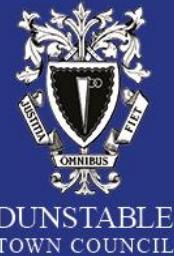


Dunstable Town Council  
Grove House  
76 High Street North  
Dunstable  
Bedfordshire  
LU6 1NF

Tel: 01582 513000  
E-mail: [info@dunstable.gov.uk](mailto:info@dunstable.gov.uk)  
Website: [www.dunstable.gov.uk](http://www.dunstable.gov.uk)



David Ashlee Town Clerk and Chief Executive

Our Ref. DA/KH/Plans

Date: 15 June 2020

Dear Councillor

Could you please note that a remote meeting of the Council's Plans Sub-Committee will be held on **Tuesday 23 June 2020 at 6.00 pm** utilising Microsoft Teams.

Any members of the public or press who wish to attend the remote meeting are welcome to do so and should notify their wish to attend to me by email to [david.ashlee@dunstable.gov.uk](mailto:david.ashlee@dunstable.gov.uk) by **5pm on Friday, 19 June**. Instructions on how to join will then be sent to you in advance of the meeting.

### A G E N D A

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. To consider consultations for 5G Telecommunication Masts at Woodford Road (application submitted in item 3) and Brewers Hill Road (see page 5)

Yours faithfully

A handwritten signature in black ink, appearing to read 'DA' followed by a surname.

David Ashlee  
Town Clerk and Chief Executive

To: All Members of Plans Sub-Committee  
Councillors Philip Crawley (Chairman), Mark Cant (Vice-Chairman), Liz Jones, Alan Corkhill, John Gurney, Cameron Restall and Johnson Tamara 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**

**23 JUNE 2020**

**PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL**

**BETWEEN 23 MAY AND 12 JUNE 2020**

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<b>1 CB/20/00130/TRE</b>	8 Walnut Grove <b>Proposal:</b> Works to a Tree Protected by a Preservation Order SB/TPO/76/0005/TI reduce crown by 25% and thin a large Copper Beech Tree to the rear.
<b>2 CB/20/01639/REG3</b>	306 High Street North <b>Proposal:</b> Rear Second floor extension to create 5 additional rooms.
<b>3 CB/20/01653/FULL</b>	Unit 3, Grove Park, Court Drive <b>Proposal:</b> Change of use of Unit 3 from current flexible use including Use Classes A3 (Restaurant and Cafes), A4 (Drinking Establishments) and D2 (Assembly and Leisure) to include Use Classes B1(a) (Office) and D1 (Non-Residential Institution).
<b>4 CB/20/01684/FULL</b>	65 Oldhill <b>Proposal:</b> First floor rear extension.
<b>5 CB/20/01689/FULL</b>	19 Jardine Way <b>Proposal:</b> Single storey rear pitched roof extension.
<b>6 CB/20/01722/FULL</b>	79A High Street North <b>Proposal:</b> Re-submission of CB/19/03995/FULL. Extension and conversion of outbuilding to bed and breakfast accommodation.
<b>7 CB/20/01772/TDM</b>	Woodford Road <b>Proposal:</b> Telecommunications Determination (masts): 20m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.
<b>8 CB/20/01830/FULL</b>	219 High Street North <b>Proposal:</b> Demolition of existing building and erection of one apartment block comprising 35 residential units with associated parking and landscaping.

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- 9 CB/20/01854/FULL** 3 Oakwell Close  
**Proposal:** Loft conversion with a side dormer stair well
- 
- 10 CB/20/01894/VOC** Globe House, 84-88 High Street South  
**Proposal:** Variation to Condition 2 and 5 of Planning Permission CB/18/03362/Full (Demolition of outbuildings in car park, relocation of car park entrance, construction of 2 new Dwellings) - replacement plans to ensure consistency with site plans and house floor plans.
- 
- 11 CB/20/01901/FULL** 54 Staveley Road  
**Proposal:** Single storey rear extension and front dormer extension.
- 
- 12 CB/20/01925/FULL** Christ Church, West Street  
**Proposal:** Alterations to existing boundary wall and extension to existing shed.
-

