

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

Meeting held on Tuesday 1st August 2006 at the Council Offices, Grove House, 76 High Street North, Dunstable.

Committee Members present:- Councillor M Tilley (Chairman)
Councillor P J Boatwright
Councillor Mrs J K Fairbairn
Councillor M Jones
Councillor T A W Stock
with Mr R Walden (Town Clerk)

Apologies for Absence:

1. SPECIFIC DECLARATIONS OF INTEREST

There were no declarations of interest

2. PLANNING APPLICATIONS

The Sub-Committee considered all planning applications submitted to South Bedfordshire District Council in respect of Dunstable from 25th June 2006 to 22nd July 2006.

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

TP/2006/0658 162-170 High Street South
Proposal : Change of use of first floor from offices to form two bedroom flat
Observations : No objections

TP/2006/0683 87 Hadrian Avenue
Proposal : Erection of single storey side and rear extension and extension of front porch
Observations : No objections to the proposed side extension and front porch but object to the rear extension which includes a substantial flat roof which is considered to be overbearing and out of keeping with the character of the area. No objections would be raised to an extension with pitched roof dormers.

TP/2006/0697 131 Poynters Road
Proposal : Erection of single storey rear extension and side carport
Observations : No objections

TP/2006/0700 51 Evelyn Road
Proposal : Installation of front dormer window (revised application SB/TP/2005/1303)
Observations : No objections

TP/2006/0705 67 Katherine Drive
Proposal : Erection of single storey rear extension
Observations : No objections

TP/2006/0708 140 Westfield Road
Proposal : Installation of steel security door
Observations : No objections

TP/2006/0711 30-38 Luton Road
Proposal : Erection of 57 dwellings (amendments to application SB/TP/2005/0883 to alter position of blocks 1-12, 27-34 and 35-40)
Observations : No objections

TP/2006/0682 9 Howard Place
Proposal : Erection of porch and front extension to existing attached garage
Observations : No objections

TP/2006/0684 1 Tring Road
Proposal : Retention of car parking area and erection of new fencing and lighting
Observations : The Council support the retention of the extended car parking area as this has greatly assisted in removing dangerous on-street parking by customers in the vicinity of the café and the Whipsnade Road/Tring Road mini-roundabout. The submitted plans, however, show parking spaces in front of the premises but these are currently obstructed by picnic benches and planters and the Council feels these should be removed to provide maximum capacity.

TP2006/0725 14 Osborne Road
Proposal : Erection of two storey side extension
Observations : No objections

TP/2006/0727 The Pheasant Hotel, 208 West Street
Proposal : Installation of front canopy and rear umbrellas
Observations : No objections

TP/2006/0728 Former Scout Hut land rear of Oakwood Avenue
Proposal : Erection of 6 no. two storey dwellings (revised application SB/TP/2006/0220)
Observations : No objections

TD/2006/0733 Land adjacent to Fire Station, Brewers Hill Road
Proposal : Installation of a 12.5m telecommunications column and equipment cabinet
Observations : Object as the proposed mast will create an unacceptable addition to general street clutter as there is already another phone mast in the immediate vicinity of the important Fire Station regeneration site.

ADV/2006/0737 Halfway, 350 Luton Road
Proposal : Erection of externally illuminated promotional display unit
Observations : No objections

DCA/2006/0742 Land at Maidenbower Avenue to the rear of 65 Chiltern Road
Proposal : Erection of 2.4m high palisade gate/fencing to end of service road at rear of 65 Chiltern Road
Observations : The Town Council supports the proposal which will improve security in the area but does ask that the proposed gates are painted a sympathetic colour rather than left as plain galvanized metal

TP/2006/0743 1 White Rock House, Whipsnade Road
Proposal : Erection of first floor side extension
Observations : No objections as the Council presumes the proposed extensions will be part of a desirable redecoration/refurbishment of the existing property but asks that all materials and colours used are sympathetic to its sensitive setting adjacent to Dunstable Downs.

