

Dunstable Town Council  
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DUNSTABLE  
TOWN COUNCIL

David Ashlee Town Clerk and Chief Executive

Our Ref. DA/SL/Plans

Date: 7 February 2020

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 18 February 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 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)
5. Totternhoe Neighbourhood Plan (receipt of statutory consultation letter see page 6)

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**

**18 FEBRUARY 2020**

**PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL**

**BETWEEN 18 JANUARY AND 7 FEBRUARY 2020**

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<b>1</b>	<b>CB/20/00135/FULL</b>	15 Hawthorn Close <b>Proposal:</b> Two storey side extension.
<b>2</b>	<b>CB/20/00145/ADV</b>	McDonalds Restaurant 2-8 Luton Road <b>Proposal:</b> Advertisement: The installation of 4 illuminated no new digital freestanding signs and 1 illuminated no 15" digital booth screen.
<b>3</b>	<b>CB/19/04183/FULL</b>	105-107 High Street North <b>Proposal:</b> Rear infill extension to ground floor and first floor retail unit.
<b>4</b>	<b>CB/19/04289/FULL</b>	171 West Street <b>Proposal:</b> Single storey rear extension to existing café.
<b>5</b>	<b>CB/20/00174/FULL</b>	Carlton House, 42-44 West Street <b>Proposal:</b> Creation of 3 <sup>rd</sup> floor to create 1 dwelling and associated alterations
<b>6</b>	<b>CB/20/00201/FULL</b>	8 Beechwood Court <b>Proposal:</b> Erection of single storey rear extension and two storey side extension
<b>7</b>	<b>CB/TRE/20/00019</b>	19 Willoughby Close <b>Proposal:</b> Works to trees protected by a TPO (reduce height of crown by 3 metres and lateral spread by 1 metre to rear Ash Tree.
<b>8</b>	<b>CB/20/00146/FULL</b>	70 Beecroft Way <b>Proposal:</b> Erection of new garage

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**Dunstable Town Council**  
**Plans Sub-Committee 18 February 2020**

**GRANTED PLANNING APPLICATIONS**

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
<b>CB/19/04209/FULL</b>	<b>21 Hilton Avenue</b> Single storey side and rear extension	No objection	Granted
<b>CB/19/04155/FULL</b>	<b>The Quadrant, High Street North</b> Proposed change of use from existing suis generis unit to D2 planning use	No objection	Granted
<b>CB/19/03628/FULL</b>	<b>72 Bibshall Crescent</b> Retrospective application for construction of hard standing for provision of car parking and erection of retaining wall with steps down to property	No objection	Granted
<b>CB/19/04024/FULL</b>	<b>19 Bank Avenue</b> Erection of conservatory to the rear	No objection	Granted
<b>CB/19/03981/FULL</b>	<b>71 Benning Avenue</b> Single storey front and rear extensions, removal of existing rear conservatory and front porch	No objection	Granted
<b>CB/19/04227/FULL</b>	<b>11 Totterhoe Road</b> Removal of existing dormer and loft Conversion. Construction of larger dormer and loft conversion.	No objection	Granted
<b>CB/19/04122/FULL</b>	<b>38 Staveley Road</b> Loft conversion with front dormer windows.	No objection	Granted
<b>CB/04236/FULL</b>	<b>7 Beechwood Court</b> Single storey rear extension.	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>
<b>CB/19/03955/FULL</b>	<b>79A High Street North</b> Change of use, Proposed extension and conversion of outbuilding to bed and breakfast accommodation.	Object on the grounds the proposed development amounts to overdevelopment of the planning unit.	The proposed development, by reason of its scale and detailing, would fail to preserve and enhance the character of the surrounding area, which forms part of the historic backland of Dunstable town centre and lies within the designated Dunstable Conservation Area. The proposed development is therefore contrary to Section 16 of the National Planning Policy Framework 2019, Policy BE8 of the South Bedfordshire Local Plan Review 2004 and Section 3 of the Central Bedfordshire Design Guide 2014.
<b>CB/19/02660/FULL</b>	<b>33 Winfield Street</b> Demolition of existing commercial property and the construction of a residential building to accommodate three one-bedroom apartments and one studio apartment.	Object Overdevelopment and concerns with regards to waste disposal and insufficient parking space.	1) The proposed development, by virtue of its significant and excessive scale within the plot, and boundary to boundary width allowing minimal space for amenity and parking would result in cramped development, and would therefore constitute an overdevelopment of the application site. As such, the proposed development would cause harm to the character and appearance of the area, and would be contrary to Policy BE8 of the South Bedfordshire Local Plan (2004), Section 12 of the NPPF and would be further contrary to design principles outlined within the Central Bedfordshire Design Guide (2014). 2) Given the significant and unacceptable scale, mass, depth, bulk and height of the proposed development within the plot along each boundary, it is considered that it would result in an unacceptable overbearing impact upon the rear amenity space of Nos. 31, 35 and 35A Winfield Street. The development would also result in an unacceptable loss of light to the rear bedroom window serving No. 31 Winfield Street, and as such the development would cause harm to the amenity and living standards of neighbouring occupiers. Therefore the proposed development would be contrary to Policy BE8 of the South Bedfordshire Local Plan Review (2004), Section 12 of the NPPF and would be further contrary to design principles outlined within the Central Bedfordshire Design Guide (2014).