Dunstable Town Council  
Plans Sub-Committee 23 June 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/20/01185/FULL</b>	<b>22 Cartmel Drive</b> Single storey front and side rear extensions and replacement garage roof.	No objection	Granted
<b>CB/20/00824/FULL</b>	<b>33 Winfield Street</b> Re-submission of planning permission CB/19/02660/FULL Demolish the existing commercial property and construct a detached dwelling containing two, two-bedroom apartments.	Objection on the grounds that (1) the proposal involves overdevelopment of the plot, (2) it would dramatically change the street scene as the design is out of keeping with existing housing design and (3) there is insufficient onsite car parking provision and the existing on street parking along Winfield Street is almost at capacity. Any overspill car parking onto Winfield Street from this proposed development would result in congestion which would lead to highway safety implications to its users.	Granted
<b>CB/20/01148/FULL</b>	<b>48 Maidenbower Avenue</b> Single Storey Rear Extension.	No objection	Granted
<b>CB/20/00782/FULL</b>	<b>29-31 Edward Street</b> Listed Building: Change layout of first floor to create a hallway and four separate rooms.	No objection	Granted

<b>CB/20/01040/FULL</b>	<b>13 Beacon Avenue</b> Alterations to existing single storey side garage conversion & rear single storey extension.	No objection	Granted
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## REFUSED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority's Reason for Refusal</u>
<b>CB/19/04303/FULL</b>	<b>7 High Street North</b> 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).	No objections but Members requested to see a condition relating to the requirement for adequate waste disposal provision to be made if the application is granted.	<p>1) The significant reduction to the size of the retail unit to facilitate the residential development would compromise the vitality and viability of the town centre, thereby failing to meet the regenerative benefits sought in the town centre and compromising the character of the Conservation Area. The proposal would thereby be contrary to Policy TCS1 of the South Bedfordshire Local Plan and Section 7 of the National Planning Policy Framework.</p> <p>2) The proposed development, by virtue of the constrained nature of the site would result in the provision of sub-standard internal living accommodation in terms of natural light and outlook in flat 1 (as identified on dwg. no. 200 Rev. C), which would be detrimental to the living environment of 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 National Planning Policy Framework.</p> <p>3) Insufficient information is available to ascertain the impact of noise and odour disturbance from adjacent uses (including the proposed take-away) on the proposed residential use. The absence of this</p>

			information raises concerns that the development would fail to provide a satisfactory living environment for future occupiers thereby contrary to Policy H12 of the South Bedfordshire Local Plan Review and Section 12 and 15 of the National Planning Policy Framework
<b>CB/20/00680/FULL</b>	<b>14 Candale Close</b> Part two storey, part single storey side and rear extension and front porch.	No objection	1) The proposed extension, by nature of its size and design, represents an unacceptable enlargement of the dwelling to the detriment of the appearance of the dwelling and the character and appearance of the streetscene. The proposal is therefore contrary to policies H8 and BE8 of the South Bedfordshire Local Plan Review. 2) 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 so resulting in traffic congestion and additional hazards for highway users. The proposal would conflict with the objectives of Section 9 of the NPPF.

The Town Clerk,  
Dunstable Town Council,  
High Street North,  
Dunstable  
LU6 1NF

Dear Sir/Madam,

**Preliminary Inquiry Subject: Proposed 5G Telecommunications Installation For H3G UK**

We are in the process of selecting a site located within the Dunstable area. The purpose of this letter and its enclosures is to invite stakeholders to enter into pre application discussion in relation to the selected option/s prior to the submission of a formal planning application.

As you will see from the enclosed plan on behalf of H3G LTE we have already undertaken several steps in the site identification process having examined the Radio Communications Agency Mast Register, our record of other operator's sites and the councils own mast register. In addition, the policies in the council's development plan have been examined and any relevant planning history of the site.

Site Name/Address	Woodford Rd, Dunstable, Bedfordshire, LU5 4LE
NGR	E: 503399 N: 222239
Type of Installation	Proposed Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.

