

DUNSTABLE TOWN COUNCIL
MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE
HELD AT GROVE HOUSE, DUNSTABLE
ON TUESDAY 30 MAY AT 7.00 PM

Present: Councillors Liz Jones, Nicholas Kotarski, Matthew Brennan, Trevor Adams, Richard Attwell, Robert Blennerhassett and Louise O’Riordan

Apologies: Nil

In Attendance: John Crawley (Head of Grounds & Environmental Services) and Councillor Philip Crawley

Public: 35

1. APPOINTMENT OF CHAIRMAN AND VICE-CHAIRMAN

RESOLVED: that Councillors Liz Jones and Nicholas Kotarski be appointed as Chairman and Vice-Chairman respectively for the ensuing Municipal year

2. SPECIFIC DECLARATIONS OF INTEREST

There were no specific declarations of interest.

3. PLANNING APPLICATIONS RECEIVED

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable since the last meeting of this Sub-Committee.

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

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| 1 | CB/23/01130/FULL: | 36-36A High Street North |
| | Proposal: | Subdivision of existing Class E unit to create 2 units and provision of new refuse storage facilities. |
| | Comments: | No objection |
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| 2 | CB/23/01131/LB: | 36-36A High Street North |
| | Proposal: | Listed Building: Subdivision of existing Class E unit to create 2 units and provision of new refuse storage facilities and internal alterations. |
| | Comments: | No objection |
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| 3 | CB/23/01156/FULL: | 1 Benning Avenue |
| | Proposal: | Alteration to the roof to accommodate conversion of loft with a rear dormer and front roof lights. Change garage door on front elevation to window. |
| | Comments: | No objection |
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4	CB/23/01048/FULL:	Land at 25,25A,29 and 29A London Road
	Proposal:	Demolition of existing commercial units and redevelopment of site for a mixed-use development comprising of 71 apartments and convenience retail floorspace, with associated car parking, landscaping and infrastructure
	Comments:	Objection- The Council considers this planning proposal to be overdevelopment of the site and a significant change to the street scene. The development is not in keeping with adjacent and adjoining areas and the size of the 5 storey apartments will compromise the light and privacy currently enjoyed by neighbouring properties. There is insufficient parking provision for the number of apartments proposed and it is poorly located adjacent to neighbouring properties. The Council is concerned about additional vehicle parking pressure on surrounding roads and streets. There is insufficient waste provision, and it is poorly located adjacent to neighbouring properties with the potential to cause, noise, smell and vermin issues.
5	CB/23/01325/FULL:	9 Allen Close
	Proposal:	Division of dwelling into two dwellings
	Comments:	Objection due to over development. It is not in keeping with the street scene and there is insufficient parking provision.
6	CB/23/01315/FULL:	6 Tarnside Close
	Proposal:	Garage conversion and alterations to existing frontage, including removal of old and erection of new porch.
	Comments:	No objection
7	CB/23/01152/FULL:	10 Beech Green
	Proposal:	Erection of single storey rear extension with flat roof and rooflights, new rooflight to front roof, new side door and changes to windows following demolition of existing side elevation
	Comments:	No objection
8	CB/23/01287/FULL:	39 London Road
	Proposal:	Erection of a detached annexe following the demolition of an existing outbuilding
	Comments:	No objection
9	CB/23/01226/FULL:	76 and 76A Katherine Drive
	Proposal:	Change of use of a residential study at 76 Katherine Drive to an extension of the existing office and alterations of single door to double door at 76A Katherine Drive.
	Comments:	No objection
10	CB/23/01385/FULL:	26 Staveley Road
	Proposal:	Upper storey side extension, single storey front and rear extensions and the addition of eight Solar Panels to the front roof slope
	Comments:	No objection

11	CB/23/01395/FULL:	45 Lowther Road
	Proposal:	Change of use from A3 to Class E Tattoo Parlour.
	Comments:	No objection

12	CB/23/01159/FULL:	Ambulance Station, Kingsway
	Proposal:	Demolition of the existing Ambulance Station and the development of 60no market sale and affordable apartments within two blocks with associated landscaping and parking.
	Comments:	Objection-The Council considers this planning proposal to be overdevelopment of the site and a significant change to the street scene which is not in keeping with the surrounding area. There is inadequate parking provision for the 60 one and two bed apartments. With only a single access and egress route to and from the site there is likely to be a significant impact on an already busy junction causing additional congestion in this part of the town. The Council is concerned that the development does not comply with the Strategic Housing Market Assessment. Furthermore, the affordable housing element is not blended well into the overall development.

4. PLANNING DECISIONS

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

5. LICENSING APPLICATIONS

None received.

The Meeting Closed at 19:30