

Dunstable Town Council
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DUNSTABLE
TOWN COUNCIL

David Ashlee Town Clerk and Chief Executive

Our Ref. DAKH/Plans

Date: 24 December 2019

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 7 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

A handwritten signature in black ink, appearing to be 'David Ashlee', written over a white background.

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

7 JANUARY 2020

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL

BETWEEN 23 NOVEMBER AND 23 DECEMBER 2019

1	CB/19/03628/FULL	72 Bibshall Crescent Proposal: Retrospective application for construction of hard standing for provision of car parking and erection of retaining wall with steps to property.
2	CB/19/03676/FULL	52 Frenchs Avenue Proposal: Construction of side extension to property adding 2no 1-bedroom apartments and associated landscaping.
3	CB/19/03906/FULL	Beecroft Academy, Westfield Road Proposal: Single storey extension to main building creating 4 permanent classrooms to replace existing temporary buildings.
4	CB/19/03908/FULL	15 The Avenue Proposal: Two-storey side and front gabled extensions and new rear terrace level at first floor level. New rear dormer windows.
5	CB/19/03955/FULL	79A High Street North Proposal: Proposed extension and conversion of outbuilding to bed and breakfast accommodation
6	CB/19/03981/FULL	71 Benning Avenue Proposal: Single storey front and rear extensions. Removal of existing rear conservatory and front porch.
7	CB/19/04024/FULL	19 Bank Avenue Dunstable Proposal: Erection of conservatory to the rear.
8	CB/19/04035/FULL	Lark Rise Lower School, Cartmel Drive Proposal: Single storey, flat roof extension that will be sympathetic to the existing and is proposed to be located at the rear.
9	CB/19/04122/FULL	38 Stavely road Proposal: Loft conversion with front dormer windows.
10	CB/19/04155/FULL	The Quadrant, High Street North Proposal: Proposed change of use from existing sui Generis unit to D2 planning use.

11 CB/19/04186/FULL	105-107 High Street North
Proposal:	First floor rear infill extension to existing first floor flat and external stair.
12 CB/19/04201/FULL	12 Benning Avenue
Proposal:	Detached Garage.
13 CB/19/04207/FULL	136 Jeans Way
Proposal:	First floor front extension, single storey part front and rear extensions.
14 CB/19/04209/FULL	21 Hilton Avenue
Proposal:	Single storey side and rear extension.
15 CB/19/04227/FULL	11 Totternhoe Road
Proposal:	Removal of existing dormer and loft conversion. Construction of larger dormer and loft conversion.
16 CB/19/04234/FULL	53 High Street North
	Change of use: Ground floor space retail unit to nail salon (sui Generis).

Dunstable Town Council
Plans Sub-Committee 7 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/19/03769/FULL	35 Pipers Croft Proposed single storey rear / side extension.	No objections	Granted
CB/19/03830/FULL	12 Benning Avenue Single storey rear extension.	No objections	Granted
CB/19/03768/FULL	15 Borough Road Loft conversion comprising rear dormer with gable ends to create a chalet bungalow.	No objections	Granted
CB/19/03717/FULL	40 First Avenue Retrospective Permission: Rooflight in vaulted ceiling on side elevation of roof.	No objection	Granted
CB/19/03589/ADV	142 High Street South 3x Canopy Fascia 1 x PID (price identity sign).	No objection	Granted
CB/19/03607/FULL	3 Woodford Road Erection of double storey side, single storey front and rear extension.	No objection	Granted
CB/19/03614/FULL	27 First Avenue Part two storey, part single storey side and rear extensions, rendered walls externally, replacement windows with internal alterations.	No objection	Granted
CB/19/03535/FULL	90 Canesworde Road Two storey side extension.	No objection	Granted
CB/19/03346/FULL	67 Sundown Avenue Proposed single storey front and side extension.	No objection	Granted

CB/19/03458/VOC	306 Hight Street North Variation of condition 2 to planning permission CB/19/00965/REG3 change of use from a motel (use class C1) to a sui generis transitional accommodation facility, with ancillary meeting rooms, interview rooms, training and communal facilities and offices.	No objection	Granted
CB/19/03452/FULL	41 Markham Crescent Single storey side extension.	No objection	Granted
CB/19/03416/FULL	39 Spinney Crescent Single storey side and rear extension and single storey rear extension with ramped access at rear.	No objection	Granted
CB/19/03426/ADV	Langdale Tesco Express, 68 Langdale Road Advertisement: 2 new fascia panel, 1 new internally illuminated box fascia, 1 new store directory, 2 new vinyls applied externally, 1 new ATM surround and 1 new projecting sign.	No objection	Granted
CB/19/03230/FULL	68-70 Langdale Road Relocation of 4 no air conditioning units, installation of new CO2 refrigeration condenser and installation of new access ladder to flat roof.	No objection	Granted
CB/19/03031/FULL	2 Park Street New two storey dwelling with rear extension, extended from 2 park street. Inclusion of 4x parking bays to front.	No objection	Granted
CB/19/02404/FULL	133 Poynters Road Retrospective – retaining existing loft with side dormers.	No objection	Granted
CB/19/02180/FULL	27 Dale Road Single storey front/side extension and side/rear extension.	No objection	Granted
CB/19/02325/FULL	15 Edward Street Single storey rear extension to replace existing, internal alterations, exterior repair works and replace existing roof tiles.	No objection	Granted
CB/19/02326/LB	15 Edward Street Single storey rear extension to replace existing, internal alterations, exterior repair works and replace existing roof tiles.	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/19/03586/FULL	<p>35 Tring Road Single storey rear extension loft conversion with 3 dormers.</p>	<p>No objection</p>	<p>The site lies within the South Bedfordshire Green Belt and the proposed extension would, taken together with the previous extensions to this property, result in a dwelling extended to a cumulatively disproportionate degree having regard to the level of restraint appropriate within the Green Belt. The proposal therefore represents inappropriate development, harmful to the openness of the Green Belt, and contrary to the advice contained within the National Planning Policy Framework (2019) and Policy H13 of the South Bedfordshire Local Plan Review.</p>