

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

Tel: 01582 513000
E-mail: info@dunstable.gov.uk
Website: 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 14 July 2020 at 7.00 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 by **5pm on Friday, 10 July**. Instructions on how to join will then be sent to you in advance of the meeting.

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)

Yours faithfully

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

14 JULY 2020

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL

BETWEEN 13 JUNE AND 3 JULY 2020

1	CB/20/00157/TRE Proposal:	73 Great Northern Road Prune and make safe rear Sycamore Tree to SB/TPO/09/0005/T1
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2	CB/20/00282/TRE Proposal:	26 West Hill Cut back Field Maple Tree and Elderberry Tree (A and B) to rear.
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3	CB/20/00291/TRE Proposal:	ASDA, Court Drive Fell and replace Sycamore tree (T1) as this tree is in decline with little active foliage and extensive deadwood . Fell Horse Chestnut tree (T2) to ground level due to colonisation by fungus Polyporus Squamosus.
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4	CB/20/00318/TRE Proposal:	Globe House, 84-88 High Street South Pollard Lime trees T1,T2,T3,T4,T5 & G1 to SB/TPO/89/ 00014 due to obscuring of the footpath and blocking car park entrance.
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5	CB/20/01865/FULL Proposal:	187 High Street South Dropped kerb.
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6	CB/20/01926/LB Proposal:	Christ Church Dunstable, West Street Alterations to existing boundary wall and extension to existing shed.
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7	CB/20/02005/REG3 Proposal:	Land at Grove Park, Court Drive Erection of a mixed-use development comprising a 4 storey integrated Health and Social Care Hub (6841 sqm) and 98 residential apartments (80, one bedroom flats and 18, two bedroom flats) for older people distributed in three blocks, 4 storeys in height with access, parking, landscaping and associated infrastructure.
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8	CB/20/02071/FULL Proposal:	12 Periwinkle Lane Erection of a detached double garage.

9	CB/20/02081/FULL	35 Ridgeway Drive Proposal: Single storey rear and side extension with removal of 2 outbuildings.
10	CB/20/02096/FULL	29 Poynters Road Proposal: Single storey rear, side extension and front canopy.
11	CB/20/02097/FULL	46 Goldstone Crescent Proposal: Change roof on rear extension from flat to pitch.
12	CB/20/02106/FULL	86 London Road Proposal: Construction of a new porch and cloakroom.
13	CB/20/02149/FULL	84 Design Drive Proposal Two storey side/ rear extension.
14	CB/20/02173/FULL	68 Burr Street Proposal: Single and two storey rear extension.
15	CB/20/02197/FULL	38 Mentmore Crescent, Proposal: Two storey and single storey rear extension and rear dormer window.
16	CB/20/02198/FULL	2 Northfields Proposal: Single storey rear extension – Orangery.
17	CB/20/02204/FULL	15 Loring Road Proposal: Part two storey and part single storey rear extension.

Dunstable Town Council
Plans Sub-Committee 14 July 2020

GRANTED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/20/01589/FULL	20 Kirkstone Drive Proposed single storey rear extension and porch to front.	No objection	Granted
CB/20/01509/FULL	16 St Christophers Close Single storey rear extension.	No objection	Granted
CB/20/01495/FULL	43 Spinney Crescent Single storey side/rear extension.	No objection	Granted
CB/20/01455/FULL	7 Liscombe Road Single storey front, side and rear extension.	No objection	Granted
CB/20/01466/FULL	5 Liscombe Road Single storey rear extension.	No objection	Granted
CB/20/01428/FULL	52 Bibshall Crescent Proposed dormer window and velux window to the front roof slope and internal alterations.	No objection	Granted
CB/20/01301/FULL	127 Chiltern Road Proposed single storey rear extension and dropped kerb.	No objection	Granted
CB/20/01354/ADV	22 West Street Replacement of existing external ATM header signage.	No objection	Granted

CB/20/01327/FULL	35 Tring Road Single storey rear extension (resubmission).	No objection	Granted
CB/20/00514/LB	99 & 101 & 105 Church Street Replacement windows to (No. 99 - 1 x new downstairs front window including decoration, 1 x low level rear window including decoration, 1 x high level rear window including decoration. No 101 - 1 x new window including decoration. No. 105 - 1 x new high level front window including decoration, remove and clear existing secondary glazing unit and replace with new, and new air vent cover).	No objection	Granted
CB/19/04112/ADV	14 West Street Signage to shopfront.	No objection	Granted
CB/20/00892/LB	14 West Street Signage to shopfront.	No objection	Granted

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>
CB/20/01270/FULL	<p>St Marys RC Church, 82 West Street Demolition of Presbytery and erection of a block of 10 apartments with associated car parking and landscaping.</p>	<p>No objection – whilst the Committee did not object to the proposed scheme they did express concerns about increased access and egress the scheme would have on the site and the subsequent impact on traffic levels on West Street. The Committee were also keen to be reassured that adequate provision for waste disposal was made for the development.</p>	<p>1) The proposed demolition of the Presbytery building, which is distinctively positioned in relationship to the Church building and of relevance to the reasons for designation given in the Statutory Listing of the Church, would detract from the integrity and character of St Mary's Church which is a statutory listed building. The proposal would thereby conflict with the requirements of Section 16 of the National Planning Policy Framework.</p> <p>2) The proposed development, by virtue of its three storey scale, cramped form resulting in lack of planting and amenity space, and the loss of perimeter tree planting would represent an inappropriate form of development that would detract from the character of the area, thereby contrary to Policy BE8 of the South Bedfordshire Local Plan Review and Section 12 of the National Planning Policy Framework.</p> <p>3) Insufficient information has been submitted to describe the significance of any heritage asset with archaeological interest that may be affected by the proposed development. The proposal is thereby contrary to paragraph 189 of the National Planning Policy Framework.</p> <p>4) No details of the drainage have been provided with regards to the 1) the surface water drainage arrangements to be provided; 2) the impact of the development on the existing flood risk at the site and immediate local area. The proposal is thereby contrary to Section 14 of the National Planning Policy Framework.</p>