

# DUNSTABLE TOWN COUNCIL

## MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

### HELD AT GROVE HOUSE, DUNSTABLE

ON TUESDAY 6 DECEMBER 2022 AT 7.00 P.M.

Present: Councillors Phil Crawley (Chairman), John Gurney (Vice-Chairman), Lisa Bird, Kenson Gurney (substituting for Councillor Bater) and Cameron Restall

Apologies: Councillors Wendy Bater and Johnson Tamara

In Attendance: Paul Hodson (Town Clerk & Chief Executive)

Public: Nil

#### 1. SPECIFIC DECLARATIONS OF INTEREST

There were no specific declarations of interest.

#### 2. PLANNING APPLICATIONS – RECEIVED UP TO 3 NOVEMBER 2022

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 13 October and 3 November 2022

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

<b>1</b>	<b>CB/22/04062/FULL</b>	35 First Avenue
	<b>Proposal:</b>	Ground Floor side extension, part two storey rear extension, front bay rebuilt with roof extended to form porch, new fenestration to side
	<b>Comments:</b>	No Objection
<b>2</b>	<b>CB/22/04125/FULL</b>	17 Victoria Street
	<b>Proposal:</b>	Retrospective Installation of two air-conditioning compressor units and new air vent ducting 650x650mmx4m
	<b>Comments:</b>	No Objection
<b>3</b>	<b>CB/22/04285/FULL</b>	9 High Street South
	<b>Proposal:</b>	Change of use of a commercial property to mixed, part commercial and 2 no flats at ground level and a hose of multiple occupation (HMO) consisting of 6 no bedsits, including alterations to the roof fronting High Street South to form a mansard roof
	<b>Comments:</b>	Application withdrawn
<b>4</b>	<b>CB/22/04378/FULL</b>	8 Royce Close
	<b>Proposal:</b>	Conversion of detached garage to home office and games room including raising of existing flat and pitched roof
	<b>Comments:</b>	No Objection

5	<b>CB/22/04327/FULL</b>	31 Woodford Road
	<b>Proposal:</b>	Demolition of attached garage and erection of two storey side extension
	<b>Comments:</b>	No Objection
6	<b>CB/22/00052/FULL</b>	87 West Street
	<b>Proposal:</b>	Conversion of a dwelling to 4 flats. Extension to the existing roof and creation of additional floor (amendments to application received)
	<b>Comments:</b>	Continued objection due to the overdevelopment of the application. The Sub-Committee also has concerns about the application due to the lack of bin storage and insufficient car parking
7	<b>CB22//04324/FULL</b>	18 Matthew Street
	<b>Proposal:</b>	Redevelopment to provide 7 flats and construction of a new second floor and including new dormers with parking, cycle, bin storage and amenity areas to the rear.
	<b>Comments:</b>	Object; insufficient parking, over development, change of street scene
8	<b>CB/22/04042/FULL</b>	42 Canesworde Road
	<b>Proposal:</b>	Erection of single storey rear and side extension.
	<b>Comments:</b>	No objection
9	<b>CB/22/04412/FULL</b>	284 Luton Road
	<b>Proposal:</b>	Single storey part two storey rear and side extension and retrospective front porch.
	<b>Comments:</b>	No objection
10	<b>CB/22/04475/FULL</b>	21 Tring Road
	<b>Proposal:</b>	Change front main hip roofs to gable, raise existing rear shingle storey flat roof, change existing dormer flat roof to crown roof, addition of roof lights together, rear window on dormer altered to Juliet balcony.
	<b>Comments:</b>	No objection
11	<b>CB/22/04192/FULL</b>	13 Lockington Crescent
	<b>Proposal:</b>	Single Storey Front & Side Extension. (Revised floor plans and Elevations received – Plan No. D004A and D005A)
	<b>Comments:</b>	No objection
12	<b>CB/22/04413/FULL</b>	25 Tring Road
	<b>Proposal:</b>	Demolition of existing side and rear flat roof extensions, and garage, and construction of enlarged entrance hall and two side wings.
	<b>Comments:</b>	No objection
13	<b>CB/22/04485/FULL</b>	22 Brierley Close
	<b>Proposal:</b>	Proposed single storey rear and part front extension. Roof height increase to accommodate new thermally efficient roof.
	<b>Comments:</b>	No objection
14	<b>CB/22/04322/FULL</b>	5 Nicholas Way
	<b>Proposal:</b>	(Retrospective) Installation of commercial kitchen extractor on the first floor and change of use of first floor storage room into a restaurant.
	<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 19.16**