

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

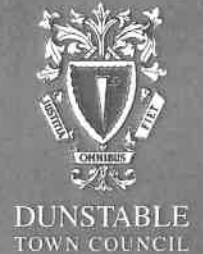
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David Ashlee Town Clerk and Chief Executive



Our Ref. DA/KH/Plans

Date: 04 September 2017

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 12 September 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).
4. Licensing Applications -
 - a) to consider applications submitted to Central Bedfordshire Council since the last meeting of Committee (to be tabled 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), Steve Elliott, Claire Meakins, Des Moffatt, Pat Staples, Andy Whyman 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

12 SEPTEMBER 2017

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL

BETWEEN 12 AUGUST AND 1 SEPTEMBER 2017

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| 1 | CB/17/00336/TRE | 61 Beechwood Court
Proposal: Beech tree located in the rear garden – wet rot in trunk to be section fell. Tree protected by TPO reference SB/TPO/58/00001 A10. |
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| 2 | CB/17/00337/TRE | Land adjacent 8 Salters Way
Proposal: Ash tree (marked on plan as T1) – reduce crown by 20-25%, remove deadwood and prune to clear neighbouring property. Tree protected by TPO reference SB/94/00010/TPO. |
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| 3 | CB/17/03588/OUT | Tyler House, Creasey Park Drive
Proposal: Erection of an extension and the creation of an additional floor to provide sixteen (16x) apartments and associated works. |
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| 4 | CB/17/03632/ADV | 45 High Street North
Proposal: Replacement illuminated fascia sign. |
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| 5 | CB/17/03633/FULL | 45 High Street North
Proposal: New shopfront and awning. |
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| 6 | CB/17/03634/ADV | 43 High Street North
Proposal: New internally illuminated fascia signage. |
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| 7 | CB/17/03635/FULL | 43 High Street North
Proposal: Replacement shopfront and new traditional drop-arm awning. |
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| 8 | CB/17/03650/FULL | 3 Markham Crescent
Proposal: Proposed single storey rear extension and first floor side extension. |
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| 9 | CB/17/03685/FULL | 22 Totternhoe Road
Proposal: Single storey side and front extensions, two storey rear and side extensions, loft conversion and rear and side dormer windows. |
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| 10 | CB/17/03690/FULL | 30 Canesworde Road
Proposal: Loft conversion. |
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- 11 CB/17/03698/FULL** 42 Holliwick Road
Proposal: Replacement roof over existing attached side garage and conversion to form additional living accommodation, single storey rear extension and provision of tiled lean to roof over rear extension, garage and new overhang over existing entrance door.
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- 12 CB/17/03763/FULL** 502 Lowther Road
Proposal: Two storey rear extension.
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- 13 CB/17/03745/FULL** 76 Katherine Drive
Proposal: Garage conversion.
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- 14 CB/17/03784/FULL** 36 Meadway
Proposal: Conversion of existing garage and utility room to habitable accommodation including raising flat roof and new pitched roof to front.
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Dunstable Town Council
Plans Sub-Committee 12 September 2017

GRANTED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/17/03306/FULL	45 Kingsbury Gardens Two storey side and rear extension with canopy roof over front door.	No objection	Approved with conditions
CB/17/03382/FULL	16 Burr Street Amendment to previous application: Two storey rear/side extensions and single storey rear extensions (with revision to roof design).	No objection	Approved with conditions
CB/17/02823/LB	6 West Street Signage to front elevation.	No objection	Approved with conditions
CB/17/02824/ADV	6 West Street Various signage to front elevation.	No objection	Approved with conditions
CB/17/02386/FULL	52 Drovers Way Installation of new dropped kerb.	No objection	Approved with conditions
CB/17/03020/FULL	24 Lancot Drive Single storey front and second storey side and rear extensions and garage conversion.	No objection	Approved with conditions
CB/17/02683/FULL	120 Drovers Way Single storey rear extension with pitched roof.	No objection	Approved with conditions
CB/17/01142/FULL	28 Kingsway Two storey rear and single storey rear extensions.	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>
<p>CB/17/03132/FULL</p>	<p>62 First Avenue Two storey front and first floor side extension.</p>	<p>No objection</p>	<p>The proposed two-storey front and first floor side extensions would, because of their size, unsympathetic design with no set back of the front wall or set down in their roof ridge line from the original dwelling, be out of character with and detrimental to the existing dwelling and other similar properties in the locality and harmful to the visual amenities of the street scene. The proposal is therefore contrary to the principles of good design contained within saved 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>
<p>CB/17/02248/FULL</p>	<p>16 Weatherby Change of use from amenity land into garden.</p>	<p>No objection</p>	<p>The proposed development, through the enclosure of open green amenity land with 1.8m close-board fencing on a prominent corner plot, would lead to the loss of the open green amenity land to private garden and would result in demonstrable harm to the visual amenities and character of the locality whereby the original design of the estate had the purpose of providing such amenity land to maintain green open spaces for the enjoyment of the general public. The proposal is therefore considered to be contrary to policies BE8 and R12 of the South Bedfordshire Local Plan Review which seek to enhance the character of an area and to protect such private amenity land in the interests of the visual amenity of the locality and would also be contrary to the principles of good design within Section 7 of the National Planning Policy Framework.</p>