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DUNSTABLE
TOWN COUNCIL

Notice and Summons of a meeting of the Grounds and Environmental Services Committee

David Ashlee Town Clerk and Chief Executive

Date: 3 September 2020

Dear Councillor

Could you please note that a remote meeting of the Grounds and Environmental Services Committee will be held on **Monday 14 September 2020 at 7.00pm** using Microsoft Teams., Members of the public and press who wish to attend the remote meeting are welcome to do so and should notify their intention to attend by emailing Ian.Reed@dunstable.gov.uk by 5pm on Friday 11 September. Instructions on how to join will then be sent out in advance of the meeting.

AGENDA

1. DECLARATIONS OF INTEREST IN RESPECT OF RELEVANT ITEMS OF BUSINESS ON THE AGENDA: in accordance with the Localism Act 2011
Section 29(1) refers
The Committee to receive and note.
2. To approve the Minutes of the Meetings of Grounds and Environmental Services Committee held on 9 March 2020 (copy previously circulated) and 18 May 2020 (attached). (see page 3)
3. Specific Declarations of Interest.
4. Minutes of the Meetings of Plans Sub-Committee held on 10 March, 21 April, 12 May, 2 June, 23 June, 14 July, 4 August and 25 August 2020 (see page 4).
5. Government Consultation on Planning Issues (See Page 29)
6. Creasey Park Community Football Centre and Splash Park Information and Update (see page 37).

7. Cemetery, Allotments, Recreation Grounds, Town Centre Gardens and Ranger Service Information and Update Report (see page 41).
8. Reports from Outside Organisations –
CBC Development Management Committee – Councillors Sid Abbott and Gloria Martin

Yours faithfully

A handwritten signature in black ink, appearing to read 'DAVID ASHLEE', with a long horizontal flourish extending to the right.

David Ashlee
Town Clerk and Chief Executive

To: All Members of the Grounds and Environmental Services Committee
Councillors Peter Hollick (Town Mayor), Gloria Martin (Deputy Town Mayor), Liz Jones (Chairman), Lisa Bird (Vice-Chairman), Matthew Brennan, Mark Cant, Alan Corkhill, Philip Crawley, Greg George, Pamela Ghent, Kenson Gurney, Johnson Tamara and other Members of the Council for information.

AGENDA ITEM 2

DUNSTABLE TOWN COUNCIL

MINUTES OF GROUNDS AND ENVIRONMENTAL SERVICES COMMITTEE

**HELD VIRTUALLY ON MICROSOFT TEAMS AS A RESULT OF THE COVID-19 PANDEMIC
AND IN ACCORDANCE WITH THE LOCAL AUTHORITIES AND POLICE CRIME PANELS
(CORONAVIRUS) (FLEXIBILITY OF LOCAL AUTHORITY AND POLICE CRIME PANEL
MEETINGS)(ENGLAND AND WALES) REGULATIONS 2020,**

ON MONDAY 18 MAY 2020

Present: Councillor Peter Hollick, (Town Mayor); Councillor Gloria Martin (Deputy Town Mayor); Councillors Lisa Bird, Matthew Brennan, Mark Cant, Alan Corkhill, Philip Crawley, Greg George, Pamela Ghent, Kenson Gurney, Liz Jones and Johnson Tamara

In Attendance: Councillors Wendy Bater, John Gurney, Cameron Restall and Lee Roberts with David Ashlee (Town Clerk and Chief Executive)

Apologies for Absence: Councillor Alan Corkhill

76 APPOINTMENT OF CHAIRMAN

RESOLVED: that Councillor Liz Jones be appointed Chairman of this Committee for the ensuing Municipal Year 2020/2021

77 APPOINTMENT OF VICE-CHAIRMAN

RESOLVED: that Councillor Lisa Bird be appointed Vice-Chairman of this Committee for the ensuing Municipal Year 2020/2021.

AGENDA ITEM 4

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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- | | |
|---------------------------|-------------------------------------|
| 1 CB/19/04213/FUL: | 1 Lancot Place, Lancot Drive |
| Proposal: | Single & two storey rear extension. |
| Observations: | No objections. |
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- | | |
|---------------------------|--|
| 2 CB/TRE/20/00054: | 17 Friars Walk |
| Proposal: | Works to trees protected by a TPO; Reduction of a lime tree to the rear of the property. |
| Observations: | No objections. |
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- | | |
|--------------------------|---|
| 3 CB/20/00395/VOC | The Quadrant, High Street North |
| Proposal: | Variation of Condition 3 of Planning Permission CB/19/04155/FULL (Change of use from existing sui generis unit to D2 planning use). |
| Observations: | 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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4 CB/19/02439/OUT Proposal:	Jewson Limited, Beale Street 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.
Observations:	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.
5 CB/20/00237/FULL Proposal: Observations:	12 Benning Avenue Construction of a Detached Garage. No objections.
6 CB/20/00472/FULL Proposal: Observations:	22 West Street Installation of 1 no. external CCTV camera. No objections.
7 CB/TRE/20/00057 Proposal: Observations:	10 Woolpack Close 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). No objections .
8 CB/20/00525/FULL Proposal: Observations:	36 Holliwick Road Proposed two storey side extension to form additional bedroom. No objections.
9 CB/20/00535/FULL Proposal: Observations:	23 Brandreth Avenue Single & two storey rear extensions & loft conversion with Juliet balcony & new front porch. No objections.
10 CB/20/00472/FULL Observations:	88 Suncote Avenue Single storey side and rear extensions and alterations to existing garage to form pitched roof. No objections.
11 CB/19/02524/FULL Proposal: Observations:	40 Norcott Close Extension of and replace roof of outbuilding. Change of roof construction to dual equal pitch. Addition of timber clad treatment to exterior. No objections.
12 CB/20/00484/FULL Proposal: Observations:	Garages adjacent to 6 Capron Road Demolition of existing garage buildings and erection of one mews house with associated parking and amenities. No objections.

13	CB/19/04011/VOC	Land at Frenchs Avenue Proposal: 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. Observations: No objections.
14	CB/20/00275/FULL	20 Cartmel Drive Proposal: Widen dropped kerb to roadway from existing hard standing. Observations: No objections.
15	CB/20/00589/FULL	26 Kirkstone Drive Proposal: Erect two storey side extension, rear loft dormer, conservatory and garage extension. Observations: No objections.
16	CB/20/00509/OUT	135 High Street South Proposal: Demolition of existing and rebuild as 6 studio flats. Observations: 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.
17	CB/20/00684/FULL	44 Goldstone Crescent Proposal: Proposed single storey side and rear extension. Observations: No objections.
18	CB/TRE/20/00081	Viceroy Court, High Street South Proposal: Works to trees protected by a TPO: Remove lower branches by 5 metres from ground level to Sycamore Tree and Beech Tree. Observations: No objections.
19	CB/20/00669/FULL	142 High Street South Proposal: Replace two existing parking bays with two electric vehicle charging bays. Observations: No objections.
20	CB/20/00696/FULL	11 Buttercup Close Proposal: Single storey side & rear extension and loft conversion. Observations: 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.

