

# DUNSTABLE TOWN COUNCIL

## MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, DUNSTABLE

ON TUESDAY 29 MARCH 2022 AT 7.00 P.M.

Present: Councillors Liz Jones (Chairman), Mark Cant, Phil Crawley, John Gurney, Kenson Gurney (substituting for Councillor Lisa Bird) and Lee Roberts (substituting for Councillor Cameron Restall)

Apologies: Councillors Lisa Bird and Cameron Restall

In Attendance: Ian Reed (Democratic Services Manager)

Public: Nil

### 1. SPECIFIC DECLARATIONS OF INTEREST

Councillors	Interest	Items
Liz Jones (Chairman), Mark Cant (Vice-Chairman), Phil Crawley, John Gurney, Kenson Gurney and Lee Roberts	Non-Pecuniary interest as the application involved land owned by the Town Council	Planning application 14. Land at Quarry Walk

### 2. PLANNING APPLICATIONS – RECEIVED UP TO 17 MARCH 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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<b>1. CB/22/00665/FULL:</b>	6 Crabtree Way
<b>Proposal:</b>	Removal of existing conservatory, new single storey rear extension
<b>Comments:</b>	No objection

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<b>2. CB/22/00333/FULL:</b>	Drive Thru Unit A Eastern Avenue Industrial Estate Luton Road
<b>Proposal:</b>	One cold room condenser, one freezer condenser and two air conditioning condensers, all in security cages
<b>Comments:</b>	No objection

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<b>3. CB/22/00492/FULL:</b>	52 Lowther Road
<b>Proposal:</b>	Demolition of existing garage and erection of two storey side extension

<b>Comments:</b>	No objection
<b>4. CB/22/00687/FULL:</b>	First Floor, 5A Queensway Parade
<b>Proposal:</b>	Erection of two front dormer and one rear dormer windows to facilitate the conversion of the first floor and roofspace to 4 flats
<b>Comments:</b>	The Council objects to the application on the grounds of insufficient provision of storage for domestic and commercial waste, street scene change which is out of character with the area and over development of the site
<b>5. CB/22/00809/FULL:</b>	54 Meadway
<b>Proposal:</b>	Proposed single storey rear extension
<b>Comments:</b>	No objection
<b>6. CB/22/00668/FULL:</b>	1 Periwinkle Lane
<b>Proposal:</b>	Construction of new garage alongside existing with roof covering both garages
<b>Comments:</b>	No objection
<b>7. CB/22/00355/FULL:</b>	98 Beecroft Way
<b>Proposal:</b>	Single-storey rear extension.
<b>Comments:</b>	No objection
<b>8. CB/22/00682/FULL:</b>	139 High Street North
<b>Proposal:</b>	Conversion of first and second floor to provide a 2 bedroom self contained unit. Part demolition of rear of building and construction of 2x2 bedroom mews houses with associated parking
<b>Comments:</b>	The Council objects to the application on the grounds of overdevelopment, insufficient car parking, waste management deficiencies and opposes the removal of a tree
<b>9. CB/22/00853/FULL:</b>	6 Friary Field
<b>Proposal:</b>	Single storey rear extension
<b>Comments:</b>	No objection
<b>10. CB/22/00913/FULL:</b>	14 Bullpond Lane
<b>Proposal:</b>	Two storey rear extension and loft conversion with rear dormer
<b>Comments:</b>	No objection
<b>11. CB/22/00684/VOC:</b>	Land at 3 Grove Road and 15 Park Road
<b>Proposal:</b>	Removal of condition numbers 10 and 16 of planning. Permission CB/21/04123/FULL (Demolition of factory building. New build 5 family dwellings). Remove condition 10 obscured glazing not required as neighbouring properties are more than 21 metres away and condition 16 no vehicular gates are proposed
<b>Comments:</b>	The Councils' objections to the original application remain and the planning conditions should remain in place

<b>12. CB/21/05607/FULL:</b>	2 and 4 Beech Close
<b>Proposal:</b>	Change of use from residential care home to interim inpatient unit (within Class E) for over 65s with Mental Health Needs
<b>Comments:</b>	No objection
<b>13. CB/22/00943/OUT:</b>	Methodist Church, Luton Road
<b>Proposal:</b>	Outline Application: All matters reserved for the proposed erection of up to two dwellings following the demolition of the existing church building
<b>Comments:</b>	No objection
<b>14. CB/12/02673/FULL:</b>	Land at Quarry Walk
<b>Proposal:</b>	Development of specialised supported living accommodation comprising a block of two five-bedroom shared supported living apartments and a block of ten one-bedroom self-contained supported living apartments, together with new communal open space and car parking (Use Class C3)
<b>Comments:</b>	No objection
<b>15. CB/22/00954/FULL:</b>	48 Badgers Gate
<b>Proposal:</b>	Erection of single storey rear extension
<b>Comments:</b>	No objection
<b>16. CB/TRE/22/00145:</b>	41 Chiltern Road
<b>Proposal:</b>	Works to trees protected by a Tree Preservation Order SB/TPO/98/00005/T4: Prune back small branches, encroaching onto 'phone wires to front Corsican Pine Tree.
<b>Comments:</b>	No objection
<b>17. CB/TRE/22/00065:</b>	Melton Court, Oakwell Close
<b>Proposal:</b>	Works to trees protected by a Tree Preservation Order No.1/1971 (Group G1): 4 Ash trees to be re-pollarded back to previous pruning points..
<b>Comments:</b>	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 19.25**