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
			<p>3) The proposed development would not deliver an appropriate, adequate or acceptable provision of amenity space, and as such the proposed development would provide its future occupants with a poor and unacceptable standard of amenity and poor living standards. As such, the scheme is considered unacceptable and contrary to Policy BE8 of the South Bedfordshire Local Plan Review (2004), as well as the design guidance outlined within the Central Bedfordshire Design Guide (2014).</p> <p>4) The proposed development would deliver a shortfall in on-site car parking, which would result in over-spill onto the public highway which is at capacity with existing significant levels of on-street car parking. Therefore the over spilling of car parking would result in congestion and subsequent safety implications upon the users of the public highway, and as such would fail to comply with paragraph 109 of the NPPF.</p>

**WITHDRAWN PLANNING APPLICATIONS**

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
<b>CB/19/04201/FULL</b>	<b>12 Benning Avenue</b> Detached garage	No objection	
<b>CB/19/03871/FULL</b>	<b>91 Tring Road</b> Single Storey extension to rear with rooflights, first floor extension to rear and side.	No objection	
<b>CB/19/0281/FULL</b>	<b>71-73 High Street North</b> Front glass extension to existing restaurant to provide seating area		



# **TOTTERNHOE PARISH COUNCIL**

Acting Clerk to the Council:  
Miss Julie Todd

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30 January 2020

Dear Consultee

## **Totternhoe Neighbourhood Plan – Pre-Submission Consultation (Regulation 14)**

I am pleased to invite your views on Totternhoe Parish Council's proposals for a neighbourhood development plan and associated documents.

This is a Pre-Submission Consultation in accordance with the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended).

The following consultation documents may be found at the link below on the Totternhoe Parish Council website:

- The Totternhoe Neighbourhood Plan
- Strategic Environmental Assessment and Habitat Regulations Assessment Screening outcome
- Evidence base documents

<http://www.totternhoe.com/jan-2020-neighbourhood-plan/>

Please submit your responses to the consultation to Totternhoe Parish Clerk to the above address or you may email your responses to: [parishclerk@totternhoe.com](mailto:parishclerk@totternhoe.com). If you wish to use there is a consultation feedback form available via the above link for download and completion or alternatively there is an on-line feedback option, also accessed via the above link, which you can complete and submit on line.

The consultation period runs for six weeks from 3 February to 15 March 2020.

**Responses must be received by 23 March 2020.**

I look forward to hearing from you.

Yours sincerely

A handwritten signature in black ink that reads "A Shuffleton". The signature is written in a cursive style with a large initial 'A'.

Amy Shuffleton  
Chair  
Totterhoe Neighbourhood Plan Steering Group