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

HELD REMOTELY VIA MICROSOFT TEAMS

ON TUESDAY 21 APRIL 2020

Present: Cllrs Liz Jones (Chairman), Phillip Crawley (Vice-Chairman), Mark Cant, Greg George and John Gurney

Apologies: Cllr Cameron Restall

In Attendance: David Ashlee (Chief Executive and Town Clerk) and Sharon Long (Democratic Services Manager)

Public: One

1. SPECIFIC DECLARATIONS OF INTEREST

Councillor	Interest	Agenda Item
Mark Cant	Applicant known to Councillor Cant– Non-Pecuniary	Item 3, App 3
All Councillors	Dunstable Football Club, Creasey Park Drive – Non-Pecuniary (CBC Application)	Item 3, App 12

2. PLANNING APPLICATIONS – RECEIVED UP TO 14 APRIL 2020

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 21 March 2020 and 14 April 2020.

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

1 CB/20/00824/FULL	33 Winfield Street
Proposal:	Re-submission of planning permission CB/19/02660/FULL Demolish the existing commercial property and construct a detached dwelling containing two, two-bedroom apartments.
Observations:	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.

2	CB/20/01148/FULL	48 Maidenbower Avenue Proposal: Single Storey Rear Extension. Observations: No objections.
3	CB/20/00782/LB	29-31 Edward Street Proposal: Listed Building: Change layout of first floor to create a hallway and four separate rooms. Observations: No objections.
4	CB/19/04112/ADV	14 West Street Proposal: Advertisement Consent: Signage to shopfront. Observations: No objections.
5	CB/20/00892/LB	14 West Street Proposal: Listed Building Consent: signage to shopfront. Observations: No objections.
6	CB/20/01040/FULL	13 Beacon Avenue Proposal: Alterations to existing single storey side garage conversion & rear single storey extension. Observations: No objections.
7	CB/20/01030/FULL	93 Jeans Way Proposal: Side and rear extension. Observations: No objections.
8	CB/20/01185/FULL	22 Cartmel Drive Proposal: Single storey front and side rear extensions and replacement garage roof. Observations: No objections.
9	CB/20/01171/FULL	32 Fairfield Road Proposal: Single storey side extension. Observations: No objections.
10	CB/TRE/20/00144	49 Derwent Drive Proposal Works to a tree protected by a Tree Preservation Order: T1 Sycamore pollard to previous points to increase light penetration and for general maintenance to SB/76/00002 A2. Observations: No objections.
11	CB/20/01206/VOC	The First and Last, Church Street Proposal: Variation to Condition 17 of CB/19/00830/FULL (erection of new part 3 part 4 storey residential building comprising 32 residential units and associated car parking, cycle parking and landscaping) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 003, 100, 101, 102, 103, 104, 200, 201, 300. Observations: No objection to the proposal but Members expressed continued concern about the entry and egress arrangements and the potential for increased volume of traffic at this busy junction.

12 CB/20/01100/FULL	Dunstable Football Club, Creasey Park Drive
Proposal:	Creation of an Artificial Grass Pitch (AGP) with new fencing, floodlighting, maintenance storage container, hard standing pathways and ancillary features.
Observations:	No objections.

13 CB/20/01207/VOC	Aspen Court, 28 Chiltern Road
Proposal:	Variation to Condition 14 of planning permission CB/19/00833/FULL (Alterations to roof of development for 5 flats) Revised drawings to form the permitted scheme.
Observations:	No objections.

14 CB/20/01199/FULL	Priory Academy, Britain Street
Proposal:	Proposed single story 2 classroom modular building.
Observations:	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.

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

HELD REMOTELY VIA MICROSOFT TEAMS

ON TUESDAY 12 MAY 2020

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

Apologies: None

In Attendance: David Ashlee (Town Clerk and Chief Executive)

Public: None

1. SPECIFIC DECLARATIONS OF INTEREST

Councillor	Interest	Agenda Item
All Councillors	CPCFC, Creasey Park Drive – Non-Pecuniary (CBC Application)	Item 3, App 4

2. PLANNING APPLICATIONS – RECEIVED UP TO 1 MAY 2020

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 15 April and 1 May 2020.

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

1 **CB/20/00186/TRE** Hallwycke, Bullpond Lane
 Proposal: Works to Trees Protected by a Tree Preservation Order
 SB/TPO/58/0001: Fell London Plain/Sycamore Tree due to
 damage to existing drains and concrete parking areas
 Comment: No objection

2 **CB/20/00514/LB** 99 & 101 & 105 Church Street
 Proposal: 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).
 Comment: No objection

3	CB/20/00572/FULL	9 Aldbanks Proposal: Single storey rear extension and erection of garage/shed following the demolition of existing garage & shed. Comment: No objection
4	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. Comment: No objection
5	CB/20/01270/FULL	St Marys RC Church, 82 West Street Proposal: Demolition of Presbytery and erection of a block of 10 apartments with associated car parking and landscaping. Comment: 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.
6	CB/20/01301/FULL	127 Chiltern Road Proposal: Proposed single storey rear extension and dropped kerb. Comment: No objection
7	CB/20/01315/FULL	14 West Street Proposal: Change of use from A1 (Retail) to 'Sui Generis'. Comment: No objection
8	CB/20/01327/FULL	35 Tring Road Proposal: Single Storey Rear Extension (resubmission). Comment: No objection
9	CB/20/01354/ADV	22 West Street Proposal: Replacement of existing external ATM header signage. Comment: No objection
10	CB/20/01428/FULL	52 Bibshall Crescent Proposal: Proposed dormer window and velux window to the front roof slope and internal alterations. Comment: No objection

3. PLANNING DECISIONS

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

DUNSTABLE TOWN COUNCIL
MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE
HELD REMOTELY VIA MICROSOFT TEAMS
ON TUESDAY 2 JUNE 2020

Present: Cllrs Mark Cant, Phillip Crawley, Liz Jones, John Gurney and Cameron Restall

Apologies: None

In Attendance: David Ashlee (Town Clerk and Chief Executive)

Public: None

1. APPOINTMENT OF CHAIRMAN AND VICE-CHAIRMAN

RESOLVED: that Councillors Phillip Crawley and Mark Cant be appointed as Chairman and Vice-Chairman respectively for the ensuing Municipal year

2. SPECIFIC DECLARATIONS OF INTEREST

There were no specific declarations of interest.

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 2 May and 22 May 2020.

