

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, DUNSTABLE

ON TUESDAY 19 April 2022 AT 7.00 P.M.

Present: Councillors Liz Jones (Chairman), Lisa Bird, Phil Crawley, Kenson Gurney (substituting for Councillor John Gurney), Cameron Restall and Johnson Tamara

Apologies: Councillor John Gurney

In Attendance: Ian Reed (Democratic Services Manager)

Public: Nil

1. SPECIFIC DECLARATIONS OF INTEREST

Councillors	Interest	Items
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2. PLANNING APPLICATIONS – RECEIVED UP TO 7 April 2022

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 25 February and 17 March 2022

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

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| 1. CB/22/00983/FULL: | 17 Woodford Road |
| Proposal: | Single storey front extension |
| Comments: | No objection |
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| 2. CB/22/00997/FULL: | 87 Hadrian Avenue |
| Proposal: | Erection of rear conservatory and covered pergola |
| Comments: | No objection |
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| 3. CB/22/01012/FULL: | 2 Kingsbury Gardens |
| Proposal: | single storey rear extension |
| Comments: | No objection |
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| 4. CB/22/01028/FULL: | Priory Academy, Britain Street |
| Proposal: | Replacement of all existing timber sash windows to main block |
| Comments: | No objection |
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| 5. CB/22/01032/FULL: | 20 Buttermere Avenue |
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	Proposal:	Single storey front extension
	Comments:	No objection
6. CB/22/01019/FULL:		Carlton House, 42-44 West Street
	Proposal:	Creation of third floor to create 2 apartments and associated alterations
	Comments:	No objection
7. CB/22/01029/FULL:		25 Holliwick Road
	Proposal:	Single-storey rear extension.
	Comments:	No objection
8. CB/22/00829/VOC:		58 Hadrian Avenue
	Proposal:	Variation of condition number 3 of planning permission CB/21/00124/FULL (Two storey side extension and single storey rear extension with rear facing dormer incorporating loft conversion and lean-to canopy front extension). Variation to single storey rear extension amended to hip to gable roof
	Comments:	No objection
9. CB/22/01074/FULL:		McDonalds 2-8 Luton Road
	Proposal:	Removal of glass shop front to be replaced by new access door
	Comments:	No objection
10. CB/22/00893/FULL:		5 Station Road
	Proposal:	Conversion of single dwelling into 1 x 1 bed(2 person) flat and 1x3 bed(4 person) flat. Single storey side extension, 2 front dormers and rear dormer extension. Erection of anew garden fence to subdivide gardens
	Comments:	No objection
11. CB/22/00715/FULL:		22 West Street
	Proposal:	Demolition of existing commercial building. Erection of a part 2, part 3 storey mixed-use development to provide a single commercial unit and 6no.residential units with associated amenity and carparking
	Comments:	No objection
12. CB/21/00720/FULL:		21 Poynters Road
	Proposal:	Change of use of ground floor to create a grocery store (Use Class E) associated internal alterations and external stairs to property above. Provision of car parking to rear and new vehicular access
	Comments:	Objection to the loss of an habitual home, with detrimental impact on neighbours of vehicular movements
13. CB/22/01184/FULL:		76 Tring Road
	Proposal:	Single storey rear extension, front porch extension, new pitched front roof dormer and new pitched roof to existing flat roofed front dormer

Comments:	No objection
14. CB/22/00901/FULL:	32 Sundown Avenue
Proposal:	Single storey rear extension, double storey side and rear extension
Comments:	No objection
15. CB/22/00944/FULL:	45 Poynters Road
Proposal:	Change of use from a garden outbuilding in rear garden to habitable space used as an annex
Comments:	No objection
16. CB/22/01229/FULL:	Priory Academy, Britain Street
Proposal:	Creation of a multi-use games area (MUGA) including fencing, hard standing and storage container
Comments:	The Council notes that it has objected to an application for a MUGA at this site and would like to make the following comments; part of the area to be developed is a scheduled monument and any development on it will require Scheduled Monument Consent (SMC). The Planning Authority is asked to note that written consent must be obtained before any work on a scheduled monument can begin. Application for Scheduled Monument Consent (SMC) must be made to the Secretary of State for Digital, Culture, Media and Sport before any work can be carried out which might affect a monument either above or below ground level. Some changes may also require planning permission
17. CB/22/01095/FULL:	5 Winfield Street
Proposal:	Conversion of existing roof space to create a one bedroom flat with new front dormers
Comments:	No objection
18. CB/22/01252/FULL:	6 The Avenue
Proposal:	Proposed detached garage
Comments:	No objection
19. CB/22/01120/FULL:	11 Goldstone Crescent
Proposal:	Demolition of existing conservatory and garage, and creation of new single storey side and rear extension
Comments:	No objection
20. CB/TRE/22/00185:	63 Beechwood
	Works to trees protected by a Tree Preservation Order (SB/58/0001/A10): Crown reduction of 3m and remove dead wood on two Beech Trees to rear of property
Comments:	No objection

3. PLANNING DECISIONS

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

4. LICENSING APPLICATIONS

None received

The Meeting Closed at 19.22