLANNING APPLICATIONS

The Sub-Committee considered all planning applications submitted to South Bedfordshire District Council in respect of Dunstable from 13th May to 2nd June 2007.

RESOLVED: that the following comments be forwarded to South Bedfordshire District Council in respect of the applications indicated:

TP/2007/0572 18 Park Street

Proposal : Conversion of one dwelling into two flats

Observations : No objections subject to the Traffic Engineer being satisfied that the parking arrangements are satisfactory.

TP/2007/0584 22 Langdale Road

Proposal : Erection of first floor rear extension

Observations : No objections

TP/2007/0586 42 Seamons Close

Proposal : Erection of first floor side and rear extension and pitched roof to front projection

Observations : No objections

TP/2007/0596 143 London Road

Proposal : Erection of single storey rear extension and replacement garage

Observations : No objections

TP/2007/0598 2 Leston Close

Proposal : Erection of two storey side extension

Observations : No objections

TP/2007/0536 86 Luton Road

Proposal : Erection of first floor extension to create a flat

Observations : No objection subject to the ridge height of the roof being no higher than the street scene and the application being compliant with the Side Isolation Policy

TP/2007/0571 37 High Street South

Proposal : Installation of automated teller machine

Observations : No objections

TP/2007/0588 44 Borrowdale Avenue

Proposal : Erection of single storey side extension and loft conversion with front facing dormer windows

Observations : Object as the application is considered to be overdevelopment of the site and have an overbearing effect overlooking neighbours. Concern was also raised to the extent of the flat roof. The proposal also appears to contravene the Side Isolation Policy.

TP/2007/0595 24 Oakwood Avenue

Proposal : Erection of part single storey and part two storey rear extension

Observations : No objections

TP/2007/0602 98 High Street North

Proposal : Conversion of basement to form one bedsit flat

Observations : No objections

TP/2007/0612 4 Buttermere Avenue

Proposal : Erection of first floor side and single storey rear extension (revised application SB/TP/07/0065)

Observations : Object as the proposal does not appear to resolve the inadequate side isolation at the first floor which if permitted and replicated at the adjoining property would create a terracing effect out of keeping with the character of the area

TP/2007/0613 36 Woodford Road

Proposal : Erection of single storey side extension (revised application SB/TP/07/0354)

Observations : No objections

TP/2007/0625 82 Hadrian Avenue

Proposal : Erection of single storey rear and first floor side extensions

Observations : No objections

TP/2007/0629 4 Highfields Close

Proposal : Erection of two storey and single storey side extension and construction of hardstanding to create car parking space

Observations : No objections

TP/2007/0639 22 The Retreat
Proposal : Erection of two storey side and rear and single storey side and rear extensions
Observations : Object as the proposal is considered to constitute overdevelopment of the site

TP/2007/0648 Land adjacent to 12 Burr Street
Proposal : Erection of four flats
Observations : No objections

TP/2007/0603 46 Apollo Close
Proposal : Erection of front porch
Observations : No objections

TP/2007/0644 11 Englands Avenue
Proposal : Retention of rear conservatory
Observations : No objections

TP/2007/0665 84 Ridgeway Avenue
Proposal : Erection of single storey rear extension
Observations : No objections

CM/2007/0666 Former railway land & Trico site, land off Brewers Hill Road
Proposal : Renewal of planning permission no. 22/2006 to create a collection point for park waste prior to transportation via waste transfer company and addition of fourth skip for hardcore waste, refers to BC/CM/07/0013
Observations : Dunstable Town Council is the applicant, no comment

3. PLANNING APPEAL, DUKEMINSTER ESTATE, CHURCH STREET

Members noted that following an Appeal in respect of the refusal to grant planning permission on the application for a residential development located at Dukeminster Estate, Church Street, an Inquiry was scheduled to take place on 14th August at the District Offices.

4. FORMER TRICO SITE

Members noted that this Council's comments made at the Special Plans Sub-Committee on the 14th May, held to consider the application for development at this site were included on the District Council's Planning Committee report. Councillor J Fairbairn would re-affirm these views at the District Council's Planning Committee meeting on 13th June.