

Dunstable Town Council
Grove House
76 High Street North
Dunstable
Bedfordshire
LU6 1NF

Tel: 01582 513000

~~Fax: 01582 890606~~

E-mail: info@dunstable.gov.uk

Website: www.dunstable.gov.uk



DUNSTABLE
TOWN COUNCIL

David Ashlee Town Clerk and Chief Executive

Our Ref. DA/KH/Plans

Date: 3 July 2017

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 11 July 2017 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 3).

Yours faithfully

David Ashlee
Town Clerk and Chief Executive

To: All Members of Plans Sub-Committee
Councillors Liz Jones (Chairman), Sid Abbott (Vice-Chairman), Steve Elliott, Claire Meakins, Des Moffatt, Pat Staples, Andy Whayman 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

11 JULY 2017

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL

BETWEEN 10 JUNE AND 30 JUNE 2017

-
- | | | |
|----------|-------------------------|--|
| 1 | CB/17/00229/FULL | 3 Grove Road
Proposal: Yew tree located on left hand boundary – trim tree crown by 30-40%. Tree protected by SB/TPO/79/00012 T1. |
|----------|-------------------------|--|
-
- | | | |
|----------|-------------------------|---|
| 2 | CB/17/00230/FULL | Globe House, 84-88 High Street South
Proposal: Pollarding Lime trees located along side of the car park. Trees are overgrown and are becoming a safety hazard and restrictions to the pedestrians walking past on the pathway in Friars Walk. Tree protected under TPO 14/1989. |
|----------|-------------------------|---|
-
- | | | |
|----------|-------------------------|--|
| 3 | CB/17/01142/FULL | 28 Kingsway
Proposal: Two storey rear and single storey rear extensions. |
|----------|-------------------------|--|
-
- | | | |
|----------|-------------------------|---|
| 4 | CB/17/02248/FULL | 16 Weatherby
Proposal: Change of use from amenity land into garden. |
|----------|-------------------------|---|
-
- | | | |
|----------|-------------------------|--|
| 5 | CB/17/02386/FULL | 52 Drovers Way
Proposal: Installation of new dropped kerb. |
|----------|-------------------------|--|
-
- | | | |
|----------|------------------------|--|
| 6 | CB/17/02536/VOC | Unit DC1 & DC2 Prologis, Boscombe Road
Proposal: Variation of conditions 3,28 & 29 on planning application CB13/00187/FULL dated 19.04.13. |
|----------|------------------------|--|
-
- | | | |
|----------|-------------------------|--|
| 7 | CB/17/02671/FULL | 88-90 Union Street
Proposal: Demolition of existing Victorian dwelling. Erection of 3 no. 3 bedroom terraced houses over 3 floors. |
|----------|-------------------------|--|
-
- | | | |
|----------|-------------------------|--|
| 8 | CB/17/02692/FULL | 44 Coombe Drive
Proposal: Proposed rear single storey extension and internal works. New mansard roof to existing garage and porch. |
|----------|-------------------------|--|
-
- | | | |
|----------|-------------------------|---|
| 9 | CB/17/02720/FULL | 14 First Avenue
Proposal: Single storey rear extension. |
|----------|-------------------------|---|
-
- | | | |
|-----------|-------------------------|--|
| 10 | CB/17/02754/FULL | 10 Radburn Court
Proposal: Single storey front extension and pitched roof. |
|-----------|-------------------------|--|
-
- | | | |
|-----------|-------------------------|---|
| 11 | CB/17/02766/FULL | 77 Poynters Road
Proposal: Part demolition/reduction of garage, single/two storey extension. Demolition of single storey extension and single and two storey rear extension and internal alterations. |
|-----------|-------------------------|---|
-

-
- 12** CB/17/02767/FULL 48 Garden Road
Proposal: Demolition of existing conservatory and rebuilding single storey rear extension.
-
- 13** CB/17/02857/FULL 3 Garrett Close
Proposal: Two single storey extensions either side of the existing houses.
Replacement of existing first floor cladding and hanging tiles.
-
- 14** CB/17/02908/FULL 186 West Street
Proposal: Single storey rear extension.
-

Dunstable Town Council
Plans Sub-Committee 11 July 2017

GRANTED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/17/02471/FULL	22 Holliwick Road Proposed single storey front/side extension to garage forming extended store. Replacement roof over existing attached side garage & conversion to form additional living accommodation, single storey rear extension and provision of tiled lean to roof over existing single storey rear and side extension. Granted 16/5364.	No objection	Approved with conditions
CB/17/02175/FULL	3 Ullswater Road To erect pvcu conservatory to the rear of the property.	No objection	Approved with conditions
CB/17/01966/FULL	23 Icknield Street The demolition of an existing dilapidated wc, boundary wall and timber fence and erection of a single storey flat roofed extension to form a lobby and cloakroom/shower and construction of a lean-to PVC conservatory.	No objection	Approved with conditions
CB/17/02376/FULL	13 Weatherby Single storey rear extension.	No objection	Approved with conditions
CB/17/01420/FULL	13 Icknield Street Single storey rear extension and 2 no. new gable end dormers.	No objection	Approved with conditions
CB/17/01792/FULL	12-14 High Street North Installation of a galvanised hooped safety ladder to the rear of the premises for access to the roof plant room.	No objection	Approved with conditions

CB/17/01794/FULL	40 Holliwick Road Demolition of existing garage and construction of rear and side single storey extension.	No objection	Approved with conditions
CB/17/01596/VOC	9 Seamons Close Variation of condition 4 of application 15/4275/Full: No extensions to the buildings, other than the conservatories indicated on drawings 16.45-101, 102 & 103, hereby permitted shall be carried out without the grant of further specific planning permission from the local authority.	No objection	Approved with conditions
CB/16/01635/FULL	39 & 39 High Street South Conversion and extension of the first floor to create 6no. self-contained flats. New second floor pitched roof extension to form 4no. self-contained flats. New part single storey, part 2-storey rear extension to No.39.	No objection	Approved with conditions

REFUSED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/17/01322/FULL	3 Alfred Street Two storey side extension to create 7 bed House in Multiple Occupation.	Members object due to overdevelopment of the site and were concerned about the pressure on on-street parking provision.	The proposed development which incorporates a two storey side extension would be located in an area comprising predominantly single family dwellings such that the proposal would be out of character with the locality and detrimental to the amenities of local occupiers through general disturbance. Further, as a result of the proposed development and exacerbated by the proposed extension, the proposal does not make satisfactory provision for off-street parking which would lead to an increase in on-street parking and so result in further detrimental impact upon residential amenity by way of traffic congestion and additional hazards for highway users. The proposed development would therefore be contrary to Policies BE8 & H9 of the South Bedfordshire Local Plan Review, the Central Bedfordshire Design Guide and Sections 4 and 7 of the National Planning Policy Framework.