The exact location of the site and a detailed description can be found on the enclosed drawing Ref: LTN24515.

The site identified has been rated under the voluntary Ten Commitments Traffic Light Rating System.

All H3G UK Ltd installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

We look forward to receiving your comments on the option identified and your views on the consultation strategy. In addition, we would take this opportunity to offer a meeting and tour of options to discuss the proposal. Finally, we would be interested in any other local stakeholders or groups that you consider would like to know more about our proposals.

Yours faithfully,

Damian Hosker BA(Hons) MA MRTPI  
[d.hosker@whptelecoms.com](mailto:d.hosker@whptelecoms.com)

V1.8

SITE LOCATION



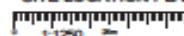
SITE AREA PLAN



SITE PHOTOGRAPH



SITE LOCATION PLAN



GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://goo.gl/maps/FugrYKfQYEvZPl5y9>GOOGLE STREETVIEW - <https://goo.gl/maps/zRxUhERmJm4XNaAfA>

## NOTE(S)

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.  
DIRECTIONS TO SITE:  
From junction 18 of the M1, take the A522 west to Dunstable. At junction 11, take the A522 west to Dunstable. At junction 10, take the A522 west to Dunstable. Turn right onto Woodford Rd. Follow Woodford Rd and site location is on the right hand side.



MOD1	MOD2	TYPE	Project or Name	Notes
00000000	00000000	H3G SG UNILATERAL	Planning	A
00000000	00000000		First issue - Site nomination dated TBC	



Hutchinson 3G UK Limited  
One Avenue, 20 Standard Road  
Brentwood, Essex CM14 4HT  
Tel: 01206784000  
Fax: 01206784001  
  
H3G Best Bidder Information Site  
000000000000  
Address: Ben-Spin Monday in Hove

WHP Telecoms	
Unit 1 Maple Park,	Leeds
Low Fields Avenue, LS12 8H1	

Tel: 01133022550  
e-mail: info@whptelecoms.com

Site Name	WOODFORD RD SW
Site ID	LTN24515
Address	WOODFORD RD, DUNSTABLE, BEDFORDSHIRE, LU5 4LE
Area	B02 SITE LOCATION PLAN
Region	H3G SG UNILATERAL
Project or Name	PLANNING
Alt Grid Ref	N/A
Min Grid Ref	N/A
Max Grid Ref	N/A
Notes	A
Master Drawing No.	LTN24515_M001

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Northampton Road, Manchester,  
M40 5AG, UK F: +44 (0) 161 785 4501

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Our ref: MBNL\_SBE005

Mr David Ashlee

Dunstable Town Council

76 High Street North

Dunstable

Bedfordshire

LU6 1NF

Email: info@dunstable.gov.uk Via Email

12th June 2020

Dear Mr Ashlee

**PRE-APPLICATION CONSULTATION – RADIO BASE STATION INSTALLATION AT MBNL\_SBE005  
BREWERS HILL RD NORTH, BREWERS HILL RD, DUNSTABLE, BEDFORDSHIRE, LU6 1DA. NGRs  
E:500973 N:222608**

Clarke Telecom Ltd act on behalf of the mobile telecommunications operator MBNL. MBNL undertakes the management and network deployment of telecommunications sites on behalf of both EE (UK) Ltd and Hutchison 3G UK limited. The proposal is for a new Hutchison 3G UK Limited column, in order to provide the latest 4G and new 5G technologies to the Dunstable area.

The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, MBNL are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond. As part of MBNL's continued network improvement program, there is a specific requirement for a new mast at the footway of Brewers Hill Road to ensure that the latest high quality 2G, 3G and 4G service provision continues to be provided in the Dunstable area. The proposed new column will also ensure that new 5G coverage can also be provided at this location. This ensures that coverage and capacity requirements are maintained.

The proposed new mast has been sited and designed in order to provide 5G coverage and to support the existing mobile network. At present it is paramount that digital connectivity is supported and maintained throughout the country. In particular the current massive shift in user demand from city centres and places of work to residential areas and suburbs requires an improvement in coverage and capacity throughout the whole network. The current proposal therefore provides such additional capacity to the network whilst still promoting the improved 5G technology.