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

1	CB/20/00181/TRE	1 Derwent Drive Proposal: Remove ivy from Ash Tree, reduce height by 2 - 2.5m, reduce width to shape accordingly, remove low hanging branches up to approx. 5m and remove major dead wood. Comments: No objection
2	CB/20/01455/FULL	7 Liscombe Road Proposal: Single storey front, side and rear extension. Comments: No objection
3	CB/20/01466/FULL	5 Liscombe Road Proposal: Single storey rear extension. Comments: No objection

4	CB/20/01495/FULL	43 Spinney Crescent Proposal: Single storey side/rear extension. Comments: No objection
5	CB/20/01509/FULL	16 St Christophers Close Proposal: Single storey rear extension. Comments: No objection
6	CB/20/01534/FULL	5 Winfield Street Proposal: Change of use from office A2 to residential C3 together with the construction of a two storey rear extension to provide 4 no. one-bed flat units Comments: Members considered the proposed application to be overdevelopment of the site and were also concerned that the development would exacerbate existing parking problems.
7	CB/20/01589/FULL	20 Kirkstone Drive Proposal: Proposed single storey rear extension and porch to front. Comments: No objection

4. PLANNING DECISIONS

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

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

Councillor	Interest	Agenda Item
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:

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

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

3 CB/20/01653/FULL Unit 3, Grove Park, Court Drive
Proposal: 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).
Comments: 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.

4 CB/20/01684/FULL 65 Oldhill
Proposal: First floor rear extension.
Comments: No objection

5 CB/20/01689/FULL 19 Jardine Way
Proposal: Single storey rear pitched roof extension.
Comments: No objection

6 CB/20/01722/FULL 79A High Street North
Proposal: Re-submission of CB/19/03995/FULL. Extension and conversion of outbuilding to bed and breakfast accommodation.
Comments: Object. The Committee believes the proposals to be over-development of the site.

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.

7 CB/20/01772/TDM Woodford Road
Proposal: Telecommunications Determination (masts): 20m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.
Comments: 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.

8 CB/20/01830/FULL 219 High Street North
Proposal: Demolition of existing building and erection of one apartment block comprising 35 residential units with associated parking and landscaping.
Comments: 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

9 CB/20/01854/FULL 3 Oakwell Close
Proposal: Loft conversion with a side dormer stair well
Comments: No objection

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

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

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

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.

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

HELD REMOTELY VIA MICROSOFT TEAMS

ON TUESDAY 14 JULY 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: One

1. SPECIFIC DECLARATIONS OF INTEREST

Councillor	Interest	Agenda Item
Cllrs Crawley & Tamara	Land at Grove Park, Court Drive – Non-Pecuniary (CBC Application and they are CBC Councillors. Both Councillors took no part in the discussion nor did they vote on the decision.)	Item 7,

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 13 June and 3 July 2020.

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

1	CB/20/00157/TRE	73 Great Northern Road Proposal: Prune and make safe rear Sycamore Tree to SB/TPO/09/0005/T1 Comments: No objection
2	CB/20/00282/TRE	26 West Hill Proposal: Cut back Field Maple Tree and Elderberry Tree (A and B) to rear. Comments: No objection
3	CB/20/00291/TRE	ASDA, Court Drive Proposal: 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. Comments: No objection

4	CB/20/00318/TRE	Globe House, 84-88 High Street South Proposal: 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. Comments: No objection but Members would like to stress their concerns about any tree works being done during nesting season.
5	CB/20/01865/FULL	187 High Street South Proposal: Dropped kerb. Comments: No objection
6	CB/20/01926/LB	Christ Church Dunstable, West Street Proposal: Alterations to existing boundary wall and extension to existing shed. Comments: No objection
7	CB/20/02005/REG3	Land at Grove Park, Court Drive Proposal: 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. Comments: The Committee did not object to the application proposed but had many concerns regarding the access and egress of the site and the impact it would have on traffic congestion in the, already busy, town centre. They also felt that more residents parking and more electric car charging points should be provided. The Committee also wanted it noted that they have concerns about Central Bedfordshire Council's plans for two further housing developments in this area of the town centre.
8	CB/20/02071/FULL	12 Periwinkle Lane Proposal: Erection of a detached double garage. Comments: No objection to the application but the Chairman committed to raise concerns to Planning Officers that the plans submitted were very vague, with no measurements specified and that the actual building, which has already been built, does not seem to match the plans submitted.
9	CB/20/02081/FULL	35 Ridgeway Drive Proposal: Single storey rear and side extension with removal of 2 outbuildings. Comments: No objection
10	CB/20/02096/FULL	29 Poynters Road Proposal: Single storey rear, side extension and front canopy. Comments: No objection
11	CB/20/02097/FULL	46 Goldstone Crescent Proposal: Change roof on rear extension from flat to pitch. Comments: No objection

12	CB/20/02106/FULL	86 London Road Proposal: Construction of a new porch and cloakroom. Comments: No objection
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13	CB/20/02149/FULL	84 Design Drive Proposal: Two storey side/ rear extension. Comments: No objection
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14	CB/20/02173/FULL	68 Burr Street Proposal: Single and two storey rear extension. Comments: No objection
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15	CB/20/02197/FULL	38 Mentmore Crescent, Proposal: Two storey and single storey rear extension and rear dormer window. Comments: No objection
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16	CB/20/02198/FULL	2 Northfields Proposal: Single storey rear extension – Orangery. Comments: No objection
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17	CB/20/02204/FULL	15 Loring Road Proposal: Part two storey and part single storey rear extension. Comments: No objection

4. PLANNING DECISIONS

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

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.

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

HELD REMOTELY VIA MICROSOFT TEAMS

ON TUESDAY 25 AUGUST 2020

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

Apologies: None

In Attendance: John Crawley (Head of Grounds and Environmental Services) and Ian Reed (Democratic Services Manager)

Public: Two

1. SPECIFIC DECLARATIONS OF INTEREST

Councillor	Interest	Minute
Councillors Philip Crawley and Johnson Tamara	CENTRAL BEDFORDSHIRE COUNCIL CONSULTATION ON AMENDMENTS TO THE LOCAL DEVELOPMENT ORDER FOR WOODSIDE INDUSTRIAL ESTATE – Non-Pecuniary (Central Bedfordshire Councillors)	4

2. PLANNING APPLICATIONS – RECEIVED UP TO 22 AUGUST 2020

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 4 August and 22 August 2020.

