

## DUNSTABLE TOWN COUNCIL

### MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

Meeting held on Tuesday 8th January 2008 at the Council Offices, Grove House, 76 High Street North, Dunstable.

Committee Members present:-

Councillor P E Russell (Vice-Chairman)  
Councillor T C Colbourne  
Councillor Mrs J Fairbairn  
Councillor A Fairbairn  
Councillor A Green  
Councillor M Jones  
with Mr D Ashlee (Town Clerk) and Mrs H Bailey (Personnel & Planning Services Officer)

Apologies for absence:- Councillor M Tilley (Chairman); Councillor P J Boatwright (for whom Councillor Mr Fairbairn was substituting) and Councillor T Stock (for whom Councillor T C Colbourne was substituting).

#### 1. SPECIFIC DECLARATIONS OF INTEREST

Councillor Mrs J Fairbairn	Land at Jardine Way	Personal Interest (Vice-Chairman of DAG)
	Willow Nursery School, Goldstone Crescent	Personal Interest (Bedfordshire County Councillor)
	Icknield Lower School, Burr Street	Personal Interest (Bedfordshire County Councillor)
Councillor T C Colbourne	247 Poynters Road	Personal Interest (acquaintance of applicant)
Councillor A Green	Woodside Clinic	Personal Interest (client of applicant)

#### 2. PLANNING APPLICATIONS

The Sub-Committee considered all planning applications submitted to South Bedfordshire District Council in respect of Dunstable from 2nd December 2007 to 29th December 2007.

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

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TP/2007/1363 59 Poynters Road  
Proposal : Erection of single storey side and first floor rear extensions  
Observations : No objections

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TP/2007/1409 27 Kingsbury Gardens  
Proposal : Erection of first floor side and rear extension  
Observations : No objections

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TP/2007/1412 31 Evelyn Road  
Proposal : Erection of single storey rear extension  
Observations : No objections

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TP/2007/1417 11 Seamons Close  
Proposal : Erection of two storey side extension, single storey front and side extension and replacement pitched roof over existing two storey rear extension  
Observations : No objections

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TP/2007/1424 22 Beech Green  
Proposal : Erection of first floor rear extension  
Observations : No objections

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TP/2007/1436 19 Queensway  
Proposal : Change of use from class A1 retail to class A3 restaurant and cafes  
Observations : Object as it is considered there are already sufficient cafes/restaurant in the immediate vicinity of this site and the Council is strongly of the view that loss of a further retail unit would adversely affect the viability and vitality of this important main shopping area

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DCA/2007/1337 Land at Jardine Way  
Proposal : Installation of a multi use games area and teen shelter  
Observations : No objections, the Committee did wish to note that the applicant should endeavour to provide lighting for the scheme

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TP/2007/1410 106 Jeans Way  
Proposal : Erection of two storey rear extension  
Observations : No objections

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TP/2007/1414 36 Holliwick Road  
Proposal : Erection of single storey front, side and rear extension  
Observations : No objections

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TP/2007/1440 139 High Street South  
Proposal : Erection of ground floor rear extension to provide garage  
Observations : Object as there appears to be insufficient access to the proposed garage

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TP/2007/1441 3 Appleby Gardens  
Proposal : Erection of single storey rear, first floor side extension and front porch (revised application 07/1144)  
Observations : No objections

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TP/2007/1443 111 High Street South  
Proposal : Loft conversion incorporating rear facing dormer windows (revised application 07/0145)  
Observations : No objections

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TP/2007/1447 247 Poynters Road

	Proposal : Erection of first floor side extension
	Observations : No objections
CC/2007/1454	Willow Nursery School, Goldstone Crescent
	Proposal : Proposed canopy, extension to form lobby area and extensions to classroom and store (application reference BC/CC/2007/48)
	Observations : No objections
ADV/2007/1434	The Star & Garter, 147 High Street South
	Proposal : Installation of externally illuminated signs
	Observations : No objections
TP/2007/1438	57 Poynters Road
	Proposal : Erection of two storey rear extension and conversion of dwelling into 2 two bedroom flats
	Observations : No objections subject to the Highways Engineer being satisfied with parking access arrangements
TP/2007/1467	40 Norcott Close
	Proposal : Erection of two storey side extension
	Observations : No objections
TP/2007/1476	9 Kingsbury Gardens
	Proposal : Loft conversion with rear and side dormer windows
	Observations : No objections
TP/2007/1477	139 West Street
	Proposal : Erection of single storey rear extension
	Observations : No objections
TP/2007/1479	Icknield Lower School, Burr Street
	Proposal : Proposed tensile fabric canopy to existing courtyard northwest of existing entrance covered way and convert existing window on southwest elevation of main northeast block into doorway
	Observations : No objections
TP/2007/1481	Land adjacent to 149 West Street
	Proposal : Erection of two storey dwelling with detached double garage
	Observations : Object, as the District Council has already determined that this area should be kept available at all times to allow for access between West Street and remaining allotment land to the south-east of the site in view of the limited access from Cemetery Lane, Condition 5 of SB/TP/04/0812, Change of use of allotment gardens to cemetery use (resubmission SB/TP/03/1226), Victoria Allotments, West Street
TP/2007/1488	21 Eleanors Cross & 3 Albion Street
	Proposal : Change of use from class A1 (retail) to class A3 (restaurant and café)
	Observations : Object, as the site has not been sufficiently marketed for A1 retail use and it is considered there are already sufficient cafes/restaurant in the immediate vicinity of this site and the Council is strongly of the view that loss of a further retail unit would adversely affect the viability and vitality of this important shopping area

TP/2007/1491 Woodside Clinic, 88 Great Northern Road

Proposal : Erection of two storey extension to existing clinic and alterations to clinic car park

Observations : No objection, subject to the proposal not affecting the integrity of existing trees

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CA/2007/1494 17 High Street North

Proposal : Demolition of existing rear wall, internal floors and roof (for subsequent new building)

Observations : No objections

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TP/2007/1501 21 West Street

Proposal : Replacement of windows and doors to front elevation and installation of ventilation ducting and air conditioning condensers to rear elevation

Observations : No objections

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TP/2007/1502 55 & 57 Poynters Road

Proposal : Erection of 2 detached dwellings and 1 garage including the construction of vehicular access

Observations : Object, as the proposal is considered overdevelopment of the site

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ADV/2007/1504 28 Broadwalk

Proposal : Display of static illuminated fascia sign

Observations : No objections

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TP/2007/1505 Thames House, 62-68 High Street South

Proposal : Conversion of first and second floors to provide 10 no 1 bed residential units

Observations : No objections

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### **3. LAND AT HOUGHTON QUARRY, HOUGHTON ROAD (OUTLINE)**

Members considered an outline planning application for the erection of up to 140 dwellings with associated car parking, amenity space and landscaping and formation of new vehicular access, land at Houghton Quarry, Houghton Road.

**RESOLVED:** that the District Planning Authority be notified that Members of this Sub-Committee object to the outline planning application as there would be an increase to the existing traffic congestion in the area.

### **4. LUTON & SOUTH BEDFORDSHIRE JOINT COMMITTEE: DRAFT PLANNING PERFORMANCE AGREEMENT CHARTER**

**RESOLVED:** that the contents of the Luton & South Bedfordshire Joint Committee draft Planning Performance Agreement Charter be noted.