

Dunstable Town Council
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DUNSTABLE
TOWN COUNCIL

David Ashlee Town Clerk and Chief Executive

Date: 16 November 2020

Dear Councillor

Could you please note that a remote meeting of the Council's Plans Sub-Committee will be held on **Tuesday 24 November 2020 at 7.00 pm** utilising Microsoft Teams.

Any members of the public or press who wish to attend the remote meeting are welcome to do so and should notify their wish to attend to me by email to lan.Reed@dunstable.gov.uk by **5pm on Friday 20 November**. Instructions on how to join will then be sent to you in advance of the meeting.

AGENDA

1. Apologies for Absence.
2. Specific Declarations of Interest.
3. Planning Applications -
 - a) to consider applications submitted to Central Bedfordshire Council since the last meeting of Committee (see page 3)
 - b) to note recent decisions of the Planning Authority (see page 6)
4. Woodside LDO Consultation

The Sub - Committee is invited to consider the responses received from Central Bedfordshire Council on this Councils' submission to the Woodside LDO Consultation (see page 9). Also available for inspection at the Grove House Offices is the list residents that were consulted by Central Bedfordshire Council.

Yours faithfully

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

David Ashlee
Town Clerk and Chief Executive

To: All Members of Plans Sub-Committee; Councillors Philip Crawley (Chairman), Mark Cant (Vice-Chairman), Liz Jones, Alan Corkhill, John Gurney, Cameron Restall and Johnson Tamara and other Members of the Council for information.

(If unable to attend, Members are reminded to appoint a substitute from any other Member of the Council)

(NB: All Members of the Council are welcome to attend and speak but not vote at meetings of this Sub-Committee)

PLANS SUB-COMMITTEE

24 NOVEMBER 2020

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL

BETWEEN 19 OCTOBER AND 16 NOVEMBER 2020

1	CB/20/03632/FULL Proposal:	2 Staines Square Priory Material change of use of part of rear garden to provide a secure gated compound for Priory Service Station
2	CB/20/03744/FULL Proposal:	7 George Street : Single storey rear and side extension.
3	CB/20/03778/FULL Proposal:	18 Radburn Court Extension to side and conversion of existing single storey front storeroom to habitable accommodation with new pitched roof over
4	CB/TRE/20/00570 Proposal:	17 Beechwood Court Works to a Tree protected by Tree Preservation Order SB/TPO/89/00012/G1 crown reduction, removal of lower branches and general prune to rear Beech Tree.
5	CB/TRE/00601 Proposal:	Phoenix Park Development Works to trees protected by a Preservation Order: Fell to ground level T001 Sycamore, T002 Ash, T003 Ash, T004 Maple also T 1857 Sycamore, reduce height of both stems by approximately 8.0 metres (one third) and remove remaining deadwood to SP/TPO/73/00005 (A1)
6	CB/20/03806/FULL Proposal:	11 Suncote Close Erection of a part single storey, part two-storey side/rear extension

7	CB/TRE/20/00463 Proposal:	The Highwayman Hotel, London Road Works to Trees Protected by Tree Preservation Order SB/58/00001/A2: Prune Lime Tree (T1), lift crown of Lime Tree (T2) and fell 3 Ivy covered stems on Hawthorn Tree (G1) and treat Location:
8	CB/20/03851/FULL Proposal:	9 Mandrell Close Ground Floor Side Extension
9	CB/20/03723/FULL Proposal:	Resubmission of planning application CB/20/02986/FULL Merging of premises 218 and 220 High Street North, change of use from A5 to A3, installation of glazed structure to side and rear of 218 with pergola. Retrospective
10	CB/20/03158/FULL Proposal:	13 Ridgeway Drive Full width single storey rear extension
11	CB/20/03870/FULL Proposal:	7 Borough Road Re-submission of planning application CB/20/03170/FULL (single storey rear and side extensions)
12	CB/20/03492/FULL	32A High Street South Erection of second floor flat
13	CB/20/03810/FULL Proposal:	2 Old Dairy Court Single storey & second storey side extensions
14	CB/20/03895/FULL Proposal:	39 Wilbury Drive Single storey side/rear extension and conversion of part garage
15	CB/20/04025/VOC Proposal:	Saracens Head, 45 High Street South Variation of conditions 11 & 24 of planning permission CB/16/05847/FULL (Demolition of out – buildings and construction of 6 new cottage dwellings).Changes to approved plan numbers
16	CB/20/04030/ADV Proposal:	19 Poynters Road Advertisement: Internally illuminated fascia box sign with stencil cut