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

CB/20/00309/ Priors View
Proposal: Prior approval change of use; Change the current use class from just A1 to additionally include; A3, B1(a)D1 & D2. Most space will be designed to be functional and flexible
Comments: Application withdrawn prior to meeting

CB/20/02644/FULL 23 Redfield Close
Proposal: Part first floor side and part ground floor side and first floor front extensions
Comments: No objection

CB/20/02638/FULL 66 Half Moon Lane
Proposal: Front Side Storey Extension and Front/Side Two Storey Extension

Comments: No objection

CB/20/02638/FULL The First and Last, Church Street
Proposal: Erection of a new 3 part 4-storey residential building comprising 35 residential units and associated car parking, cycle parking, refuse storage and landscaping
Comments: 1.No objection
2.That the following be submitted as the Councils' comments
(i)That it is regrettable that there is no provision for electrical charging unjts for motor vehicles in the car park
(ii) That 35 residential units is a large number on a limited sized site
(iii) That the site itself and the relatively small number of parking spaces on the site will have a detrimental effect on the on-street parking in the adjoining area
(iv)That the vehicular access and egress to the site will make the site awkward for vehicles
(vi) That Central Bedfordshire Council be pressed to utilise S.106/CIL funds from the development for open space improvements in other parts of the town council area

CB/20/02805/FULL The Greyhound, 191-199 High Street South
Proposal: Demolition of existing building on the site and the creation of a flatted development comprising eight new residential units
Comments: 1.No objection
2.That the following be submitted as the Councils' comments
(i) That the vehicular access and egress to the site is of concern because of the impact on Great Northern Road
(ii) That the development will have a detrimental impact on on-street parking in the local area
(iii) That the Town Council would appreciate being provided with the change of use documentation for the site
(iv) That CBC be pressed to utilise S.106 funds from the development for open space improvements in the town council ward

CB/20/02663/PASC 1A West Street
Proposal: Prior Notification Change of Use from Class (A1) to Class (a2) Estate Agency Office
Comments: No Objection

CB/20/02728/FULL 56 Goldstone Crescent
Proposal:
Comments: No objection

CB/20/02215/VOC 3 Buckwood Avenue
Proposal: Proposed side extension above existing garage and rear first floor extension over existing ground floor
Comments: No objection

CB/20/0260/FULL 3 Blows Road

Proposal: Two storey side extension and new boundary walls. Addition of external insulation to existing external walls (render finish)

Comments: No objection

3. PLANNING DECISIONS

The Sub-Committee 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

Further to the Meeting of the Sub - Committee held on 4 August (Minute 4 refers) Members discussed details of a proposed amendment to the Local Development Order (LDO) for Woodside Industrial Estate.

Two Members of the public addressed the Sub-Committee about proposed amendments to the LDO and in particular their concerns about the proposed amendments on two particular sites;

the Renault Garage (including extended hours of operation) and the former Linpac site because there was a general concern that the usual mechanism for raising objections would not exist in the future for the public to comment on development proposals

Members also discussed the public consultation process undertaken by Central Bedfordshire Council.

RESOLVED;

That the following comments and requests for clarification be submitted;

- (i) Paragraph 5.1 provides for self - certification by an applicant for development – reassurance required that this will not allow development by stealth
- (ii) Part B of Appendix 1; the Dunstable Woodside Local Development Order provides the following development is permitted

9. The extension of a Use Class B1(business); B2 (general industrial) or B8 (storage or distribution) building up to a maximum size of 1200sqm or 25% of the building footprint (whichever is the greater). Within the Apex Business Centre, the extension of a Use Class B1(business), B2 (general industrial) or B8(storage or distribution) building up to a maximum of 35% of the building footprint

10. The erection of a use class B1 (business) B2 (general industrial) or B8(storage or distribution) building up to a maximum size of 1200sqm – reassurance sought that these provisions could not allow serial development on the site and support development of applications which have been previously refused and clarification sought on whether 1200sqm per extension or 1200 sqm per site or business development

- (iv) Central Bedfordshire Council to provide details of its consultation on this process and it be asked to list the addresses of residents that received the consultation notice
- (v) Will the provision of travel plans under section D of the document be available for public inspection
- (vi) The document refers to Part B s11 however this does not exist

The Meeting Closed at 8.25 p.m.

DUNSTABLE TOWN COUNCIL**GROUND AND ENVIRONMENTAL SERVICES COMMITTEE****MONDAY 14 SEPTEMBER 2020**
GOVERNMENT PLANNING CONSULTATION

Purpose of Report: The purpose of this report is to advise the Committee on the Government's consultation documents and the opportunity to make comments to the Government.

1. ACTION RECOMMENDED

- 1.1 That the Committee discusses the three consultation documents and appropriate comments submitted. (All Members of the Council were circulated with links to the three documents in mid-August 2020)

2. INTRODUCTION

- 2.1 The Ministry of Housing, Communities and Local Government (MHCLG) issued three consultations on reform of the planning system:
1. Changes to the current planning system (NALC deadline for responses 17.9.20, MHCLG deadline 1.10.20)
 2. Planning for the future - the planning white paper (NALC deadline for responses 15.10.20, MHCLG deadline 29.10.20)
 3. Transparency and Competition a call for evidence on data land control (NALC deadline for responses 16 October, MHCLG deadline 29.10.20)

Please find attached briefings corresponding to each consultation and note the individual deadlines for each consultation. The NALC deadlines are earlier than MHCLG's, so that the Councils' views can inform NALC's three responses to MHCLG on behalf of the town and parish council sector.

3. MAIN CONSIDERATIONS

- 3.1 **Member Briefing paper on 'Planning for the Future' White Paper**
On 6 August 2020 the Government published the 'Planning for the Future' White Paper which has a 12 week consultation period. The White Paper seeks views on proposals for major reforms to speed up and modernise the planning system in England and meet the Governments' aspiration 'to get the country building.' The proposals, based on 3 main issues, are summarised below:

Proposal 1 – Planning for development**Issues 1:**

A new role for Local Plans – first to identify land for development and sites that should be protected and second to be clear about what development can take place in those areas and provide a faster route for securing planning permission. They would classify all land into three types:

Growth areas: suitable for substantial development – sites would have outline approval for development (areas of flood risk and other important constraints would be excluded unless risk could be fully mitigated);

Renewal areas: suitable for development – covering existing built areas where smaller scale development is appropriate including infill of residential areas, development in town centres and development in rural areas that are not classed as growth or protected areas such as small sites on the edge of or within villages – there would be a statutory presumption in favour of development for uses specified as suitable in each area.

Protected areas – would include Green Belt, Areas of Outstanding Natural Beauty (AONB), Conservation Areas, Local Wildlife sites, areas of significant flood risk and important areas of green space. Would also include areas of countryside outside of growth or renewal areas.

The Local Plan would be an interactive, web-based map with the above areas annotated with explanatory descriptions. For growth and renewal areas, suitable types of development would be specified with limitations on height and/or density and sub-areas could be created within these.

Issues 2:

The National Planning Policy Framework (NPPF) would become the primary source of policies for development management purposes and Local Plans would simply contain site or areas-specific requirements. Local Planning Authorities and neighbourhoods, through Neighbourhood Plans, would play a crucial role in producing design guides and codes for either a whole authority area, smaller areas or sites. They would ideally be produced alongside the Local Plan and would be digitally available to automatically screen developments.

Issues 3:

A single statutory “sustainable development” test to replace the existing test of soundness.