The proposed development is within the limits set out in Part 16 for permitted development with Prior Approval. The location enables the whole of the surrounding area to benefit from improved 5G network coverage and has been designed to be future proof, thus enabling other technologies to be deployed depending upon the demand required. As the shift in demand is expected for the foreseeable future and that as central government considers digital communications to be a critical national infrastructure, we intend to support customers and local residents by ensuring as little disruption as possible. The existing site will therefore be retained so that all existing users may benefit at this difficult time. In addition, EE will become the Emergency Services Network Provider and in order to dedicate the 4G network for that use, the intention is to support all users during the current climate and to maintain all current services **without the removal of any existing equipment**.

Mobile telecoms networks are now ubiquitous throughout the UK. It is an expectation that an individual can connect and use their mobile phone whenever and wherever they are. With the advent of new technology, under the banner of 5G, further advances are proposed and Central Government has seen the telecoms industry, and in particular 5G, to be at the forefront of economic development.

This new column will enable 5G coverage to be provided to this area of Dunstable. The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. That is why the Government is committed to extending mobile geographical coverage further across the UK, with continuous mobile connectivity provided to all major roads and to being a world leader in 5G. This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage.

As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth across the sectors that local areas are focusing on through their emerging Local Industrial Strategies. Enabling and planning for 5G implementation is central to achieving the Government's objective to deliver prosperity at the local level and enable all places to share in the proceeds of growth.

5G service provision will bring faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, it has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, the

'Internet of Things'. This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand. The base station will also meet the extra demands on the network in this area as more people use internet enabled handheld devices.

The preferred MBNL option is as follows:

**MBNL\_SBE005 BREWERS HILL RD NORTH, BREWERS HILL RD, DUNSTABLE, BEDFORDSHIRE,  
LU6 1DA. NGRs E:500973 N:222608**

The proposal relates to the installation of a new monopole up to 20m in height supporting 6 no. antennas with a wrap around equipment cabinet at the base of the column, installation of 3 no. new equipment cabinets and ancillary development thereto. Enclosed for reference is a site location plan and an indicative drawing of the proposed monopole.

The proposed height is essential in order to ensure the latest 4G and new 5G technologies are provided in and around this area of Dunstable. These latest technologies operate at higher frequency bands than older technologies such as 2G and 3G. The higher the frequency band the greater the radio signal is naturally weakened. This means that the effects of clutter are even more significant than for the provision of older technologies. As a result, a higher column is normally required to maintain the same coverage footprint. The latest 4G technology and new 5G service provision carry higher capacity and data speeds to the user, this leads to such antennas having to be positioned at a higher height than more standard antennae and in turn a taller antenna height for 5G service provision.

The new column is located where there is an existing established radio base station. There are no other more suitable locations within the immediate area for the operator to locate their equipment. As such this is sequentially the most preferable site for the operator to install the new column and associated equipment cabinets.

The proposal for this MBNL site has been designed within International Commission on Non-Ionising Radiation Protection (ICNIRP) public exposure guidelines. A certificate of ICNIRP compliance will be included within the planning submission. In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14 day period starts from the date at the top of this letter. For your information pre-consultation letters and a set of plans have been sent to the other local ward councillors for Dunstable-Northfields Ward, the local MP Andrew Selous and Dunstable Town Council.

We look forward to receiving your response within 14 days of the date of this letter.

Yours sincerely

**Jennie Hann BSc MTPL MRTPI**

Planning Manager

Clarke Telecom

Tel: +44 (0)161 785 4500

Fax: +44 (0)161 785 4501

Email: jennie.hann@clarke-telecom.com

(For MBNL on behalf of Hutchison 3G UK Limited)

Site Ref	SBE005	Site Name and Address	BREWERS HILL ROAD NORTH BREWERS HILL ROAD DUNSTABLE BEDFORDSHIRE LU1 1DA
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**NOTE THE MAP IS NOT TO SCALE**

