

# 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	<b>CENTRAL BEDFORDSHIRE COUNCIL CONSULTATION ON AMENDMENTS TO THE LOCAL DEVELOPMENT ORDER FOR WOODSIDE INDUSTRIAL ESTATE - Non-Pecuniary (Central Bedfordshire Councillors)</b>	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:

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**CB/20/00309/ Proposal:** Priory View  
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**Comments:** Application withdrawn prior to meeting

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

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**CB/20/02682/FULL Proposal:** 66 Half Moon Lane  
Front Side Storey Extension and Front/Side Two Storey Extension  
**Comments:** No objection

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**CB/20/02682/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 in particular affecting St Peters Road, Bigthan Road, Great Northern Road, Station Road and Stokers Close  
(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

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**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

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**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

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**CB/20/02728/FULL** 56 Goldstone Crescent  
**Proposal:** Single storey front extension and double storey rear extension  
**Comments:** No objection

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**CB/20/01529/FULL** 3 Buckwood Avenue  
**Proposal:** Proposed side extension above existing garage and rear first floor extension over existing ground floor  
**Comments:** No objection

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**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. **APPLICATION NO. CB/20/02075/LDO CONSULTATION ON PROPOSED AMENDMENTS TO THE LOCAL DEVELOPMENT ORDER FOR WOODSIDE INDUSTRIAL ESTATE, BOSCOMBE ROAD**

Further to the Meeting of the Sub - Committee held on 4 August (Minute 4 refers) the Sub-Committee discussed the proposed amendments in detail.

Two Members of the public addressed the Sub-Committee about proposed amendments to the LDO and its boundaries and in particular 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;

#### 1. The introduction to the proposed 2020 Woodside LDO states:

“Central Bedfordshire Council (CBC) is undertaking significant work to improve and regenerate Dunstable. The Luton and Dunstable Guided Busway opened in September 2013, and the Woodside Connection which enables traffic going to and from the Woodside Estate to access the M1 directly, thus avoiding the (Dunstable) town centre, opened in April 2017.” However, the general view is that

(a) there is no enforcement of HGVs coming through the town centre.

(b) Furthermore, it appears to Luton Road residents that traffic has simply been moved. (M1 Southbound may use the Woodside Link Road (instead of Luton Road), while M1 Northbound traffic uses Junction 11 instead of Junction 9, this traffic now uses Luton Road.

(c) Amazon HGVs are directed with signs opposite their building to take the Luton Road to access the M1 southbound.

(d) Effectively, traffic from the M1 has simply been moved up to another junction: Northbound J9 to J11, Southbound J11 to J11a

(e) Residents on Luton Road would like travel plans to show and ensure the vast majority of vehicles accessing businesses on the Woodside estate do so via the new Link Road.

(f) Residents are concerned Covid 19 will be used as an excuse to push through developments, extensions and changes to normal working practices and post

the Covid 19 crisis the adaptations will be retained  
(g) 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 is 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*

(h) Paragraph 4.2 seeks to simplify the planning process in relation to the construction of new buildings clarification that this is specifically for existing and not new developments

(i) Part C relates to conditions relating to height and layout of the clarification Required whether this relates to within 10 metres of the boundary of a residential properties

(j) 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

(k) Will the provision of travel plans under section D of the document be available for public inspection

(l) The document refers to Part B s11 however this does not exist

**The Meeting Closed at 8.25 p.m.**