Issues 4:

A standard method for establishing housing requirement figures. Local Plans would identify areas to meet a range of development needs for a minimum period of 10 years. The standard method would distribute the national housebuilding target of 300,000 new homes annually, having regard to size of existing urban settlements, relative affordability, land constraints (e.g. Green Belt), opportunities for use of brownfield land, need to allow land for non-residential uses and a buffer to account for the drop off rate between permissions and completions and allowing choice to the market. It would be for authorities to decide how to allocate land to meet their requirement. There would no longer be a requirement to maintain a five-year supply of land for housing but the Housing Delivery Test and the presumption in favour of sustainable development would be maintained.

Issues 5:

Automatic outline planning permission would be granted for development within areas identified for growth – this would leave planning decisions to focus on resolving outstanding issues and not the principle of development.

It is suggested that detailed planning permission for the outstanding issues could be via either a reformed reserved matters process, a Local Development Order linked to a master

plan and design codes or for exceptionally large sites such as new towns, a Development Consent Order under the Nationally Significant Infrastructure Projects regime.

A specific planning application would be required if a proposal came forward which differed from the allowed developments in the growth and renewal areas but this would be seen as the exception rather than the rule to increase certainty and have a plan-led approach.

Issues 6:

In order for the existing time limits of 8 and 13 weeks for applications to be determined to be achieved it is proposed to streamline and digitise the process. For the Governments Spending Review a specific, investible proposal will be prepared. Digital innovation and greater access to data would be encouraged to automate routine processes and support faster and greater certainty in decision making. The amount of information required for applications would be reduced considerably and made machine readable. Also proposed:

- A digital template for planning notices;
- Greater standardisation of technical supporting information;
- Clearer and more consistent planning conditions with standard national conditions to cover common issues;
- A streamlined approach to developer contributions (see below);
- Delegation of detailed planning decisions to officers where the principle of development has been established;
- Potential for automatic refund of planning fee and deemed consent for some types of applications if not determined within time;
- The power for the Secretary of State to call in decisions and for applicants to appeal will remain but it is anticipated that with greater certainty in the system there would be fewer appeals. The Planning Inspectorate would be more digitally responsive and flexible;
- Automatic rebate of planning application fee if appeal is successful.

Issues 7:

Local Plans would be interactive and map based using the latest digital technology. Model templates and guidance would be published to standardise plans across the country. This would make Local Plans more accessible in different formats, including via smartphones.

A series of pilots will be set up to work with Local Authorities to develop innovative solutions.

Issues 8:

The Local Plan process would be shortened to 30 months with the process covered in 5 stages and each stage would have a statutory timetable with the potential for sanctions if not met including risk of government intervention. The statutory timetable would also apply to the Planning Inspectorate. The 5 stages would be:

Stage 1 (6 months) – Call for suggestions for the three land classification areas (see proposal 1) with public involvement about where development should go and what it should look like;

Stage 2 (12 months) – Local Plan is drawn up and any necessary evidence produced. “Higher risk” authorities to receive a mandatory Planning Inspectorate advisory visit to ensure they are on track;

Stage 3 (6 weeks) – The Local Plan is simultaneously submitted to the Secretary of State (with a statement to explain why it has drawn up the plan as it has) and publicises the plan for the public to comment on. Responses would have a word count limit;

Stage 4 (9 months) – A Planning Inspector considers whether the three land classification areas are “sustainable” as per the statutory test (see proposal 1) and makes binding changes necessary to satisfy the test. The LPA and those who made comments would have the right to be heard by the Inspector via various means. The Inspectors report can state agreement with the whole or parts of the Councils Statement of Reasons and/or comments made by the public.

Stage 5 (6 weeks) – Local Plan map, key and text are finalised and come into force.

It is proposed that there would be a statutory duty for local authorities to adopt a plan by a specified date which would either be 30 months from the legislation being brought into force or 42 months for LPA’s who have adopted a plan within the last 3 years or where a plan has been submitted to the Secretary of State for examination. The 42 month period would commence either when the legislation is brought into force or upon adoption of the most recent plan, whichever is later. Plans would need to be reviewed at least every 5 years or sooner where there has been a significant change in circumstances.

Alternative options of reforming the existing plan examination process (such as removing the automatic ‘right to be heard’) or replacing the examination process with a Local Authority self-assessment against set criteria and guidance are also proposed.

Issues 9:

Retention of Neighbourhood Plans is proposed but suggestion is made of reforming their content to link up with the Local Plan proposals. Views are also sought on spreading their use further, particularly in towns and cities and to smaller areas such as individual streets. Pilot projects and data standards will also be developed to help neighbourhood planning groups with digitisation.

Issues10:

In order to speed up the delivery of development a revised NPPF will make it clear that masterplans and design codes in areas for substantial development should seek a variety of development types by different builders.

Proposal 2 – Planning for beautiful and sustainable places

A National Model Design Code will be published in the autumn to supplement the National Design Guide, published in October last year. This will set out more detailed parameters for development in different types of locations.

Issue 11:

Design guidance and codes to be prepared locally with community involvement. It is proposed that they can only be given weight in the planning process if it can be

demonstrated that there has been effective input from the local community. Would be guided by the National Design Guide, National Model Design Code and Manual for Streets.

The Building Better Building Beautiful Commission has also made several other recommendations which will be consulted on in the autumn.

Issue 12:

It is proposed to set up a new expert body to support the delivery of locally popular design codes and that each planning authority should appoint a chief officer for design and place making.

Issue 13:

It is proposed to consider how Homes England could lead by example in giving greater emphasis on delivering beautiful places.

Issue 14:

Fast track approval routes for developments which comply with pre-established principles of good design. This would be achieved through updating the NPPF, legislating that masterplans and codes are agreed as a condition of the permission in identified growth areas to direct future details and by widening and changing the nature of permitted

Issue 15:

The NPPF will be amended to ensure it targets the areas where a reformed planning system can effectively support climate change mitigations and adaptation, in particular growth areas where sustainable transport options could be maximised.

Issue 16:

A quicker and simpler framework for assessing environmental impacts and enhancement opportunities.

Issue 17:

Local Plans to clearly identify the location of internationally, nationally and local designated heritage assets and locally important features such as protected views.

Issue 18:

Options for ensuring that all new homes do not need to be retrofitted with energy efficiency standards and working towards zero carbon will be explored.

Proposal 3 – Planning for infrastructure and connected places

Issue 19:

The existing system for developer contributions (Section 106 or Community Infrastructure Levy - CIL) would be replaced with a consolidated “Infrastructure Levy” which would be charged as a proportion of the development value above a threshold. It would be a mandatory nationally set rate, either at a single or area-specific rate.

The Infrastructure Levy would be charged on the final value of the development at the point when planning permission is granted, be payable at the point of occupation (with

prevention of occupation being a sanction for non-payment) and would have a minimum base threshold under which no levy would be charged. It would aim to increase revenue levels nationally but would continue to be collected and spent locally.

In order to support the timely delivery of infrastructure, authorities would be allowed to borrow against Infrastructure Levy revenues to forward fund infrastructure.

