

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, DUNSTABLE

ON MONDAY 2 JANUARY 2024 AT 6 pm

Present: Councillors Liz Jones (Town Mayor & Chairman), Trevor Adams, Richard Attwell and Nicholas Kotarski.

Apologies: Councillor Robert Blennerhassett and Matthew Brennan

In Attendance: Councillors Peter Hollick (substituting for Councillor Blennerhassett) and Wendy Bater (substituting for Councillor Brennan) Georgia Pearson (Democratic Services Manager) and Paul Hodson (Town Clerk and Chief Executive)

Public: Nil

2. PUBLIC QUESTION TIME

Nil

3. SPECIFIC DECLARATIONS OF INTEREST

Nil

4. MINUTES

The Minutes of the meeting of the Plans Sub-Committee held on 4 December 2023 were approved as a correct record following one minor amendment and were signed by the Chair.

5. 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:

-
- | | |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | CB/23/03781/FULL: 7 High Street South
Proposal: Erection of rooftop mansard to create a 1 bed residential dwelling with refuse storage and cycle parking.
Comments: No Objection |
| <hr/> | |
| 2 | CB/23/03851/FULL: 14 Oakwood Avenue
Proposal: Construction of garden room annex in rear garden |

	Comments:	Objection due to lack of parking provision and concern over habitable room in rear garden having an impact on neighbouring properties.
3	CB/23/03824/FULL:	25 Lockhart Close
	Proposal:	Single storey extension to the rear with part pitched, part flat roof.
	Comments:	No Objection
4	CB/23/03210/FULL:	21 Poynters Road
	Proposal:	Conversion and extension of a playroom to a single storey 1-bedroom dwellinghouse (part retrospective)
	Comments:	Objection due to over development and concerns for neighbouring properties.
5	CB/23/03679/FULL:	64 High Street North
	Proposal:	Change of use from a shop formerly known as Auntie Claudette's to a Launderette (Sui Generis) Internal renovation only.
	Comments:	No Objection
6	CB/23/00031/ADV:	The Nags Head
	Proposal:	Advertisement: Erection of non-illuminated signs to the exterior of the building sign A Projecting signs 2x new pictorial signs. Sign B 1x new set of individual letters and sign writing to existing fascia. Sign D Fascia sign 1x with individual letters Sign E 1x amenity sign. Sign F 1x poster/corex sign.
	Comments:	No Objection
7	CB/23/03932/FULL:	Unit 29, Verey Road
	Proposal:	Installation of roof mounted flues and associated equipment
	Comments:	No Objection
8	CB/23/03874/ADV:	Unit 29, Verey Road
	Proposal:	Advertisement: Installation of 1 illuminated free standing totem sign and 2 illuminated fascia signs on the south elevation.
	Comments:	No Objection
9	CB/23/03916/FULL:	19 Garrett Close
	Proposal:	Change of use from Residential Home (C3A) to Childrens Care Home (C2)
	Comments:	No Objection
10	CB/23/03919/FULL:	Land to rear of 28 - 40 Houghton Road
	Proposal:	Construction of 2 semi-detached bungalows, following the demolition of existing redundant garages and extension of existing driveway
	Comments:	Objection due to overdevelopment with a concern for access and egress onto the main road.
11	CB/23/03973/FULL:	9 Mandrell Close
	Proposal:	Installation of a set of wooden stairs for access to a temporary summer pool. Retrospective.
	Comments:	No Objection
12	CB/23/03847/FULL:	Unit 7, Eastern Avenue Industrial Estate
	Proposal:	Installation of 3 no. external air source heat pump units
	Comments:	No Objection
13	CB/23/02720/FULL:	154 Union Street
	Proposal:	Single storey rear infill extension
	Comments:	No Objection

14	CB/23/03923/FULL: 7 Kirkstone Drive
	Proposal: New attached dwelling following removal of garage and single-storey side elevation
	Comments: Objection due to overdevelopment and change of street scene.

15	CB/23/03425/FULL: Unit C, Chiltern Park Industrial Estate
	Proposal: 4 extensions, 6 air handling units, 2 enclosures, 2 CO2 silo's & flour dust extract unit, ancillary plant units and rear link access to units 20 & 21 with an infill extension to Unit C (part retrospective)
	Comments: No Objection

5. PLANNING DECISIONS

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

6. LICENSING APPLICATIONS

None received.

The Meeting Closed at 18:29