

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

Meeting held on Tuesday 13th March 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 Mrs J Fairbairn
Councillor A E Green
Councillor M Jones
Councillor M J P Mullany
Councillor T A W Stock
with Mr R Walden (Town Clerk)

Apologies for absence:- Councillor P J Boatwright (for whom Councillor Mullany 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 11th February to 3rd March 2007.

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

TP/2007/0123 118b High Street North

Proposal : Change of use from A1 (retail) to A3 (restaurant/café) use

Observations : Object as the nature of the proposed change of use is likely to create significant additional medium-term on-street parking in an area already suffering from severe parking congestion

TP/2007/0140 41 Cartmel Drive

Proposal : Erection of front canopy roof

Observations : No objections

TP/2007/0150 1 Penrith Avenue

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

Observations : No objections

TP/2007/0162 152 Jeans Way

Proposal : Erection of single storey front extension

Observations : No objections

TP/2007/0164 39 Winfield Street
Proposal : Erection of two storey side extension to provide offices
Observations : No objections

TD/2007/0188 Land fronting the sports ground opposite 304 Luton Road
Proposal : Installation of 9.7m slimline telecommunications monopole incorporating 1 no. antenna and associated equipment cabinets (revised application TD/2006/1383)
Observations : Notwithstanding the amendments to the proposal the Town Council still objects as it would lead to a visual intrusion against the background of Blows Down

CC/2007/0198 Hadrian Lower School, Hadrian Avenue
Proposal : Disabled parking space (BC/CC/2007/8) (regulation 3 refers)
Observations : No objections

TP/2007/0203 15 West Street
Proposal : Renewal of planning permission TP/2002/0156 to change use of property from residential to offices
Observations : No objections

ADV/2007/0212 101 High Street South
Proposal : Installation of internally illuminated signs
Observations : No objections

TP/2007/0233 17 Bull Pond Lane
Proposal : Erection of two storey front extension and front porch
Observations : No objections

TP/2007/0168 73 West Street
Proposal : Conversion of office to residential
Observations : No objections

TP/2007/0180 48 Bibshall Crescent
Proposal : Erection of single storey front, side and rear extensions
Observations : No objections

TP/2007/0210 101 High Street South
Proposal : Installation of new shop front
Observations : No objections

TP/2007/0218 12 Burr Street
Proposal : Erection of part single storey and part two storey rear extensions (revised application SB/TP/2006/1467)
Observations : No objections

TP/2007/0222 The Poynters Arms, Poynters Road
Proposal : Erection of covered patio to front elevation with decking area
Observations : No objections

TP/2007/0227 54 Great Northern Road
Proposal : Erection of first floor side extension
Observations : No objections

DCA/2007/0228 Land adjacent to 2 Beech Green
Proposal : Retention of timber gates
Observations : No objections

TP/2007/0230 2 Langdale Close
Proposal : Erection of rear conservatory
Observations : No objections

TP/2007/0240 38 Pipers Croft
Proposal : Erection of two storey and single storey side extension and side conservatory
Observations : No objections

TP/2007/0242 80 Halfmoon Lane
Proposal : Erection of two storey and single storey side extension
Observations : No objections

TP/2007/0243 236 Luton Road
Proposal : Erection of single storey front and rear extensions
Observations : No objections

ARM/2007/0247 Former Trico site, High Street North
Proposal : Erection of 167 dwellings incorporating 12 two bedroom and 58 three bedroom houses and 25 one bedroom and 72 two bedroom apartments. Provision of parking and open space (reserved matters in respect of appearance, scale, landscaping and layout pursuant to outline permission SB/TP/2003/0435)
Observations : Deferred for further advice from the Local Planning Authority at the next meeting of the Sub-Committee

TP/2007/0248 Former Trico site, High Street North
Proposal : Erection of 380 dwellings incorporating 163 houses and 217 apartments (phase 2a), car parking and open space
Observations : Deferred for further advice from the Local Planning Authority at the next meeting of the Sub-Committee

ADV/2007/0250 ALDI Stores Ltd, Church Street
Proposal : Installation of various internally illuminated signs
Observations : Object to the proposed internally illuminated signs on the Church Street frontage of the building which are considered to be intrusive and out of keeping with the character of the Conservation Area in a vital location opposite the Priory Church and to the proposed post mounted sign which it is considered would be over powering when viewed from apartments in Priory Heights. No objection would be raised to non-internally illuminated signs

TP/2007/0256 23 Norcott Close

Proposal : Erection of single storey rear extension

Observations : No objections

TP/2007/0260 14 Harvey Road

Proposal : Loft conversion with side and rear facing dormer windows and external alterations

Observations : No objections

3. DATE OF NEXT MEETING

RESOLVED: that an additional meeting of the Sub-Committee be held on Monday 23rd April 2007.

4. OLD SUGAR LOAF, HIGH STREET NORTH

At the last meeting of the Sub-Committee Members had sought further explanation from the District Council of its decision to refuse permission for new signage at the Old Sugar Loaf.

The District Council's Historic Buildings Adviser had advised that, in order to protect the architectural and historic interest of Listed Buildings, it was considered important to encourage the use of traditional materials and historic building techniques which harmonised with the character of the property. In this case the signage which had been installed included sheet metal and metal extrusions which were not considered appropriate in the context of 18th Century listed building. Furthermore he had concern about the long-term visual appearance of the contemporary signage of this type. Whilst he supported the recent works to redecorate the external façade of the building the Local Planning Authority had been unable to support the material selection used in this case.

RESOLVED: that the position be noted.