Views are also sought on alternative options of having the Infrastructure Levy as optional or increasing the amount of land value captured through the national rate approach.

Issue 20:

The Infrastructure levy is to capture changes of use through permitted development, even where there is no increase in floorspace.

Issue 21:

Affordable housing is currently secured through Section 106, even when there is a CIL charging regime in place. With the replacement of Section 106 and CIL it is proposed that Infrastructure Levy funds could be used to secure affordable housing. This could be secured through in-kind delivery on site which would be discounted from the Levy amount due.

Further options are also suggested around giving a 'first refusal' right to authorities or any affordable housing provider acting on their behalf to buy up a proportion of onsite units, broadly equivalent to build costs. The authority could use Levy funds to purchase such units.

Issue 22:

More freedom to local authorities on how to spend the Infrastructure Levy including improving Council services or reducing Council tax.

Delivering change

A smooth transition to the new planning system is proposed with minimum disruption to recently approved plans, existing permissions and any associated planning obligations. A number of transitional arrangements have already been introduced and further ones are proposed as summarised below.

A further consultation document, 'Changes to the current planning system', was also published on the 6 August which proposes four short term measures to improve the immediate effectiveness of the current system:

- Changes to the standard method for assessing local housing need;
- Securing of First Homes, sold at a market discount price for first time buyers, including key workers, through developer contributions in the short term until the new Infrastructure Levy system is in place;
- Temporarily lifting the small sites threshold below which affordable housing does not need to be provided up to 40 or 50 units;
- Extending the current Permission in Principle to major developments to fast track the securing of principle of development for housing without having to work up detailed plans first.

The consultation paper 'Transparency and Competition - A call for evidence on data on land control' was also published on 6 August and proposes options for improving the data held on contractual arrangements used to control land.

A number of other matters are discussed in the White Paper:

- making better use of surplus public sector land through regeneration of town and city centres and accommodating Government office estate in strategic hubs in city centres and secondary towns and cities;
- how the disposal of publicly owned land could support small developers (SME's) and self-build sectors;
- Consideration of more flexible development corporation models;
- There is significant discussion on the issue of problem with resources in planning departments and the consultation indicates that there will be further consideration as to how resource can be maximised and refocused through a new streamlined approach to decision making, sufficient leadership, a strong cadre of professional planners, good access to technical expertise and transformed systems using the latest technology.
- Greater responsiveness by the Planning Inspectorate and statutory consultees

Issue 23:

Shifting the costs of operating the planning system principally through the beneficiaries of planning gain – landowners and developers – rather than the taxpayer from a small proportion of the Infrastructure Levy. Planning fees would continue to be set on a national basis to at least cover the full cost of processing the application type based on national benchmarking and greater regulation of discretionary pre-application charging to ensure it is fair and proportionate.

A regulatory review is proposed to identify and eliminate outdated regulations, especially in the decision-making process.

Time limited government funding would be made available to support planning authorities in the transition to the new system.

The Planning Inspectorate and statutory consultees would become more self-financing through new charging mechanisms and be subject to new performance targets.

Issue 24:

Existing enforcement powers will be reviewed and strengthened to address intentional unauthorised development, potential higher fines and ways to support more enforcement activity. Also, consideration will be given to what more can be done in cases where the Environment Agency's flood risk advice on planning applications is not followed.

What happens next

The paper outlines how the reforms will come forward, subject to the outcome of the consultation. There would need to be primary and secondary legislation changes for the reforms to Local Plans, developer contributions and development management. The expectation is that new style Local Plans would be in place by the end of the

Parliament. Any policy changes, including the new housing requirement, would be via an updated NPPF.

4. FINANCIAL IMPLICATIONS

4.1 None.

5. POLICY AND CORPORATE PLAN IMPLICATIONS

5.1 By considering the planning consultation documents the Council is in line with the Corporate Plan priority to *represent residents, businesses and community groups of Dunstable on key strategic issues facing the town*

6. HEALTH AND SAFETY IMPLICATIONS

6.1 Not applicable

7. HUMAN RESOURCE, ENVIRONMENTAL AND LEGAL IMPLICATIONS

7.1 Implications may be clearer with future legislation

8 APPENDICES AND BACKGROUND PAPERS

8.1 The Ministry of Housing, Communities and Local Government (MHCLG) issued three consultations on reform of the planning system:

Changes to the current planning system

Planning for the future

Transparency and competition: a call for evidence on data on land control - [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907213/Call for evidence on Contractual Controls.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907213/Call_for_evidence_on_Contractual_Controls.pdf)

9. AUTHOR

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DUNSTABLE TOWN COUNCIL

GROUNDS AND ENVIRONMENTAL SERVICES COMMITTEE

MONDAY 14 SEPTEMBER 2020

CREASEY PARK COMMUNITY FOOTBALL CENTRE AND BENNETT'S SPLASH UPDATE

Purpose of Report: To provide a progress report on operations at Creasey Park Community Football Centre.

1. INTRODUCTION

- 1.1 This report provides the Committee with a summary account of performance to date. The Centre is nearly back to full operating times with all football anticipated to be back by the end of September.

2. ARTIFICIAL TURF PITCHES (ATP)

- 2.1 The ATP is currently being hired every evening and weekends except Fridays by AFC Dunstable, Dunstable Town FC and other local clubs for training and games. The winter block booking re-starts on the 14 September. All users have rehired their existing slots from last season.
- 2.2 AFC and Dunstable Town FC have now hosted a couple of games with spectators, they are both currently allowed 30% capacity according to their league status. This means currently DTFC can hold 300 and AFC Dunstable can hold 400 spectators.
- 2.3 AFC Dunstable and Dunstable Town FC respective leagues re-start within the next 2-3 weeks, youth football also returns mid-September.
- 2.4 Work on the new additional ATP started 10 August, so far all is going well, though 9 days have been lost due to adverse weather. It is anticipated that the completion will be end of November, assuming no more delays.
- 2.5 Marketing has started on the new ATP, there is a page on the website where people can submit their interest in booking a slot. Currently interest has been received for full capacity on a Tuesday, Wednesday and Thursday evenings.

3. INCOME & EXPENDITURE

- 3.1 The CPCFC profiled income and expenditure report, as at end of July 2020, is provided below.

