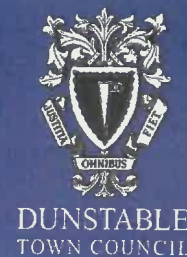


Dunstable Town Council
Grove House
76 High Street North
Dunstable
Bedfordshire
LU6 1NF
Tel: 01582 513000
E-mail: info@dunstable.gov.uk
Website: www.dunstable.gov.uk



David Ashlee Town Clerk and Chief Executive

Our Ref. DA/KH/Plans

Date: 17 January 2020

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 28 January 2020 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 3)
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

28 JANUARY 2020

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL
BETWEEN 24 DECEMBER 2019 AND 17 JANUARY 2020

1	CB/19/04235/FULL	61 Derwent Drive Proposal: Single storey front & first floor side extensions.
2	CB/19/04236/FULL	7 Beechwood Court Proposal: Single storey rear extension.
3	CB/19/04324/FULL	73 Carterways Proposal: Erection of single storey front and side extension.
4	CB/19/04202/FULL	64 Langdale Road Proposal: Change of Use: of land to the rear of Langdale Pharmacy from commercial to commercial & residential erection of two-storey extension to the rear on the ground floor and a residential unit on the first floor. A rented garage will also be provided at ground floor level.
5	CB/19/04117/FULL	89 London Road Proposal: Erection rear garage.
6	CB/20/00003/FULL	8 Pynders Lane Proposal: Single storey rear extension with creation side window on side elevation of property.
7	CB/19/04279/FULL	23 Chichester Close Proposal: Single storey rear extension.
8	CB/20/00018/FULL	48 Olma Road Proposal: Single storey rear extension and two storey rear extension.
9	CB/19/04306/FULL	Units Dc1, Prologis, Boscombe Road Proposal: Installation of an air handling unit, condenser, access door and roof mounted fans and associated works.
10	CB/20/00058/FULL	112-114 London Road Proposal: Advertisement: Retrospective planning application of external signage.
11	CB/19/0317/FULL	Unit 9 and 10 White Lion Retail Park, Boscombe Road

Proposal: Modification of Section 106 Agreement attached to planning permission CB/14/04371/FULL and CB/16/00124/FULL to allow unrestricted retail sales at Units 9 and 10.

12 CB/19/04201/FULL 55 Lockington Crescent
Proposal: Ground floor front extension.

13 CB/19/04303/FULL 7 High Street North
Proposal: Extensions and alterations to existing building, including the addition of a second floor, retention of existing takeaway use (A5) on the ground floor and creation of two one bedroom flats (C3).

14 CB/20/00107/FULL Land adjacent to 11 Cross Street North
Proposal: Resubmission of planning permission CB/19/01214/FULL
Erection of a first floor dwelling with parking below and amenity to the rear of 23 Chiltern Road

15 CB/20/00114/FULL 84 Bibshall Crescent
Proposal: Single storey side and rear extension

16 CB/20/00124/FULL 41 Lockington Crescent
Proposal: Single Storey side and rear extension

Dunstable Town Council
Plans Sub-Committee 28 January 2020

GRANTED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/19/04035/FULL	Lark Rise Lower School Single storey, flat roof extension that will be sympathetic to the existing and is proposed to be located at the rear.	No objections	Granted
CB/19/03906/FULL	Beecroft Academy Single storey extension to main building creating 4 permanent classrooms to replace existing temporary buildings.	No objections	Granted
CB/19/03810/FULL	187A Luton Road Single storey Ground floor front extension with interior modifications.	Not consulted	Granted
CB/19/03811/FULL	12 Staveley Road Two storey front and side extension, single storey side and rear extension and widening of existing vehicular crossover.	No objection	Granted
CB/19/03676/FULL	52 Frenchs Avenue Construction of side extension to property adding 2 no 1 bedroom apartments and associated landscaping	No objection	Granted
CB/19/03607/FULL	43 West Hill Rear conservatory and garage conversion .	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>
<p>CB/19/02340/FULL</p>	<p>208 High Street North Clear disused car park on land at rear of building at 208 High Street North and erect a two storey residential property consisting of 2 separate self-contained flats.</p>	<p>No objection</p>	<p>1) The proposed development would involve backland development that requires extensive excavation which is considered to be out of keeping with the wider character of the area. The proposal would be contrary to Policy H2 and BE8 of the South Bedfordshire Local Plan Review and Section 11 and 12 of the NPPF.</p> <p>2) The proposed development, by virtue of its relationship with No. 1a Capron Road would result in an undesirable and unacceptable degree of overlooking that would be detrimental to the amenity of neighbouring residents, as such the proposal is contrary to Policy BE8 of the South Bedfordshire Local Plan Review and Sections 12 of the NPPF.</p> <p>3) The proposed development, by virtue of the unsatisfactory nature of the plot would result in the provision of sub-standard internal living accommodation in terms of natural light and outlook, which would be detrimental to the living environment for future occupiers. The proposal would thereby conflict with the requirements of Policy H2 of the South Bedfordshire Local Plan Review and Section 12 of the NPPF.</p> <p>4) Insufficient information has been provided to enable an accurate assessment of the application in terms of parking demand and provision, adequate turning facilities and its implications on the highway. The proposal is thereby contrary to the requirements of Section 9 of the NPPF.</p>
<p>CB/19/02189/FULL</p>	<p>87 The Mall Single storey building to provide 1 No one bedroom flat following demolition of existing garage</p>	<p>Objection – Members consider the proposal to be overdevelopment and not in keeping with the street scene.</p>	<p>1) The application site is too restricted in size for the proposed development which would appear as a cramped form of overdevelopment in relation to adjoining buildings and thus would be out of character with the surrounding area. In addition, the proposal would provide inadequate internal and external living standards, by failing to meet with minimum internal and external space standards,</p>

given the constrained size of the plot. The proposal is therefore contrary to the principles of good design set out in Policies BE8 and H2 of the South Bedfordshire Local Plan Review, Chapter 12 of the NPPF and the Central Bedfordshire Design Guide.

2) The development of this visually prominent open area of amenity space and its subsequent change of use, as proposed, would appear unduly intrusive in the streetscene and harmful to the character of the site and the openness of the wider area. This will be in conflict with policy BE8 of the South Bedfordshire Local Plan Review, the Central Bedfordshire Design Guide 2014 and Chapter 12 of the NPPF.

3) The proposed development makes inadequate provision for the off-street parking of vehicles and is likely to lead to an increase in on-street parking creating conditions of danger and inconvenience to users of the highway. The proposal would require vehicles to reverse along a public footway thereby creating conditions of danger and inconvenience to users of that footway.

4) The proposed development would result in an obstruction on the public footway, which would create conditions of danger and inconvenience to users of the highway.

5) The proposal would result in an unacceptable impact on Highway Safety and is therefore contrary to the principles of good design as set out in policy BE8 of the South Bedfordshire Local Plan Review, Chapters 8, 9 and 12 of the NPPF and the Central Bedfordshire Design Guide.

WITHDRAWN PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/19/03908/FULL	15 The Avenue Two-storey side and front gabled extensions and new rear terrace level at first floor level. New rear dormer windows.	No objection	