17	CB/20/04067/FULL Proposal	22 Hilton Drive Partial single storey rear extension and partial rebuild of existing rear single extension
18	CB/TRE/20/00640 Proposal:	Sportsfield adjacent to Ashton St Peters V.C. Lower School, West Parade Works to Trees protected by a Preservation Order: SB/84/00011/G1 & G2 reduce 2 Beech trees in G3 approx 3-4m on encroaching side of tree and shape to blend in with upper crowns, reduce the side of tree over school allotment to reduce back by approx 3-4m and remove small low specified branches to raise over boundary fence (1 tagged at 0894) (other tagged as no number).G3 T0893 Horse Chestnut with failing limb to reduce crown as specified by approx. 2/3 shaping accordingly. G3 T0892 Horse Chestnut with 2 extra long stems over road side to reduce back in line with remaining crown and shaping to balance. Remove failing vertical stem G2 Beech tree To raise lower canopy approx 3m over pavement, roadway and boundary fence to Lime Tree T0881. Raise crown over path and fence by approx 3m to Beech Tree T0990. Raise canopy and cut back from street lighting to Beech Tree T0888
19	CB/20/03049/FULL Proposal:	17 West Hill Dropped Kerb - Amendments to this application received in respect of revised floor plans and elevations

AGENDA ITEM 3(b)

Dunstable Town Council Plans Sub-Committee 24 November 2020

GRANTED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/20/03170/FULL	7 Borough Road Single storey rear and side extension	No objection	Application withdrawn
CB/20/02844/FULL	89 Poynters Road Single storey rear extension	No objection	Granted
CB/20/03148/FULL	28 High Street North Change of use of Ground Floor from retail (F2) to Non-residential Institution(F1)	No objection	Granted
CB/20/02764/FULL	135 High Street South Demolition of existing and redevelop as four self contained residential one bed units	No objection	Refused
CB/20/01660/VOC	Land between nos 12 and 12A Bernard Close Variation of Condition 17 to Planning Permission CB/20/00754/FULL (construction of two detached dwellings). The revised plans show the house type to include a single storey rear extension. Also proposed is a very slight adjustment to plot 2 to ensure that the root protection of tree T2 is not compromised	No objection	Granted
CB/20/03019/FULL	35 Cartmel Drive Single storey front and two storey side and rear extension	No objection	Granted

CB/20/03106/FULL	64 First Avenue First Floor side extension	No objection	Granted
CB/20/02794/FULL	36 Wingate Road Proposed single storey part side and rear extension	No objection	Granted
CB/20/02685/VOC	5 High Street South Variation of condition 1 of planning permission CB/17/05282/FULL (change of use A1 to A3) New proposal to open Monday to Sunday including Bank Holidays between the hours of 08:00am to 02.00am	No objection	Granted
CB/20/02793/FULL	Ashton St Peters Church of England VA Primary School. Leighton Court Single storey extension to assembly hall	No objection	Granted
CB/20/02664/FULL	72 Wilbury Drive Extend front & rear dormer windows and install pitched roof over front porch	No objection	Granted
CB/20//02728/FULL	56 Goldstone Crescent Single storey front extension and double storey rear extension	No objection	Granted
CB/20/01955/FULL	8 Cross Street North Single Storey side/rear extension with brick built wall to replace a wooden fence	No objection	Granted
CB/20/02917/FULL	30 Staveley Road Front dormer window and loft conversion	No objection	Granted
CB/20/03294/FULL	61 Meadway Replace existing rear conservatory roof	No objection	Granted
CB/20/03301/FULL	47 Kingsbury Gardens Erection of two storey & single storey side extension	No objection	Granted

CB/20/03265/FULL	3 Campion Close Single storey front porch extension. Removal of existing flat roof & erection of replacement pitched roof	No objection	Granted
CB/20/03289/ADV	Pizza Hut,133 High Street North Advertisement: New fascia signage and projecting sign	No objection	Granted
CB/20/02929/FULL	13 Loring Road Resubmission CB/18/0329/FULL (Single storey rear extension) Single storey rear extension & modification of mono pitch roof to flat roof incorporated with proposed flat roof to extension	No objection but the Sub-Committee would be concerned to see applications modifying pitch roofs to flat roofs in this road	Granted
CB?20/03308/FULL	102 Drovers Way Demolition of existing single storey rear extension and erection of replacement single-storey rear/side extension	No objection	Granted

Mr. Ian Reed
 Democratic Services Manager
 Dunstable Town Council
 Grove House
 76 High Street North
 Dunstable
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Your ref: CB/20/0275/LDO

Our ref: CB/20/0275/LDO

DTC/1/Sept 20

Date: 28/10/2020

Dear Mr. Reed,

Proposed Woodside Local Development Order

Thank you for your email response to the public consultation on the proposed Woodside LDO of 3rd September 2020. I set out below my initial response to each of your comments, some of which will positively result in further clarifications and amendments to the LDO document which is planned to be endorsed by the Council at its Executive meeting on 8th December 2020. The Traffic and Highways team have also contributed to the response.

