

**DUNSTABLE TOWN COUNCIL**

**MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE**

**HELD AT GROVE HOUSE, 76 HIGH STREET NORTH, DUNSTABLE**

**ON TUESDAY 10 MARCH 2020**

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

Apologies: Cllr Greg George

In Attendance: Sharon Long (Democratic Services Manager)

Public: None

**1. SPECIFIC DECLARATIONS OF INTEREST**

None.

**2. PLANNING APPLICATIONS – RECEIVED UP TO 28 FEBRUARY 2020**

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 8 February 2020 and 28 February 2020.

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

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|---------------------------|-------------------------------------|
| <b>1 CB/19/04213/FUL:</b> | 1 Lancot Place, Lancot Drive        |
| <b>Proposal:</b>          | Single & two storey rear extension. |
| <b>Observations:</b>      | No objections.                      |
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| <b>2 CB/TRE/20/00054:</b> | 17 Friars Walk   |
| <b>Proposal:</b>          | Works to trees protected by a TPO; Reduction of a lime tree to the rear of the property. |
| <b>Observations:</b>      | No objections.   |
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| <b>3 CB/20/00395/VOC</b> | The Quadrant, High Street North   |
| <b>Proposal:</b>         | Variation of Condition 3 of Planning Permission CB/19/04155/FULL (Change of use from existing sui generis unit to D2 planning use).   |
| <b>Observations:</b>     | No objection in principle to the proposed use. Concern was expressed regarding the impact, primarily of noise and vibration, a 24 hour operation could have on the residential units immediately above the unit and Councillors wished to note that if planning permission is granted, adequate protection must be given to existing residential amenity. |
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| <b>4 CB/19/02439/OUT</b> | Jewson Limited, Beale Street |
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	<b>Proposal:</b>	Outline application: Conversion of existing office building into 15 one bed flat units including new three storey extension to the rear, erection of 6 new one bed and 30 new two bed flat units in 2 No. three-storey blocks and 1 four-storey block, following demolition of existing storage units. Total 51 mixed flat units.
	<b>Observations:</b>	Object on the grounds the number of units amounts to overdevelopment of the site, and the proposed access (Cross Street North) is not adequate and has neither the capacity or capability to accommodate the increased vehicular movements the proposed development would generate, given its width.
<b>5</b>	<b>CB/20/00237/FULL</b>	12 Benning Avenue <b>Proposal:</b> Construction of a Detached Garage. <b>Observations:</b> No objections.
<b>6</b>	<b>CB/20/00472/FULL</b>	22 West Street <b>Proposal:</b> Installation of 1 no. external CCTV camera. <b>Observations:</b> No objections.
<b>7</b>	<b>CB/TRE/20/00057</b>	10 Woolpack Close <b>Proposal:</b> Works to trees protected by a TPO (Crown reduction by a maximum of 3m, prune any remaining hanging branches, cut back damaged and overhanging branches of Beech tree). <b>Observations:</b> No objections .
<b>8</b>	<b>CB/20/00525/FULL</b>	36 Holliwick Road <b>Proposal:</b> Proposed two storey side extension to form additional bedroom. <b>Observations:</b> No objections.
<b>9</b>	<b>CB/20/00535/FULL</b>	23 Brandreth Avenue <b>Proposal:</b> Single & two storey rear extensions & loft conversion with Juliet balcony & new front porch. <b>Observations:</b> No objections.
<b>10</b>	<b>CB/20/00472/FULL</b>	88 Suncote Avenue Single storey side and rear extensions and alterations to existing garage to form pitched roof. <b>Observations:</b> No objections.
<b>11</b>	<b>CB/19/02524/FULL</b>	40 Norcott Close <b>Proposal:</b> Extension of and replace roof of outbuilding. Change of roof construction to dual equal pitch. Addition of timber clad treatment to exterior. <b>Observations:</b> No objections .
<b>12</b>	<b>CB/20/00484/FULL</b>	Garages adjacent to 6 Capron Road <b>Proposal:</b> Demolition of existing garage buildings and erection of one mews house with associated parking and amenities. <b>Observations:</b> No objections.
<b>13</b>	<b>CB/19/04011/VOC</b>	Land at Frenchs Avenue

	<b>Proposal:</b>	Variation of condition 2 of PP CNB/14/04668/RM dated 05.03.15: Residential development of 240 Units – 2,3,4 bed houses, 1,2 and 3 bed apartments, affordable housing provision at 20% *Condition 2 to be removed due to no tree surgery works having to be carried out on the referenced trees.
	<b>Observations:</b>	No objections.
<b>14</b>	<b>CB/20/00275/FULL</b>	20 Cartmel Drive
	<b>Proposal:</b>	Widen dropped kerb to roadway from existing hard standing.
	<b>Observations:</b>	No objections.
<b>15</b>	<b>CB/20/00589/FULL</b>	26 Kirkstone Drive
	<b>Proposal:</b>	Erect two storey side extension, rear loft dormer, conservatory and garage extension.
	<b>Observations:</b>	No objections.
<b>16</b>	<b>CB/20/00509/OUT</b>	135 High Street South
	<b>Proposal:</b>	Demolition of existing and rebuild as 6 studio flats.
	<b>Observations:</b>	Object on the grounds that (1) the proposed development amounts to overdevelopment of the site, (2) the proposed size of the units will amount to overcrowding, (3) it will result in an inappropriate change to the street scene, (4) it will result in obscuring a top floor window of the neighbouring property, (5) it will have a detrimental impact on the current parking situation as no off street parking is provided and (6) it is not clear how waste arisings from the proposed units will be dealt with.
<b>17</b>	<b>CB/20/00684/FULL</b>	44 Goldstone Crescent
	<b>Proposal:</b>	Proposed single storey side and rear extension.
	<b>Observations:</b>	No objections.
<b>18</b>	<b>CB/TRE/20/00081</b>	Viceroy Court, High Street South
	<b>Proposal:</b>	Works to trees protected by a TPO: Remove lower branches by 5 metres from ground level to Sycamore Tree and Beech Tree.
	<b>Observations:</b>	No objections.
<b>19</b>	<b>CB/20/00669/FULL</b>	142 High Street South
	<b>Proposal:</b>	Replace two existing parking bays with two electric vehicle charging bays.
	<b>Observations:</b>	No objections.
<b>20</b>	<b>CB/20/00696/FULL</b>	11 Buttercup Close
	<b>Proposal:</b>	Single storey side & rear extension and loft conversion.
	<b>Observations:</b>	No objections.

### 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.

Councillor Jones requested the Democratic Services Manager to ask the Town Centre Officer whether (1) she was aware that two new proposed market traders are intending to trade in Middle Row/ Ashton Square and (2) of the Facebook posts by the Quadrant calling for interest in having market stalls in the Quadrant.

#### **5. DROP- IN INFORMATION SESSION ABOUT PLANS FOR AN INTEGRATED HEALTH AND CARE HUB AND HOUSING IN DUNSTABLE HELD BY CENTRAL BEDFORDSHIRE COUNCIL ON FRIDAY, 28 FEBRUARY**

Members indicated their attendance of the session and that Central Bedfordshire Officers had indicated that an outline planning application is intended to be submitted by the end of March. Councillor Jones requested that when the application is submitted, that this be the first item on the agenda for the relevant Plans Sub Committee meeting given its likely controversy amongst local residents.