

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

HELD REMOTELY VIA MICROSOFT TEAMS

ON TUESDAY 15 SEPTEMBER 2020

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

Apologies: Cllr Mark Cant

In Attendance: Ian Reed (Democratic Services Manager)

Public: Three

1. SPECIFIC DECLARATIONS OF INTEREST

Councillor	Interest	Minute
Councillors Philip Crawley and Johnson Tamara	CENTRAL BEDFORDSHIRE COUNCIL APPLICATION CB/20/02005/REG3 LAND AT GROVE PARK, COURT DRIVE - Non-Pecuniary (Central Bedfordshire Councillors)	

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/TRE/20/00452 48 West Hill
Proposal: Works to a tree protected by Tree Preservation Order; Reduce Sycamore tree to Approx 1.5 – 2.5 mtrs to SB/TPO/76/00002/ A2
Comments: No Objection

CB/TRE/20/000431 46 West Hill
Proposal: Works to trees protected by Tree Preservation Order SB76/0002/A2
Comments: No objection

CB/20/01955/FULL 8 Cross Street North
Proposal: Single Storey side/rear extension with brick built wall to replace a wooden fence
Comments: No objection

CB/20/03063/FULL 47 Miletree Crescent
Proposal: Single storey rear extension

Comments:	No objection
CB/20/02433/LB	48 High Street South
Proposal:	Listed Building: Change of use of ground floor of premises from Class A1 use class with ancillary insertion of stud partitions and doors
Comments:	No objection
CB/20/02908/FULL	9 Mandrell Close
Proposal:	Ground Floor Rear Extension
Comments:	No Objection
CB/20/02793/FULL	Ashton St Peters Church of England VA Primary, Leighton Court
Proposal:	Single storey extension to assembly hall
Comments:	No objection
CB/20/02734/FULL	260 West Street
Proposal:	Double storey rear extension
Comments:	No objection
CB/20/02664/FULL	72 Wilbury Drive
Proposal:	Extend front & rear dormer windows and install pitched roof over front porch
Comments:	No objection
CB/20/02929/FULL	13 Loring Road
Proposal:	Resubmission CB/18/03294/FULL(Single storey rear extension & modification of mono pitch roof to flat roof incorporated with proposed flat roof extension
Comments:	No objection but the Sub- Committee would be concerned to see applications modifying pitch roofs to flat roofs in this road
CB//20/02988/FULL	19 Western Way
Proposal:	Single storey side extension
Comments:	No objection
CB/20/02685/VOC	5 High Street South
Proposal:	Variation of condition 1 of planning permission CB/17/05282/FULL (Change of use A1 to A3) New proposal to open Sundays and Bank Holidays between the hours of 08.00 to 02.00
Comments:	No objection but it is important to point out that it is not clear from the description of the proposal that the application is for an extension of hours stated 7 days a week
CB/20/02917/FULL	30 Staveley Road
Proposal:	Front dormer window and loft conversion
Comments:	No objection
CB/20/02948/FULL	15 Friars Walk
Proposal:	Single storey extension

Comments: No objection

CB/20/02794/FULL 36 Wingate Road

Proposal: Proposed single storey part side and rear extension

Comments: No objection

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 storey flats) for older people distributed in three blocks, 4 storeys in height with access, parking, landscaping and associated infrastructure

Comments: The Sub-Committee considered a proposal that the application at Grove Park, Court Drive as detailed be supported

A recorded vote being requested the voting was as follows;

In Favour; Councillors Jones and Restall

Against; Councillor J Gurney

Abstained: Councillors Crawley (Chairman) and Tamara

It was also agreed that detailed comments on the landscaping, Biodiversity and Planting Design and Maintenance be submitted as follows;

[Habitat and Biodiversity Strategy - CVH-WWA-V0-XX-DR-L-0112-S8 P07.pdf](#)

- Welcome and support the inclusion of bird and bat boxes, swift nesting sites, badger and hedgehog gates, log piles, new tree planting and wildflower areas as important contributions to maintain or increasing biodiversity.

[P02 Planting and Maintenance Strategy 17.06.20.pdf](#)

- Management and maintenance of landscape and biodiversity features is important from the outset. The planting and maintenance strategy clearly identifies how this should be achieved and is well set out and comprehensive. **It is important that there is a clear understanding going forward as to future maintenance responsibilities for the site if the maintenance strategy is to be delivered.**

[Health Hub External Layout - CVH-WWA-V0-XX-DR-L-0101-S8 P08.pdf and Health Hub Frontage Planting 17.06.20.pdf](#)

- There is a good mix of planted, grass and wildflower areas within the overall layout. The choice of plant species is sound **but some species will require good management and maintenance arrangements to be in place from the outset if they are to reach and provide their full potential as attractive landscape features.**
- **The long, planted strip of landscaping within the existing car park could benefit from replanting to match the proposed new planting.**

Landscape and Visual Impact Assessment - CVH-WWA-ZZ-XX-RP-L-0602 P03.pdf

- Appears to be a thorough assessment which is well constructed with clear statements and appropriate conclusions.
- **Concern about the proximity of the residential block to the existing skatepark in terms of noise and light pollution. See further note below re acoustic fence and hedge**

Masterplan with annotations - CVH-WWA-V0-XX-DR-L-0100-S4 P06 Master Plan updates annotated only P06.pdf

- **The plan has a note stating 'Omit acoustic fence and hedge' located between the residential block and the skatepark. Given the potential for noise impact on new residents from skatepark users it would be better to install an acoustic fence and plant a hedge in the first instance to provide immediate mitigation for noise whilst the hedge is establishing. This may help to reduce the number of complaints received from new tenants about noise.**

Planting Strategy CVH-WWA-V0-XX-DR-L-0111-S8 P07 Planting Strategy.pdf

- The planting strategy and associated detailed planting plans appear to be sound and well detailed with an appropriate mix of plant species.

CB/19/01285/FULL Former Linpac Gpg International, Luton Road

Proposal: Revised scheme: Development of the site to provide up to 11,850 sqm (GIA) of B8 employment floorspace with ancillary offices and areas for service yards, car parking, landscape and associated activities, and up to 250 sqm GIA) for drive-through units within use class A1/A3/A5

Comments: Objection on the following grounds;

1. This site would be more appropriate as a housing development particularly as there is a high demand for housing in the area
2. As a storage and distribution site it will attract additional HGV movements throughout the day and night
3. The traffic levels to be generated is not acceptable on a site that is tight for vehicular movements and will create difficult egress and access points
4. The 24 hour operation of the site will have detrimental impact on the local residents because of noise and air pollution

3. PLANNING DECISIONS

The Sub-Committee noted the decisions of Central Bedfordshire Council in respect of recent planning applications.

5. NEW PERMITTED DEVELOPMENT RIGHTS

The Sub - Committee noted that the new permitted development rights came into force on 1 September 2020. The Democratic Services Officer was asked to resend the details to all Members of the Council

The Meeting Closed at 8.02 p.m.