TP/2006/0745 9 Totternhoe Road
Proposal : Erection of single storey rear extension
Observations : No objections

TP/2006/0747 61 Appleby Gardens
Proposal : Erection of first floor side and rear extension
Observations : No objections

ADV/2006/0750 1 Tring Road
Proposal : Continued display of externally illuminated advertisement signage and dutch canopy
Observations : No objections

TP/2006/0724 122c Union Street
Proposal : Continued use of building as after school tuition centre
Observations : No objections

TP/2006/0752 163 Chiltern Road
Proposal : Erection of single storey front and rear extensions
Observations : No objections

TP/2006/0760 129 High Street North
Proposal : Change of use from class A1 (retail) to betting office an installation of new shop front and air-conditioning condensers
Observations : No objections

TP/2006/0765 Land adjacent to 21 Priory Road
Proposal : Erection of one detached dwelling and garage (outline)
Observations : No objections

TP/2006/0775 Land adjacent to 15 Radburn Court
Proposal : Change of use from amenity land to private garden
Observations : No objections subject to a condition ensuring that the land is not enclosed with any form of fencing or hedging in order to preserve its general amenity value

TP/2006/0784 5 Thornbury
Proposal : Erection of single storey side extension to form garage, utility and cloakroom area
Observations : No objections

TP/2006/0801 Land adjacent 10 Capron Road
Proposal : Erection of 2 no. one bedroom flats and 1no. two bedroom terraced dwelling
Observations : No objections

TP/2006/0788 52-54 West Street
Proposal : Erection of single storey rear extension and replacement roof to existing rear extension
Observations : No objections

TP/2006/0794 33 Ullswater Road
Proposal : Erection of two storey side extension and extension to porch
Observations : No objections

TP/2006/0797 47 Meadway
Proposal : Erection of single storey front extension
Observations : Object as the proposed front extension is considered to be out of keeping with the traditional character of properties in this vicinity

3. OLD SUGAR LOAF, HIGH STREET NORTH

The Town Clerk reported that following complaints received concerning the deteriorating condition of the facia of the Old Sugar Loaf he had alerted the Historic Buildings Officer of the District Council to the situation. He had advised that, in the case of occupied properties, the Local Planning Authority did have power to serve a statutory notice requiring repair of a Listed Building. However, this was intended as a reserve power and the only mechanism for enforcement was compulsory purchase of the property. As a result, this type of notice was normally only used where there was very serious decay and where action was required in order to prevent large scale failure of the building fabric.

Notwithstanding these limitations the Advisor shared the Council's concern about the condition of this building and had asked the owners to confirm their intended program for the repair and redecoration of the external envelop.

RESOLVED: that the Town Clerk be instructed to write to the owners of the Old Sugar Loaf in the strongest possible terms in support of the action being taken by the District Council and reminding them of the prominent position played by the building in the town's heritage which is reflected by the extensive references included within the Council's publicity and promotional material.

4. FORMER ASHTON ST PETER LOWER SCHOOL, CHURCH STREET

A local resident had asked the Council to support her campaign to oppose the demolition of this building which she considered to be of great historical value. This would also facilitate an archaeological study of the site.

RESOLVED: that the resident be advised that the Town Council is unable to assist as planning permission for the demolition of the property was granted by South Bedfordshire District Council some time ago and the subsequent permission granted for an Aldi supermarket requires a full archaeological survey before any construction works start.

5. FUTURE OF THE GREEN BELT CONFERENCE

South Bedfordshire District Council had given preliminary notice of a conference of interested stake holders it was organising at The Cloisters, Whipsnade Wild Animal Park on 17th October in connection with the proposed review of the South Bedfordshire Green Belt.

RESOLVED: that the District Council be asked to permit a number of Town Councillors to attend the Conference

6. DOWNS ROAD: SPEEDING VEHICLES

A resident of Downs Road had written questioning the conclusions of the speed survey undertaken by Members of the Sub-Committee earlier in the year in Downs Road. She felt that the survey had been undertaken during the morning peak which was not the most suitable time to identify the persistent speed of vehicles.

RESOLVED: that the resident be advised that Councillors' experience suggests that although there are undoubted high volumes of traffic using Downs Road it seems that few exceed the 30mph. Members are, however, willing to undertake a further speed survey and invite the resident to suggest suitable times when this should be undertaken.