

Dunstable Town Council
Grove House
76 High Street North
Dunstable
Bedfordshire
LU6 1NF

Tel: 01582 513000
E-mail: info@dunstable.gov.uk
Website: www.dunstable.gov.uk



DUNSTABLE
TOWN COUNCIL

David Ashlee Town Clerk and Chief Executive

Our Ref. DAKH/Plans

Date: 25 November 2019

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 3 December 2019 at 7.00 pm** at the Council Chamber, Grove House, 76 High Street North, Dunstable.

A G E N D A

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

3 DECEMBER 2019

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL

BETWEEN 2 NOVEMBER AND 22 NOVEMBER 2019

1	CB/19/00383/TRE	150 London Road Proposal: Prune back branches to TPO CB/92/0010/G1.
2	CB/19/03717/FULL	40 First Avenue Proposal: Rooflight in vaulted ceiling on side elevation of roof.
3	CB/19/03740/FULL	43 West Hill Proposal: Rear conservatory and garage conversion.
4	CB/19/03768/FULL	15 Borough Road Proposal: Loft conversion comprising rear dormer with gable ends to create a chalet bungalow.
5	CB/19/03787/FULL	35 Pipers Croft Proposal: Proposed single storey rear/side extension.
6	CB/19/03811/FULL	12 Staveley Road Proposal: Two storey front and side extension, single storey side and rear extension and widening of existing vehicular crossover.
7	CB/19/03829/VOC	Priory Service Station, 142 High Street South Proposal: Variation of condition 11 of planning permission CB/17/05433/FULL dated 04.12.18. Demolition of the existing sales shop and associated retail uses and redevelopment of a new shop and associated retail uses. Following condition to be amended condition 11 external toilet block to be relocated from the approved plan.
8	CB/19/03830/FULL	12 Benning Avenue Proposal: Single storey rear extension.
9	CB/19/03871/FULL	91 Tring Road Proposal: Single storey extension to front, side and rear with rooflights. First-floor extension to rear and side. Proposal:

Dunstable Town Council
Plans Sub-Committee 3 December 2019

GRANTED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/19/03388/FULL	23 Hawthorn Close First floor extension partially over the garage to provide an extra bedroom/en-suite.	No objection	Granted
CB/19/03197/FULL	53 Jeans Way Proposed single storey rear and side extension with garage conversion and conversion of roof space to habitable use.	No objection subject to highways officers being content that there will still be sufficient parking provision. DTC members are aware that residents of Jeans Way already suffer from parking issues.	Granted
CB/19/03254/FULL	24 Allen Close Demolition of existing single storey side/rear projection, construction of a two-storey side extension, new 1.8m fence, internal alterations and landscaping to front garden.	No objection	Granted
CB/19/02850/FULL	68 Canesworde Road Demolition of conservatory and erection of single storey rear extension.	No objection	Granted
CB/19/03161/FULL	8 Ullswater Road First floor side extension.	No objection	Granted
CB/19/03149/ADV	Eastern Avenue Industrial Estate, Eastern Avenue Permanent totem style advert.	No objection	Granted
CB/19/03096/FULL	75 Evelyn Road Single and two storey rear extensions. Demolition of existing garage and rebuild new garage.	No objection	Granted
CB/19/02963/FULL	73 Derwent Drive First floor side extension and first floor rear balcony.	No objection	Granted

CB/19/02484/ADV	<p>Prologis Park, Arenson Way Installation of three non-illuminated fascia signs over the main entrance.</p>	No objection	Granted
CB/19/02140/FULL	<p>4 Old Dairy Court Single storey rear extension to create kitchen and family area with conversion of existing garage and 1st floor loft extension over to create annexe.</p>	No objection	Granted
CB/19/02676/FULL	<p>86 Garden Road Proposed two new semi-detached houses and new vehicular access for existing dwelling.</p>	<p>Object – On the basis of the car parking situation. The parking for these proposed dwellings would be on a busy blind corner at a busy junction which is in close proximity to a school therefore a lot of school children would be walking to school around this blind corner where there could potentially be a vehicle reversing out of sight. Members would like to note they have no issue with the style and make-up of the dwelling. The dwelling does appear to be situated on/near a zebra crossing and the new parking arrangements would cause access and egress issues for the current tenants.</p>	Granted

REFUSED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
<p>CB/19/02779/FULL</p>	<p>1 Woodford Road Erection of detached 2-bedroom dwelling on land adjacent to 1 Woodford Road, following withdrawal of Planning Application Ref: CB/19/01308/FULL</p>	<p>No objection</p>	<p>1) The application site, located on a prominent corner junction, is too restricted in size for the proposed development and would result in an unsatisfactory form of development projecting forward of the building line and awkwardly angled in relation to buildings along Woodford Road. The scheme would not demonstrate high quality design and would harm the character and appearance of the area. The proposal is therefore contrary to the principles of good design set out in Policy BE8 of the South Bedfordshire Local Plan Review and Section 12 of the NPPF.</p> <p>2) The proposal by reason of its siting and orientation in relation to No.3 Woodford Road would be unduly overbearing and harmful to the residential amenity which the occupiers of that property would reasonably expect to enjoy. The proposal is therefore contrary to the principles of good design set out in Policy BE8 of the South Bedfordshire Local Plan Review.</p>