	Budget 20//21	Actuals to date	Year-End Forecast	Year-End Variance
Income: Creasey Park - Football	-148,000	-23,751	-118,000	30,000
Costs: Creasey park - Football	67,532	23,745	65,113	-2,419
Income: Bar & Catering	-190,000	-2,079	-26,000	164,000
Costs: Bar & Catering	305,804	77,248	223,119	-82,685
Bennett Memorial RG Splash Park	33,216	6,089	8,855	-24,361
Sub Total	68,552	81,252	153,087	84,535

- 3.2 There is currently a forecast for a £30k loss for grass pitches and ATP hire which is mainly due to the centre being closed due to the Covid-19 pandemic for the full first quarter. There has been no income forecast for the new additional ATP, so any income received will help this deficit.
- 3.3 Due to government guidelines the centre has had to cancel all functions from March 2020 for the foreseeable future. This has had a substantial effect on income and currently there is a predicted loss of £12k on room hire and a £152k loss in bar & catering sales. The bar sales loss is made up from functions which were cancelled, football matches and tournaments, which were all cancelled. Until adult and youth weekend football returns, the centre cannot predict users secondary spend demand and therefore it is difficult to predict income.
- 3.4 There has been some savings due to the centre being closed in the first quarter. There is a predicted £7k saving on staff as currently only contracted staff are being used and no casual staff. However, we are starting to bring back casuals as demand increased due to the football matches with spectators started this week. There is a forecast £11k saving on cleaning, utilities and marketing due to the centre being closed for the 1st quarter and £62k on bar and catering stock.
- 3.5 CPCFC Bar & Catering takings comparison (ex vat)

	Week	2019/2020	2020/2021	Variation	% Difference
Total Qtr 1		£37,986.00	£0.00	-£37,986.00	100
July	14	£1,819.52	£0.00	-£1,819.52	100
	15	£1,195.49	£0.00	-£1,195.49	100
	16	£1,844.90	£0.00	-£1,844.90	100
	17	£2,785.54	£0.00	-£2,785.54	100
	18	£1,963.77	£325.80	-£1,637.97	83
		£9,609.22	£325.80	-£9,283.42	97
August	19	£1,311.58	£802.58	-£508.99	38
	20	£2,559.10	£484.60	-£2,074.50	81
		£3,870.68	£1,287.18	-£2,583.49	67
Year to date		£51,465.89	£1,612.98	-£49,852.91	97

- 3.6 There was no trade at Creasey Park in the first quarter due to the Covid-19 pandemic.

3.7 Since the centre started to open at the end of July, business has steadily improved, however, compared to last year we are still -£49,852.91 adrift from the same period last year.

4. OPERATIONAL UPDATE

4.1 Central Bedfordshire College are returning to the centre on 7 September for their standard day time hire.

4.2 During evening use all bar and catering service is being done through the hatches and the centre is only open for users to access the toilets.

4.3 On match days all food and drink is being served through the kitchen hatches. There is a simplified menu being offered and limited draft beers which will continue until demand increases to ensure there is limited wastage.

4.4 All centre use has been Covid-19 risk assessed in line with Government guidelines and restrictions. This has resulted in the following operational changes

- Serving from the two outside hatches .
- A limited menu which is regularly being assessed
- A one-way system in and out of the building with 2m floor markings in place throughout.
- A one-way system in and out from the entire site
- Track and Trace system implemented
- Disposable cutlery, plates, cups and condiments to minimise cross contamination. As these are not allowed to be recycled, under the Covid regulations for contaminated waste.
- Changing rooms and toilets operating under Government guidelines

4.5 Now the colder weather is getting closer, using the centre for customers will be risk assessed for capacity.

4.6 Toddler group will not be returning for the rest of the year, and this will be reassessed in January. This is mainly due to the lunch club taking place on the same day and reducing the risk to the more vulnerable users of the centre. Creasey Park also does not have the capacity to clean all the toys and the centre to ensure everywhere is sanitised.

4.7 Unfortunately due to the College requiring more space for their classroom during the day, it has meant we can no longer facilitate the art class as they also needed the entire centre to enable social distancing.

5. BENNETT'S SPLASH & SPLASHSIDE CAFÉ UPDATE

5.1 As members will be aware the Splash Park and Bennett's Café did not open this summer, due to the Covid-19 pandemic.

6. AUTHOR

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DUNSTABLE TOWN COUNCIL**GROUND AND ENVIRONMENTAL SERVICES COMMITTEE****MONDAY 14 SEPTEMBER 2020****CEMETERY, ALLOTMENTS, RECREATION GROUNDS, TOWN CENTRE GARDENS AND RANGER SERVICE INFORMATION REPORT**

Purpose of report: - The purpose of this report is to update the Committee on the management and maintenance of the town's cemetery, allotments, recreation grounds, town gardens, floral displays, play areas and Ranger Service.

1. DUNSTABLE CEMETERY

- 1.1 Burial activity has remained ongoing and the table below provides a comparison for the period 2 March 2020 to 28 August 2020 against the same period for the previous year.

	March 2019 – Aug 2019	March 2020 – Aug 2020
New earth grave	25	34
Re open earth grave	25	30
New ashes	17	11
Reopen ashes	16	17

- 1.2 At the time of writing this report, 254 burials will have taken place in the lawn section of the cemetery extension since February 2016.
- 1.3 The Cemetery expenditure and income for the period April to July 2020 is provided in summary in the table below.

	Totals April - July
Budgeted Expenditure	£33,803
Actual Expenditure	£37,321
Variance	-£3,518

Budgeted Income	£57,533
Actual Income	£85,372
Variance	£27,839

Overall Variance	£24,321
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- 1.4 The overall position shows a positive variance for the period which can largely be attributed to higher levels of burial income achieved.

- 1.5 During the Covid-19 pandemic lockdown the Cemetery remained fully operational and staffed throughout, with a number of restrictions in place, in accordance with Government guidelines and requirements. The decision was taken to close the Cemetery for two weeks during March because of inappropriate behaviour and large gatherings taking place at evenings and weekends as well as uncertainty surrounding Government guidance.
- 1.6 The Council has been working closely with Central Bedfordshire Council (CBC) and other Town and Parish Councils to coordinate burial activity in Bedfordshire and to ensure that adequate arrangements were in place to accommodate a spike in demand for burials. Specific operational plans were made to manage a significant increase in burial activity. Whilst it was not necessary to implement these plans, they do remain in place should they be required in the future.
- 1.7 As part of the pandemic planning process, officers also worked closely with CBC officers to undertake a groundwater protection risk assessment in accordance with Environment Agency (EA) legislation and best practice. As part of the risk assessment and collection of base line data three bore holes were created in the Lawn section so that water samples can be taken on a 6-monthly basis. A separate report to this Committee may be provided in November once the risk assessment has been evaluated by the EA.
- 1.8 Throughout the lockdown period the grass-cutting and grounds maintenance operations continued as normal with robust control measures in place to safeguard all staff.
- 1.9 A risk assessment has been carried out to determine if the Chapel can be opened for funeral services in line with Government guidance. Due to the limited size of the chapel and issues with access and taking account of the guidance and control measures required to operate safely it was determined that the Chapel could not be opened for use for the foreseeable future. This situation remains under review as guidance changes and the easing of restrictions are further lifted.

