

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

Meeting held on Tuesday 19th February 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 P J Boatwright
Councillor Mrs J Fairbairn
Councillor A E Green
Councillor M Jones
Councillor T Stock
with Mr R Walden (Town Clerk)

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 21st January to 10th February 2007.

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

TP/2007/0040 Units 8, 9 & 10 White Lion Retail Park, Boscombe Road
Proposal : Erection of replacement raised canopy and illuminated signage panels
Observations : No objections

TP/2007/0057 West Lawn, The Avenue
Proposal : Erection of rear conservatory (revised application SB/TP/2006/0648)
Observations : No objections

OUT/2007/0059 Tyler House, Creasey Park Drive
Proposal : Erection of 18 no residential flats (outline)
Observations : Object as the proposals would constitute an incongruous and inappropriate development immediately adjoining an industrial area and a busy sports and social club. The outline plans suggest overdevelopment of the site and the access via Creasey Park Drive is considered unsuitable for residential development of this scale. Whilst the site is not formally zoned for industrial purposes the Town Council believes it is far preferable that the site is retained for such a purpose.

TP/2007/0072 45 Bibshall Crescent
Proposal : Erection of two storey and first floor rear extension
Observations : No objections

TP/2007/0079 36 Downs Road
Proposal : Erection of single storey side and rear extension
Observations : No objections

TP/2007/0080 63 High Street South
Proposal : Conversion of office building to accommodate four flats
Observations : No objections

TP/2007/0081 30 Printers Way
Proposal : Erection of first floor side extension over existing garage (revised application SB/TP/2006/1281)
Observations : No objections

TP/2007/0047 Land adjacent to 2 Beech Green
Proposal : Renewal of application SB/TP/2002/0040) for retention of fence
Observations : No objections

ADV/2007/0070 129 High Street North
Proposal : Display of internally illuminated fascia and projecting signs
Observations : No objections

TP/2007/0074 8-14 Winfield Street
Proposal : Demolition of existing buildings and erection of seven dwellings
Observations : No objections

TP/2007/0089 79 Tring Road
Proposal : Erection of single storey side extension
Observations : No objections

TP/2007/0103 9a Linden Road
Proposal : Erection of first floor side extension
Observations : No objections

TP/2007/0016 32 Buttercup Close
Proposal : Repositioning of 1.8 metre high boundary fence 1m back from existing fence (revised application SB/TP/2006/0827)
Observations : No objections provided a satisfactory planting scheme to screen the relocated fence is agreed with the District Planning Authority

TP/2007/0052 119 West Street
Proposal : Construction of vehicular crossover
Observations : No objections subject to the proposals being to the satisfaction of the Highways Engineer

TP/2007/0060 Tesco Stores Ltd, Skimpot Road

Proposal : Extension to existing foodstore, replacement sports pavilion, alterations to car park and other associated works (revised application SB/TP/2005/1059)

Observations : The Town Council is the owner of the whole of the application site which forms part of the Newton Recreation Ground and includes part of the site of the Peter Newton Pavilion, a multi-purpose community centre. This building was constructed in the mid 1950's and is of a flat roof construction and now in need of substantial repairs and improvements. The Town Council has reached agreement with Tesco for the proposals set out in the application which will provide significantly enhanced new community facilities together with purpose-built sports changing facilities compliant with the Disability Discrimination Act. The Council therefore finds the proposed store extension acceptable as it will facilitate new and enhanced community and recreational facilities at no cost to the Council. The new community centre and changing rooms are to be constructed on the site of the present car parking area with alternative parking provision for that lost by this work being provided both by a new parking area and by joint use of an area of the main Tesco car park. The periods of maximum use of the community centre are on Friday and Saturday evenings when there is ample vacant parking spaces within the main store car park. In entering into the Agreement with Tesco to this effect, the Council was concerned to ensure that the store extension would not adversely affect the vitality and viability of the Town Centre and has noted the advice of Hether Dixon that there is a quantitative need for the proposed additional non-food floor space and, having regard to the possibility of a mezzanine development within the existing store, it would be very difficult to oppose the proposed extension on grounds of conflict with retail policy. The Council also very much welcomes the proposed improvements to the junction of Luton Road and Skimpot Road and believes the introduction of a filter lane from Skimpot Road into Luton Road will offer considerable relief to traffic congestion in the area

TP/2007/0104 9 Southfields Road

Proposal : Retention of front porch

Observations : No objections

TP/2007/0105 11 Beecroft Way

Proposal : Erection of two storey rear extension

Observations : No objections

TP/2007/0129 53 Badgers Gate

Proposal : Erection of conservatory to rear

Observations : No objections

TP/2007/0134 582 Lowther Road

Proposal : Erection of two storey side extension incorporating first floor balcony (revised application SB/TP/2006/0495)

Observations : No objections

TP/2007/0135 133 Chiltern Road

Proposal : Erection of single storey front extension

Observations : No objections

TP/2007/0145 111 High Street South

Proposal : Loft conversion incorporating rear facing dormer windows

Observations : Object as the proposed substantial flat roof rear dormer is considered to be totally out of keeping with the character of this most attractive row of cottages

TP/2007/0146 95 Poynters Road

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

Observations : No objections

TP/2007/0147 13 The Avenue

Proposal : Erection of two storey and single storey front extension

Observations : No objections

3. PLANNING DECISIONS

Members noted recent decisions of the District Planning Authority and expressed concern that the application for new signage at the old sugar loaf (ADV/2006/1219) had been refused on the grounds that the materials used were harmful to the special architectural and historical interest of the building and failed to preserve or enhance the character of the Conservation Area. Members were of the view that the signage already in place was in keeping with the character of the building and the area and was a considerable improvement on the signs previously existing.

RESOLVED: that the District Council be asked to provide further information in explanation of its decision

4. PROPOSED PEDESTRIAN CROSSING, BULL POND LANE

RESOLVED: that no objections be raised to the proposals of the County Council to install a new pedestrian crossing in Bull Pond Lane near Watling School subject to further investigation into the possibility of retaining or replacing the tree affected by the proposal.

5. CALENDAR OF MEETINGS

RESOLVED: that meetings of the Sub-Committee be held on the following dates during the remainder of the year

Tuesday 22nd May

Tuesday 12th June

Tuesday 3rd July

Tuesday 31st July

Tuesday 28th August

Tuesday 18th September

Tuesday 9th October

Tuesday 30th October

Tuesday 20th November

Tuesday 11th December

6. PROPOSED REPLACEMENT OF GAS MAIN: WEST STREET

Further to concerns expressed by Members at the last meeting of the full Council of the traffic implications of a closure of a section of West Street to facilitate a replacement gas main later in the year, the County Council's Highway Policy Manager had advised of the detailed consideration which had been given to alternative traffic schemes in this area. Whilst Members fully accepted the necessity for the works they remained concerned as to the proposed alternative route for traffic affected by any closure in West Street and asked for further information on this specific point.