

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

Meeting held on Tuesday 24th January 2006 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 PJ Boatwright
Councillor Mrs J K Fairbairn
Councillor A E Green
T A W Stock

with Mr R Walden (Town Clerk)

Apologies for Absence: Councillor M Jones

1. SPECIFIC DECLARATIONS OF INTEREST

| | | |
|-----------------------|-----------------------------------|---|
| Councillor Boatwright | Change of use at 60 Bullpond Lane | Personal Interest (Acquaintance of owner of adjoining property) |
| All Members present | Alterations to 23 Staines Square | Personal Interest (applicant is a District Councillor known to Members) |

2. PLANNING APPLICATIONS

The Sub-Committee considered all planning applications submitted to South Bedfordshire District Council in respect of Dunstable from 18th December 2005 to 14th January 2006.

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

TP/2005/1250 33 Loring Road

Proposal : Erection of two storey rear/side extension

Observations : Object as the proposal is considered to be over dominant and is likely to cause a substantial loss of light to the rear windows of the adjoining 31 Loring Road. The Town Council notes that the proposal does not comply with normal side isolation standards but does consider that the design of the two storey extension and the position of the adjoining property is unlikely to create a terracing effect out of keeping with the character of the area

TP/2005/1303 51 Evelyn Road

Proposal : Erection of front dormer

Observations : No objections

TP/2005/1306 31 Brierley Close

Proposal : Erection of two storey and single storey side extension

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| Observations : | No objections |
| TP/2005/1317 | 28 Willoughby Close |
| Proposal : | Erection of single storey side extension |
| Observations : | No objections |
| TP/2005/1323 | Petropolis House, 84 – 88 High Street South |
| Proposal : | Erection of iron gate and railings on existing boundary wall |
| Observations : | No objections |
| TP/2005/1325 | 43a High Street South |
| Proposal : | Change of use from office to 6 self-contained flats (revised application SB/TP/2004/1634) |
| Observations : | The Town Council welcomes the proposal which will introduce additional residential units into the town centre. The Council does not support the reasons for the refusal of the previous application as it is considered that prospective occupiers of the flats will be fully aware of the presence of the take-away premises at no. 41 High Street South. |
| TP/2005/1335 | 9 Tring Road |
| Proposal : | Erection of single storey side/rear extension |
| Observations : | No objections |
| TP/2005/1336 | 80 Hadrian Avenue |
| Proposal : | Erection of first floor side extension |
| Observations : | No objections |
| TP/2006/0003 | 23 Staines Square |
| Proposal : | Erection of rear conservatory |
| Observations : | No objections |
| TP/2006/0010 | 60 Bullpond Lane |
| Proposal : | Change of use to residential care home (for young adults with learning disabilities) including provision of car parking and new vehicular access |
| Observations : | No objections provided the Highways Engineer is satisfied with the revised access to the public highway |
| TP/2006/0014 | 34 Marina Drive |
| Proposal : | Erection of rear extension and front and side facing dormer windows |
| Observations : | No objections |
| ADV/2006/0027 | Former SCA hygiene Products, Southfields Road |
| Proposal : | Erection of two flagpoles and various free-standing stackboards |
| Observations : | No objections |
| TP/2006/0018 | 4 Victoria Street |
| Proposal : | Erection of two storey rear extension and conversion of outbuilding to annexe |
| Observations : | No objections |

TP/2006/0037 Albion Service Station, 166 High Street North

Proposal : Erection of canopy over part of service yard

Observations : No objections

3. PLANNING DECISIONS

Members noted the response of the District Council Development Control Manager explaining the reasons for an apparent inconsistency in approach in dealing with two recent applications for change of use from retail to a restaurant.

4. PROPOSED MOBILE PHONE STATION, BREWERS HILL ROAD

Agents acting on behalf of Vodafone had sought the preliminary views of the Council on the proposed location of a phone mast in Brewers Hill Road adjacent to the Lawrence Way Industrial area.

RESOLVED: that no objections be raised to the proposal.