

**DUNSTABLE TOWN COUNCIL**

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

**HELD REMOTELY VIA MICROSOFT TEAMS**

**ON TUESDAY 23 JUNE 2020**

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

Apologies: None

In Attendance: Cllr Kenson Gurney, David Ashlee (Town Clerk and Chief Executive) and Kelley Hallam (Business Support Manager)

Public: Three

**1. SPECIFIC DECLARATIONS OF INTEREST**

<b>Councillor</b>	<b>Interest</b>	<b>Agenda Item</b>
Cllrs Crawley & Tamara	306 High Street North – Non-Pecuniary (CBC Application and they are CBC Councillors)	Item 2,

**3. PLANNING APPLICATIONS – RECEIVED UP TO 22 MAY 2020**

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 23 May and 12 June 2020.

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

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**1 CB/20/00130/TRE** 8 Walnut Grove  
**Proposal:** 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.  
**Comments:** No objection

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**2 CB/20/01639/REG3** 306 High Street North  
**Proposal:** Rear Second floor extension to create 5 additional rooms.  
**Comments:** No objection

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<b>3</b>	<b>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>Comments:</b> Object as these units were specifically built for leisure use and should be kept for that purpose and the Committee felt that there was enough office space available in other parts of the town.
<b>4</b>	<b>CB/20/01684/FULL</b>	65 Oldhill <b>Proposal:</b> First floor rear extension. <b>Comments:</b> No objection
<b>5</b>	<b>CB/20/01689/FULL</b>	19 Jardine Way <b>Proposal:</b> Single storey rear pitched roof extension. <b>Comments:</b> No objection
<b>6</b>	<b>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>Comments:</b> Object. The Committee believes the proposals to be over-development of the site.
<p>Before the Committee considered the following application, a member of public was granted permission to speak and voice his concerns regarding the application to the Committee. He was advised to also send his objections in writing to CBC directly.</p>		
<b>7</b>	<b>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>Comments:</b> Object due to the detrimental impact the siting of the mast would have on the streetscene and Members felt there were better locations to place it away from residential properties.
<b>8</b>	<b>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. <b>Comments:</b> Object due to the proposed design and visual appearance of the proposed development and the subsequent detrimental impact it would have on the streetscene. The Committee also had concerns regarding access and egress onto the already busy High Street North. Councillor Tamara abstained from voting on this application
<b>9</b>	<b>CB/20/01854/FULL</b>	3 Oakwell Close <b>Proposal:</b> Loft conversion with a side dormer stair well <b>Comments:</b> No objection

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**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.  
**Comments:** No objection

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**11 CB/20/01901/FULL** 54 Staveley Road  
**Proposal:** Single storey rear extension and front dormer extension.  
**Comments:** No objection

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**12 CB/20/01925/FULL** Christ Church, West Street  
**Proposal:** Alterations to existing boundary wall and extension to existing shed.  
**Comments:** No objection

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#### **4. PLANNING DECISIONS**

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

#### **5. CONSULTATIONS FOR 5G TELECOMMUNICATION MASTS AT WOODFORD ROAD AND BREWERS HILL ROAD**

The Committee considered the consultation letters received regarding 5G Telecommunication Masts. The Town Clerk and Chief Executive would respond to the letter stating that members had objected to the siting of the mast on Woodford Road and that they would consider the Brewers Hill application when it was received. He would also ask for plans for any proposed future installations.