For ease of reference I have reproduced each of your email comments in *italics* and set out my response in blue text.

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.

Response: Enforcement of HGV routes is undertaken by the police as local authorities cannot enforce legal matters.

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(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.

Response: Luton road is a purpose-built dual carriageway and was at one stage the main thoroughfare, this traffic is perfectly acceptable and enables some distribution of traffic rather than all being in one place.

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

Response: This is correct as they will not take a further route and travel two junctions further up to go southbound, again relieving pressure on Boscombe Road which is already at a point of congestion.

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

Response: The new junction and Woodside link was not simply to remove traffic from Luton Road, it was to assist in removing it from Dunstable High Street.

(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.

Response: The LDO document cannot enable the Council to require Travel Plans from existing businesses on the estate unless this was a requirement of their original planning permission. The individual increases in floorspace that would be enabled by the LDO would not normally be significant enough to request Travel Plans for assessment, for example; Travel Plans are normally only requested for increases in B1 floorspace of more than 2500 sq. m and more than 4000 sq.m for B2 developments and more than 5000 sq. m for B8 uses.

Where increases in floorspace proposed through the LDO are above these thresholds Travel Plans will be requested by the Council as part of the self-certification process.

It is therefore proposed to amend the LDO by making the reference to Travel Plans a Condition under Part C rather than simply being an informative (i.e only advisory) under Part D. This will make it clear that if proposals meet the requirement for a Travel Plan that these will be requested by the Council as part of the self -certification process. These will be made available on the Council's website.

(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.

Physical adaptations such as extensions to existing properties and new builds would be allowed under the LDO despite Covid -19 but I can reassure you that the LDO will not enable changes in hours of operation as this would normally require planning permission. Changes to hours of operation would have to be done through a "variation of condition" application (if such a condition was attached to an original planning permission).

(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.

Response: This comment seeking reassurance makes a valid point. The LDO will be amended before adoption to make it clear that extensions and new units will only be allowed up to the maximum amount on any one business/development site. There is a 1,200 sq.m or 25% increase in existing floorspace "allowance" for extensions. Such extensions as well as new buildings of 1,200 sq. m will not be able to be used more than once as this would result in cumulative development above the thresholds

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envisaged in the LDO. Once the 1,200 sq.m has been used for any new buildings on a site, further proposed new builds on that particular site would require planning permission. (and may or may not be refused). The LDO will not be able to be used to continuously expand development on a particular site as feared, as the 1,200 sq.m (or 25% of the existing floorspace) extension would be the maximum permitted floorspace for one development site, overall.

(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

No this construction of new buildings can apply to existing businesses as well as new stand-alone businesses/developments. New buildings will be permitted, for uses falling within the Use Classes B1, B2 or B8, up to a maximum size of 1200sqm. Paragraph 4.6 of the LDO states that the Council believes that built development of this scale is entirely appropriate within the Woodside Estate and that provided appropriate safeguards around the proximity of neighbouring uses and appropriate heights are in place, any newly built development would be of an acceptable form in this location.

(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

Response: This section of the LDO sets limits on the height of new buildings and extensions if they are within 10 metres of any residential property or within 2 metres in the case of walls, gates or fences.

(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 .

Response: The consultation on the LDO followed the publicity and consultation requirements of Article 38 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO). The consultation period ran from 27th July to 7th September 2020. A number of statutory consultees were consulted as well as around 150 businesses in the area. The neighbour notification letter was sent out to all residents whose properties fell within a 100 metre buffer around the Woodside Estate. As requested, I attach a list of all of those residential addresses. The consultation was also advertised in the Dunstable Gazette and a dozen site notices were erected in and around the estate.

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

Part D 2 is an informative which states: In the interests of improving site access and travel choice, reducing congestion and demand for parking spaces and increasing business efficiency and equality, a Travel Plan should be prepared and implemented for all commercial premises in accordance with the Council's detailed guidance and thresholds which are available online via the Council's website <https://www.centralbedfordshire.gov.uk/info/55/transport-roads-and-parking/596/transport-strategy/2>.

As set out in response to section 1(d) above it is proposed to amend the LDO to make Travel Plan submission a requirement for those proposals which are above the floorspace thresholds for when Travel Plans are normally required. The LDO will also be amended to state that these will be made available for public inspection on the Council's website.

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

Response: The reference to s11 is a typographical error and it should refer to s10.

Thank you for all your analysis and comments especially those that have compelled us to propose further changes and clarifying amendments to the LDO. I hope that you find this response useful and trust that you will positively welcome the revised LDO later in the year. It is due to be considered by the Council Executive on 8th December 2020.

Yours sincerely

Christine Mc Goldrick
Programme Enabling Manager (Sites)

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DRAFT