

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, 76 HIGH STREET NORTH, DUNSTABLE

ON TUESDAY 1 OCTOBER 2019

Present: Councillors Liz Jones (Chairman), Phillip Crawley (Vice-Chairman), Mark Cant, Alan Corkhill, Greg George, John Gurney and Cameron Restall

Apologies: None

In Attendance: Lucy Salim (Head of Finance and Support Services)

Public: None

1. SPECIFIC DECLARATIONS OF INTEREST

There were no specific declarations of interest.

2. PLANNING APPLICATIONS – RECEIVED UP TO 24 SEPTEMBER 2019

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 31 August and 24 September 2019.

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

CB/19/02140/FULL 4 Old Dairy Court

Proposal: Single storey rear extension to create kitchen and family area with conversion of existing garage and 1st floor loft extension over to create annexe.

Observations: No objection

CB/19/02325/FULL 15 Edward Street

Proposal: Single storey rear extension to replace existing, internal alterations, exterior repair works and replace existing roof tiles.

Observations: No objection

CB/19/02326/LB 15 Edward Street

Proposal: Single storey rear extension to replace existing, internal alterations, exterior repair works and replace existing roof tiles.

Observations: No objection

CB/19/02400/FULL Weatherfield Special School, Brewers Hill Road

Proposal: Erection of a single storey timber outbuilding for use as additional classroom space.

Observations: No objection

CB/19/02404/FULL 133 Poynters Road

Proposal: Retaining existing loft with side dormers. (Retrospective)

Observations: No objection

CB/19/02437/FULL 16 St Christophers Close
Proposal: Single storey rear extension.
Observations: No objection

CB/19/02439/OUT Jewson Ltd, Beale Street
Proposal: Conversion of existing office building into 18 one-bed flats including new three-storey extension to the rear, erection of 12 one-bed and 40 two-bed flats in 4 three-storey blocks and 1 four-storey block, following demolition of existing storage units.
Observations: Object – Overdevelopment, there is also insufficient parking for the proposed number of dwellings and there are concerns regarding the access and egress to the development. Members also wanted to note that the Police have voiced their concerns over this development. Also member wanted noted that with regards to the National Planning Framework, points 108-111 (with regards to traffic in & out of the development) are all not met in this proposal.

CB/19/02447/FULL Hadrian Academy, Hadrian Avenue
Proposal: First floor extension above the existing administration block, with internal alterations and dining room extension as previously approved under applications CB/15/03807/FULL and CB/15/03920/FULL.
Observations: No objection

CB/19/02484/ADV Prologis Park, Arenson Way
Proposal: Installation of three non-illuminated fascia signs over the main entrance.
Observations: No objection

CB/19/02523/FULL 35 Coombe Drive
Proposal: Demolition of single-storey rear extension and garage. Construction of single-storey rear extension and two-storey side extension.
Observations: No objection

CB/19/02581/FULL 40 Kirkstone Drive
Proposal: Single storey rear extension.
Observations: No objection

CB/19/02626/FULL 34 Drovers Way
Proposal: Single storey side extension and erection of front porch.
Observations: No objection

CB/19/02628/FULL 32 Meadway
Proposal: Single storey rear extension and garage conversion.
Observations: No objection

CB/19/02645/FULL 214 Luton Road
Proposal: Conversion of roof space to habitable use to include front and rear dormers, involving raising of ridge height.
Observations: No objection

CB/19/02660/FULL 33 Winfield Street

Proposal: Demolition of existing commercial property and the construction of a residential building to accommodate three one-bedroom apartments and one studio apartment.

Observations: Object - Overdevelopment and concerns with regards to waste disposal and insufficient parking space.

CB/19/02666/FULL 21 Park Street

Proposal: Ground floor rear extension and internal alterations.

Observations: No objection

CB/19/02676/FULL 86 Garden Road

Proposal: Proposed two new semi-detached houses and new vehicular access for existing dwelling.

Observations: 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.

CB/19/02705/FULL 58 Marina Drive

Proposal: Single storey side and rear extension.

Observations: No objection

CB/19/02725/FULL 60 Canesworde Road

Proposal: Proposed single storey rear extension and part double storey rear extension and front porch.

Observations: No objection

3. PLANNING DECISIONS

Members noted the decisions of Central Bedfordshire Council in respect of recent planning applications.

4. LICENSING APPLICATIONS

No licensing applications had been received.