2. ALLOTMENTS

- 2.1 All allotment sites remained open and available for tenants to use during the lockdown period with guidance and restriction signage placed at all gated entrances. Inspections to check for cultivation were suspended during lockdown but have since taken place resulting in 39 Notices to Cultivate being issued. The Council is taking into account the circumstances for those tenants who have had to shield during lockdown.
- 2.2 The waiting list has grown significantly in the lockdown period and at the time of writing this report there are 236 people on the waiting list, which is 115 more than reported to this Committee in March and 140 more than reported in September 2019. Nationally, there has been an increase in allotment waiting lists reflecting the increased desire to grow vegetables and fruit.
- 2.3 Since the last report 31 plots have been re let and 2 allotment tenants have decided not to renew their tenancy agreements. Appendix 1 provides some detail about the make-up of the current waiting list.

3. RECREATION GROUNDS

Play Areas, Grove Skate Park and BMX

- 3.1 Since the last report to this Committee there has been one incident of vandalism to play equipment. The incident occurred in mid-June at Mentmore Recreation Ground when the platform deck and handrail on the Ixo bridge were damaged.
- 3.2 At the beginning of the Covid 19 pandemic lockdown all the Council's play areas were closed in line with the government requirements. The play areas reopened in early July when the government lifted the restrictions. A risk assessment has been carried out and advisory signage has been placed on the fences and gates of the play area entrances to inform users of the control measures in place to keep them safe. Information includes site and hygiene rules and advice on safe numbers using the play area at any one time.
- 3.3 Sanitisation of the play areas is being carried out weekly by spraying a seven-day active sanitiser on all equipment, fences and gates. This operation is being carried out very early in the morning to ensure that every piece of equipment is sprayed and dry before members of the public arrive to use the playgrounds.
- 3.4 The Grounds Assistant (Play and Outdoor Equipment), responsible for maintaining and repairing the play areas, has been carrying out routine inspections throughout.
- 3.5 There has been a noticeable increase in the amount of litter across the recreation grounds since the easing of the lockdown restrictions. This has resulted in extra hours spent collecting litter, emptying bins and sweeping up broken glass.

Sports Pitches and General Grounds Maintenance

- 3.6 At the start of the lockdown the grounds team were concentrating on basic tasks such as grass cutting, litter picking, bin emptying and ensuring there were enough staff to cover burials at the cemetery. All operational risk assessments were reviewed to take account of Covid-19 and were updated with new control measures.
- 3.7 Hedge cutting is currently being carried out around the recreation ground perimeters; cutting back growth to the fence lines.
- 3.8 The sports pitch maintenance risk assessment has been reviewed in light of Covid-19 and the current control measures in place include a restriction on the timing of operations after each game has been played. There is a general lack of guidance regarding operational safety for grounds staff working on sports pitches whilst the virus remains prevalent. This situation is under constant review and the Grounds Operations Manager is looking to purchase a sanitiser that can be used on the main stadium pitch at Creasey Park to eliminate the need to wait for two days to continue with maintenance after each game.
- 3.9 The football season is set to commence on 12th September for both senior and youth teams. The grounds team are working to mark the pitches and put up goals ready for this date.

- 3.10 The installation of the irrigation system at Creasey Park has helped to improve the renovation of the grass pitches this season. The seed germination rate and the quality of the grass sward has dramatically improved on the mini soccer pitches as a result.
- 3.11 Luton Road Recreation Ground pavilion was broken into on 25 June and damage was caused to an exterior door and two interior doors. Two fire extinguishers were also set off and a number of items belonging to the bowls club were smashed. The Police attended to take fingerprint samples but no evidence was found to carry out further investigation. The cost of the repairs will largely be covered by the Councils insurance.

4. TOWN CENTRE AREA

Priory and Grove House Gardens and the Town Centre

- 4.1 The lockdown period did not prevent the growing and installation of this year's summer floral displays despite one or two challenges for the suppliers. Most displays were installed just as restrictions were being eased and the strong bright colours hopefully lifted people's spirits.

- 4.2 This year the Council tried a new form of matrix planting in the long border at Priory Gardens using open flowering plants to encourage bees and other pollinating insects. The variation of colours and scents have received good comments from members of the public who use Priory Gardens.



- 4.3 The grounds team have now taken on responsibility for the maintenance of the rain gardens and Urbis planters in the Town Centre and they have had some help from the Dunstable in Bloom volunteers who carried out some pruning and dead heading of plants. This assistance is very much appreciated.
- 4.4 The Head of Grounds and Environmental Services is working in partnership with the original designers of the Market Cross Clock Tower and the Grove House Gardens Performance Area to undertake much need refurbishment and redecoration of the two structures. Works are currently out to tender and the plan is to complete these works in good time for the Christmas celebrations.

Dunstable in Bloom

- 4.5 Members will be aware that both the regional and national In Bloom campaigns and judging were cancelled for 2020. However, Dunstable will remain a Britain in Bloom

finalist in 2021. Dunstable in Bloom have chosen the theme of 'A Bright New Start' to kick start the campaign and will be using rainbow colours in a new floral motif.

- 4.6 Dunstable in Bloom entered the 2020 Anglia in Bloom virtual competition submitting 6 photos and 50 words in each of 12 separate categories. Dunstable was awarded the winner of the Best Local Authority Planting category for its colourful bright floral displays and the community support to keep them in good condition through regular deadheading.
- 4.7 Dunstable in Bloom have continued to meet virtually, on a monthly basis, using Zoom and have managed to carry on with the local garden competition.

5. TOWN RANGER SERVICES

- 5.1 The Rangers have resumed the cleaning of the toilets in Ashton Square, they are now working in line with the Covid-19 risk assessments regarding the cleaning which includes an increase in the number of cleans per day.
- 5.2 Recently the Rangers have been cleaning, removing weeds and graffiti from the alley near the Oxfam shop. They have scheduled a list of tasks for September which includes removal of chewing gum and oil stains in Middle Row and High Street South.
- 5.3 The Rangers have also carried out a range of other works in response to email requests from the public and are continuing to report issues around fly tipping to CBC. The response time to remove the fly tipping can vary but is generally carried out quite quickly.

6. AUTHORS

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Appendix 1 – Allotment Waiting List Summary

Waiting list	Total	Resident	Non-Resident
Willing to accept any plot/site	76	29	47
Specific plot/site requested	150	108	42
Second plot requested	9	7	2
Offer made - not yet accepted	1	1	0
TOTAL	236	145	91
Added to list since last report (included in above total)	156	123	33
On list but do not want a plot yet (included in above total)	2	2	0

Site by Site

Site	Catchacre	Hillcroft	Maidenbower	Meadway	Pascomb Road	Westfield	ALL SITES
Total available plots on site	21	18	22	111	15	88	272
Vacant plots	0	0	1	2	0	3	6
Notice to Cultivate	3	2	7	15	3	9	39
Notice to Quit	0	0	0	0	0	0	0
Plot Newly let	2	2	1	16	1	9	31
Plot Given up	0	0	0	1	0	1	2
Inspection Dates	22 June 2020 reviewed allotments. 24 August 2020 inspections carried out. Reinspection booked for 25 September 2020.						