

Dunstable Town Council
Grove House
76 High Street North
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David Ashlee Town Clerk and Chief Executive

Our Ref. DA/KH/Plans

Date: 2 February 2018

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 13 February 2018 at 7.00 pm** at the Council Chamber, Grove House, 76 High Street North, Dunstable.

AGENDA

1. Apologies for Absence.
2. Specific Declarations of Interest.
3. Planning Applications -
 - a) to consider applications submitted to Central Bedfordshire Council since the last meeting of Committee (see page 1)
 - b) to note recent decisions of District Planning Authority (see page 2)
4. Licensing Applications -
 - a) to consider applications submitted to Central Bedfordshire Council since the last meeting of Committee (any applications received will be available at the meeting)

Yours faithfully

David Ashlee
Town Clerk and Chief Executive

To: All Members of Plans Sub-Committee
Councillors Liz Jones (Chairman), Sid Abbott (Vice-Chairman), Claire Meakins, Pat Staples and other
Members of the Council for information.
**(If unable to attend, Members are reminded to appoint a substitute from any other
Member of the Council)**

(NB: All Members of the Council are welcome to attend and speak but not vote at meetings
of this Sub-Committee)

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

13 FEBRUARY 2018

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL

BETWEEN 13 JANUARY AND 2 FEBRUARY 2018

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| 1 | CB/17/02785/FULL | 7 Lancot Avenue
Proposal: To replace a flat roof on a side extension with a pitched roof to match with the original roof. |
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| 2 | CB/18/00003/FULL | 111 Meadway
Proposal: Single storey side/rear extension. |
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| 3 | CB/18/00010/TCA | 21 High Street North
Proposal: Removal of Lime tree. |
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| 4 | CB/18/00011/FULL | 21 Appleby Gardens
Proposal: Part single part two storey rear extension. |
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| 5 | CB/18/00031/FULL | 19 Holmwood Close
Proposal: Single storey side and rear extension, loft dormers with proposed stair case. Demolition of existing garage. |
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| 6 | CB/18/00035/FULL | 48 First Avenue
Proposal: Single storey front, rear and side extension with first floor side extension. |
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| 7 | CB/18/00048/FULL | 293 Poynters Road
Proposal: 2m extension of existing drop kerb to the front of the property. |
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| 8 | CB/18/00120/FULL | 11 Ulverston Road
Proposal: Erection of single storey rear extension. |
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| 9 | CB/18/00126/FULL | 65 Worthington Road
Proposal: Proposed detached 2 bedroom dwelling. |
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| 10 | CB/18/00137/FULL | 4 Ennerdale Avenue
Proposal: First floor side extension and single storey rear extension. |
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| 11 | CB/18/00138/FULL | 81 Great Northern Road
Proposal: Two storey side extension and increasing height of existing two storey rear projection. |
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| 12 | CB/18/00314/FULL | 47 Cartmel Drive
Proposal: First floor side extension. |
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Dunstable Town Council
Plans Sub-Committee 13 February 2018

GRANTED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/17/05853/FULL	23 Candale Close Proposed single storey front extension & single storey rear extensions.	No objection	Granted
CB/17/05873/FULL	16 Bull Pond Lane Removal of existing ground floor rear roofs, construction of single storey rear extension. First floor rear extension. Enclosed front porch.	No objection	Granted
CB/17/05442/FULL	Pumping Station between 20 & 22 Bowmans Way Erection of security fencing.	No objection	Granted
CB/17/05734/FULL	51 Great Northern Road Single storey rear extension.	No objection	Granted
CB/17/05470/FULL	6 Westdown Gardens Garage conversion.	No objection	Granted
CB/17/04809/FULL	46 High Street South The erection of a two storey rear extension, installation of dormer and rooflights, change of use of the ground floor from Class B1 (Office) to Class C3 (residential) and conversion to provide four self contained residential units 3 x 2 bed and 1 x 1 bed units.	No objection. However, Members noted the need for adequate domestic waste arrangements to be in place and incorporated into the design.	Granted
CB/17/04966/FULL	4 Victoria Street Conversion and extension of barn to dwelling.	No objection	Granted
CB/17/04701/FULL	4 Victoria Street Single storey rear extension.	No objection	Granted

CB/17/04402/FULL	5 High Street South External building refurbishment including new shopfront, decorations and signage.	No objection	Granted
CB/17/04403/ADV	5 High Street South External building refurbishment including new shopfront, decorations and signage. Black and grey hand painted ghost sign to gable wall Black grey PPC aluminium fascia tray with push-through LED backlit Perspex 3D letters and white vinyl graphics.	No objection	Granted
CB/17/04256/FULL	51 High Street North External building refurbishment including new canopy, cladding and signage.	No objection	Granted
CB/17/04257/LB	51 High Street North External building refurbishment including new canopy, cladding and signage as shown on application drawings.	No objection	Granted
CB/17/04259/ADV	51 High Street North White PPC aluminium / stainless steel cased internally illuminated opalescent Perspex front 3D letters to building parapet Off white PPC aluminium fascia tray with push-through LED backlit Perspex 3D letters with black vinyl graphics.	No objection	Granted
CB/17/03759/FULL	The Star & Garter, 147 High Street South Change of use from Public House to residential accommodation 6 X one bedroom flats.	No objection	Granted
CB/17/03043/FULL	Unit 17, Apex Business Centre, Boscombe Road Change of use of first floor from B1 office use to D1 community use, including place of worship.	No objection	Granted

WITHDRAWN PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/17/05194/LB	<p>4 High Street South External building refurbishment including full restoration of front gable wall and new timber framed shopfronts to front and rear including new signage.</p>	No objection	Application withdrawn
CB/17/05195/FULL	<p>4 High Street South External building refurbishment including full restoration of front gable wall and new timber framed shopfronts to front and rear including new signage.</p>	No objection	Application withdrawn
CB/17/05212/ADV	<p>4 High Street South White PPC aluminium fascia tray with Black PPC aluminium fronted halo-illuminated push-through LED backlit Perspex 3D letters and orange vinyl graphics.</p>	No objection	Application withdrawn

REFUSED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
<p>CB/17/05166/FULL</p>	<p>21 & 22 Tarnside Close Proposed part single part two-storey rear extension to No 21. Tarnside Close; first floor rear extension to No 22. Tarnside Close; single storey front extensions to No 21 & 22 Tarnside Close.</p>	<p>No objection</p>	<p>The proposed two storey and first floor rear extensions would, because of their scale, proximity as well as the positioning and orientation of their rear elevation windows in relation to the rear private garden space as well as the windows serving habitable rooms at ground and first floor level for neighbouring properties 25, 26, 27 and 28 Tarnside Close, be unduly overbearing and result in a significant and demonstrable level of overlooking harmful to neighbouring properties' residential amenity. The proposal would result in an adverse level of intrusion into the privacy and amenity currently enjoyed by the occupiers of neighbouring properties. The proposal is therefore contrary to the principles of good design contained within policies H8 and BE8 of the South Bedfordshire Local Plan Review 2004, Design Supplement Number 7 of the Central Bedfordshire Design Guide 2014 and Section 7 of the National Planning Policy Framework.</p>