

Dunstable Town Council
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DUNSTABLE
TOWN COUNCIL

David Ashlee Town Clerk and Chief Executive

Our Ref. DAKH/Plans

Date: 12 August 2019

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 20 August 2019 at 7.00 pm** at the Council Chamber, Grove House, 76 High Street North, Dunstable.

AGENDA

1. Apologies for Absence.
2. Specific Declarations of Interest.
3. Planning Applications -
 - a) to consider applications submitted to Central Bedfordshire Council since the last meeting of Committee (see page 1)
 - b) to note recent decisions of District Planning Authority (see page 2)
4. Licensing Applications -
 - a) to consider applications submitted to Central Bedfordshire Council since the last meeting of Committee (any applications received will be available at the meeting)

Yours faithfully

David Ashlee
Town Clerk and Chief Executive

To: All Members of Plans Sub-Committee
Councillors Liz Jones (Chairman), Philip Crawley (Vice-Chairman), Mark Cant, Alan Corkhill, Greg George, John Gurney and Cameron Restall and other Members of the Council for information.
(If unable to attend, Members are reminded to appoint a substitute from any other Member of the Council)

(NB: All Members of the Council are welcome to attend and speak but not vote at meetings of this Sub-Committee)

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

20 AUGUST 2019

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL

BETWEEN 13 JULY AND 9 AUGUST 2019

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| 1 | CB/19/00273/TRE | 16 Hawthorn Close
Proposal: Works to trees protected by a tree preservation order reduction of protected ash tree all over by 2m and tree crown is lifted to a height of 3.5m above ground level. |
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| 2 | CB/19/00277/TCA | Street Record, High Street South
Proposal: Works to trees within a conservation area as per application and tree survey. |
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| 3 | CB/19/00297/TRE | 4C Brook Close
Proposal: Work to TPO Sycamore tree (SB/TPO/01/0009) <ol style="list-style-type: none">1. Crown reduction by 25-35% - to stop tree overgrowing its location and remove weight extremities from the branches.2. Crown clean – to remove dead wood to mitigate risk of potential damage caused by falling branches.3. Crown thin – to reduce wind load upon the limbs of the tree and to reduce shading.4. Crown lift approx. 5m – to increase light penetration under the tree and remove obstruction from vehicles. |
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| 4 | CB/19/00319/TRE | West Street Christian Centre
Proposal: Prune trees overhanging into May Pole Yard car park and prune church side too. |
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| 5 | CB/19/01670/FULL | 30 Falcon Close
Proposal: Replacement of timber windows with white UPVC on 3 rd floor flat. (Retrospective). |
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| 6 | CB/19/01767/FULL | 16 Leston Close
Proposal: Ground floor front extension, partial garage conversion and replacement roof over garage. |
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| 7 | CB/19/01824/FULL | 85 Princes Street
Proposal: Single storey rear and side extension. Dormer window extension to front and rear. |
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| 8 | CB/19/01920/FULL | 264 West Street
Proposal: Dropped kerb across full frontage of property, removal of small brick wall at front and hardstanding. |
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9	CB/19/01946/OUT	21 High Street North Proposal: Conversion of upper two floors into 4 one bed flats, plus attic extension to create an additional one bed flat including new rear extension.
10	CB/19/01961/FULL	32 Wilbury Drive Proposal: Detached timber cabin to the rear (retrospective).
11	CB/19/01963/FULL	32 Mardale Avenue Proposal: Replace front porch extension.
12	CB/19/01967/FULL	50 Beacon Avenue Proposal: Single storey side and rear extension with front bay window. Loft conversion with front and rear dormers.
13	CB/19/01984/FULL	Unit 3, Lawrence Way Proposal: Installation of new cladding to front elevation of Unit. Full removal of existing asbestos cement sheet roof with new profile sheet.
14	CB/19/02000/FULL	16 Southfields Road Proposal: Single storey rear/side extension.
15	CB/19/02016/FULL	36 Holliwick Road Proposal: First floor side extension.
16	CB/19/02124/FULL	19 Keswick Close Proposal: First floor front and side extension, two storey rear extension and garage conversion.

Dunstable Town Council
Plans Sub-Committee 20 August 2019

GRANTED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/19/01322/FULL	15 Keswick Close Infill single storey side extension. Change front roof over bay window and porch and rear roof from flat to pitched.	No objection	Granted
CB/19/01436/FULL	St Christophers Lower School, Gorham Way Erection of outbuilding to be used as a reading pod. (Retrospective)	No objection	Granted
CB/19/01563/FULL	25 Houghton Road Erection new rear conservatory and associated works.	No objection	Granted
CB/19/01476/ADV	Opp. Tesco Express, High Street North To upgrade paper advertising panels on bus shelter to a display of double-sided digital advertising panels on bus shelter.	No objection	Granted
CB/19/01128/FULL	34 Oakwood Avenue Proposed new front porch.	No objection	Granted
CB/19/01471/ADV	Opp. Southwood Road, London Road To upgrade paper advertising panels on bus shelter to a display of double-sided digital advertising panels on bus shelter.	No objection	Granted
CB/19/01770/ADV	Tesco Stores Ltd, 166 High Street North 6.3m Advertisement pylon sign.	No objection	Granted
CB/19/01751/FULL	43 Evelyn Road Erection of two storey rear extension.	No objection	Granted
CB/19/01378/FULL	1A Capron Road Proposed single storey rear extension and detached garage.	No objection	Granted
CB/19/01330/FULL	36 Miletree Crescent Single storey flat roof rear extension.	No objection	Granted

CB/19/016887/FULL	16 Burr Street Two storey side/rear extension and single storey rear extension.	No objection	Granted
CB/19/01619/FULL	2 Old Dairy Court Two storey side extension, garage conversion, single storey front extension, replacement roof to existing conservatory & conversion of space to loft & provision of dormer.	No objection	Granted
CB/19/00833/FULL	Aspen Court, 28 Chiltern Road Alterations to roof over former recording studio to provide 5 additional flats.	No objection	Granted
CB/19/00711/FULL	156 & 158 High Street South Change of use from residential to office use (part retrospective).	No objection to the conversion but members expressed concerns about the effect on parking in the area.	Granted
CB/19/00996/FULL	Old Palace Lodge Hotel, Church Street Retention of the existing 38m2 bin store.	No objection	Granted
CB/19/00916/LB	Grove House, 76 High Street North Extension of external tarmac surfaces to accommodate 8 No. additional parking spaces to the rear of Grove House.	No objection	Granted
CB/18/04726/FULL	11A Chiltern Road Construction of 4 no. 1-bed flats.	No objection	Granted

REFUSED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/19/01234/FULL	86 The Mall Erection of first floor front extension over current porch.	No objection	The proposed first floor front extension would, because of its prominent siting, hipped roof design and forward projection, be out of character with the existing dwelling and other similar properties in the locality, harmful to the visual amenities of the street scene and the residential amenities of the occupiers of the neighbouring dwelling. The proposal is therefore contrary to Policies BE8 & H8 of the South Bedfordshire Local Plan, policy HQ1 of the Central Bedfordshire Submission Local Plan, Section 7 of the Central Bedfordshire Design Guide and Section 12 of the NPPF.