

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

HELD REMOTELY VIA MICROSOFT TEAMS

ON TUESDAY 4 AUGUST 2020

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

Apologies: None

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

Public: Three

1. SPECIFIC DECLARATIONS OF INTEREST

Councillor	Interest	Agenda Item
All Councillors	CPCFC, Creasey Park Drive – Non-Pecuniary (CBC Application but the Town Council manage the site).	Item 4

2. PLANNING APPLICATIONS – RECEIVED UP TO 27 JULY 2020

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 4 July and 27 July 2020.

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

CB/20/00058/ADV: 112-114 LUTON ROAD, (LATE ITEM)

This application had previously been considered by the Committee at the meeting held on 28 January 2020, but it was noted that address had been stated incorrectly on the agenda. A request was made to re-consider the application which was agreed by CBC Planning Officers and the Chairman as no decision on the application had yet been made by Central Bedfordshire Council.

CB/20/00058/ADV 112-114 Luton Road
Proposal: Retrospective planning application of external signage.

A member of the public attended the meeting and spoke to the Committee of her concerns with the application. The signage in question had been installed 4 years previously, with no planning permission and the lighting within it was extremely bright and lit up her house all night.

Members considered the application and it was agreed that the following comments be re-submitted to Central Bedfordshire Council:

Comments: Object due to the light pollution the signage causes to local residents and properties.

CB/20/00309/TCA	15 West Street
Proposal:	Reduce height by approx. 4m to Sycamore Tree, reduce width to shape accordingly and raise low canopy up to approx 5-6m above ground.
Comments:	No objection

CB/20/00321/TRE	18 Beechwood Court
Proposal:	SB/TPO/79/00014/G1 reduced Beech Tree.
Comments:	No objection

CB/20/00354/TRE	21 High Street North
Proposal:	Crown reduction of trees situated along the boundary with No. 19 High Street North. Works required in order to alleviate branch encroachment.
Comments:	No objection

CB/20/01100/REG3	Creasey Park Community Football Centre, Creasey Park Drive,
Proposal:	Creation of an Artificial Grass Pitch (AGP) with new fencing, floodlighting, maintenance storage container, hard standing pathways and ancillary features.
Comments:	No objection

CB/20/01885/FULL	18 Ulverston Road
Proposal:	Two storey front & side with single storey rear extensions.
Comments:	No objection

CB/20/02117/OUT	23 High Street North
Proposal:	Extension to first second and third floor to create 6 no. flats.
Comments:	No objection

CB/20/02205/FULL	8 Beechwood Court
Proposal:	Single storey side garage extension and small rear extension, repainting of elevation in light colour matching other houses on the street.
Comments:	No objection

CB/20/02215/VOC	13-13A West Street
Proposal:	Variation of Condition 3 of Planning Permission CB/19/00762/Full: Conversion of first floor to two self-contained flats and conversion of part of ground floor into another flat, retaining smaller shop and office.
Comments:	Object due to over-development of the site.

CB/20/02294/FULL 28 Wingate Road
Proposal: Single storey side/rear and two storey rear with first floor side extension. Single front extension with garage conversion.
Comments: No objection

CB/20/02304/FULL 1 Kirkstone Drive
Proposal: Front extension to kitchen at ground floor. Side and rear first floor extension over existing extension and garage.
Comments: No objection

A member of the public attended the meeting and voiced her objections to the Committee regarding the following Renault Trucks Chiltern application. She informed them of the detrimental impact the constant noise and fumes from the vehicles had on local residents and that the business was already contravening the current regulations.

CB/20/02320/VOC Renault Trucks Chiltern, Luton Road
Proposal: Variation of Condition 3 & 4 to planning permission CB/15/03075/FULL (MOT testing centre). Change condition 3 hours to 05.00 - 23.00 Monday to Friday, 06.00 - 17.00 Saturday. Change condition 4 hours to 05.0 - 23.00 Monday to Friday, 06.00 - 17.00 Saturday.

Comments: Object on the grounds that this would be detrimental to the residential amenity which the occupiers of neighbouring properties might reasonably expect to enjoy.

CB/20/02329/FULL 16 Spoodell
Proposal: Two story side extension.
Comments: No objection

CB/20/02349/FULL 119 Great Northern Road
Proposal First floor side extension.
Comments: No objection

CB/20/02350/FULL 32 Wilbury Drive
Proposal: Convert garden outbuilding to home office, storage & gym. New roof to outbuilding. Porch extension. New bi-fold doors to rear.
Comments: No objection

CB/20/02452/FULL 48 High Street South
Proposal: Change of use of ground floor of premises from class A1 use class to D1 use class with ancillary insertion of stud partitions and doors.
Comments: No objection

CB/20/02362/TDM Land at Brewers Hill Road
Proposal: Telecommunications Determination Masts: The installation of a new 15.00m monopole supporting 6 no. antennas with a wraparound equipment cabinet at the base of the column, installation of 3 no. new equipment cabinets and ancillary development thereto.

Comments: Object – Members of the Sub-Committee object to this proposal as a result of them believing that the applicant has not adhered to the industry code of practice on developing mast installations and due to the size of the new equipment cabinets, the height of the proposed mast and the subsequent negative impact it would have on the surrounding street scene.

CB/20/02367/FULL 18 Hilton Avenue
Proposal: First floor side extension and garage conversion.
Comments: No objection

CB/20/02369/FULL 11 Readers Close
Proposal: Retrospective: Single storey side extension.
Comments: No objection

3. PLANNING DECISIONS

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

4. CONSULTATION ON AMENDMENTS TO THE LOCAL DEVELOPMENT ORDER FOR WOODSIDE INDUSTRIAL ESTATE

Members received details on a proposed amendment to the Local Development Order for Woodside Industrial Estate. The document on the LDO and amendments was quite large and very detailed. As the deadline for responses was not until September, they agreed to defer making any comments until the next Plans Sub-Committee meeting on 25 August to give Members more time to review the details.