

Dunstable Town Council
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DUNSTABLE
TOWN COUNCIL

David Ashlee Town Clerk and Chief Executive

Our Ref. DA/KH/Plans

Date: 3 February 2017

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 14 February 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. Street Naming – To approve the street name at Land at Fossett Grove (see page 5).

Yours faithfully

David Ashlee
Town Clerk and Chief Executive

To: All Members of Plans Sub-Committee
Councillors Liz Jones (Chairman), Nigel Warren (Vice-Chairman), Sid Abbott, Claire Meakins-Jell, 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

14 JANUARY 2017

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL

BETWEEN 13 JANUARY AND 3 FEBRUARY 2017

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| 1 | CB/16/05805/OUT | 69 High Street North
Proposal: Outline Application for a mixed use development: nine residential dwellings, ground floor commercial use onto the High Street for retail/office, eleven vehicle parking bays, cycle shed and bin store. |
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| 2 | CB/16/05847/FULL | Saracens Head, 45 High Street South
Proposal: Demolition of outbuildings and construction of 6 new cottage dwellings. (Re-submission of previous application: CB/14/02025/FULL) |
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| 3 | CB/17/00007/TRE | Land adjacent to Bowmans Close
Proposal: Beech tree (tree 511) remove to ground level and Beech tree (tree 512) reduce in height and width by 3m. Trees protected by TPO 1/1958 A5. |
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| 4 | CB/17/00119/FULL | Land adjacent to 22 Lovers Walk
Proposal: Demolition of existing detached garage and erection of a new 3 bedroom detached dwelling. |
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| 5 | CB/17/00151/FULL | 8 Osborne Road
Proposal: Enlarge front porch projecting 1.5m from existing garage, garage to be extended and ceiling height raised to meet existing flat roof at rear. |
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| 6 | CB/17/00154/FULL | 35 Marina Drive
Proposal: Single storey side and rear extension and new patio doors. |
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| 7 | CB/17/00155/FULL | 5 Morland Close
Proposal: Ground and first floor front and side extension. Single storey rear extension. |
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| 8 | CB/17/00182/FULL | 141 Chiltern Road
Proposal: Single storey side extension with flat roof. |
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| 9 | CB/17/00207/FULL | 2A and 2B Edward Street
Proposal: To install pv solar panels on the rear roof slope. |
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| 10 | CB/17/00239/FULL | 15 Ulverston Road
Proposal: Conversion of garage space into study and internal alterations. |
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11 CB/17/00348/FULL 1 Beecroft Way

Proposal: Proposed garage to side of the property with tile roof at front.

12 CB/17/00406/FULL 11 Millers Ley

Proposal: Single storey rear extension.

Dunstable Town Council
Plans Sub-Committee 14 February 2017

GRANTED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/16/056645/FULL	65 Langdale Road Single storey front extension.	No objection	Approved with conditions
CB/16/05470/FULL	Victoria Club, Victoria Street Change of use from Social Club (D2) to Place of Worship and Community Centre (D1).	No objection	Approved with conditions
CB/16/056648/FULL	2-8 Luton Road Addition of extensions totalling 87.6sqm, with the patio area extended and reconfigured to suit and associated works to site.	No objection	Approved with conditions
CB/16/056649/ADV	2-8 Luton Road Relocation of existing and installation of new fascia signage. Retention and relocation of existing signs with the installation of new fascia signage. suite to comprise: 3 no. white "McDonald's" letterset signs and 6 no. yellow "golden arch" symbols and a good times sign	No objection	Approved with conditions
CB/16/056668/FULL	15 Grasmere Road Demolition of existing conservatory and new rear extension with alterations to garage.	No objection	Approved with conditions
CB/16/05589/FULL	43 Frenchs Gate Ground floor side and front extension.	No objection	Approved with conditions
CB/16/05458/FULL	Bennett Memorial Recreation Ground, Bullpond Lane The refurbishment, reconfiguration and change of use to the right (east side) of the existing pavilion from showers and changing rooms to a cafe with internal seating, WCs and plant room.	No objection	Approved with conditions

CB/16/05493/REG3	76A Drovers Way Provision of vehicle crossover and hardstanding for two cars in the front garden of 76A Drovers Way Dunstable for the use of 76 and 76A Drovers Way.	No objection	Approved with conditions
CB/16/05500/FULL	126 Langdale Road Two storey rear & side extension, new mono pitch wrap around roof to front elevation & over existing garage.	No objection	Approved with conditions
CB/16/05508/ADV	5 Nicholas Way Illuminated company signage.	No objection	Approved with conditions
CB/16/05044/FULL	16 Mountview Road Single storey rear extension.	No objection	Approved with conditions
CB/16/05475/FULL	Fairway House, Whipsnade Road Erection of detached annexe in garden.	No objection	Approved with conditions
CB/16/05379/FULL	21 Brandreth Avenue Single storey front and rear extensions and loft conversion with rear dormer and new gable end to replace existing hipped end.	Objection. Development is out of keeping with the street scene.	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/16/05292/FULL	55 Meadway Erection of part single, part two storey side extension and two storey rear extension.	No objection	The proposed two-storey side extension would, because of its size, siting of under 1 metre from the boundary and unsympathetic design with no set back of the front wall or set down of the roofline, be out of character with and harmful to the existing dwelling and other similar properties in the locality, detrimental to the visual amenities of the street scene and of nearby residents. The proposal is therefore contrary to the principles of good design within Policies H8 and BE8 of the South Bedfordshire Local Plan Review, Design Supplement Number 7 of the Central Bedfordshire Design Guide and Section 7 of the National Planning Policy Framework.



Peter Keates
Head of Development & Regulation

please ask for Anne Smith
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Mr David Ashlee
Town Clerk & Chief Exec, Dunstable Town
Council
Grove House
76 High Street North
Dunstable
Beds
LU6 1NF

your ref
our ref CB/SN/16/0342
date 19 January 2017

Dear Mr Ashlee

Local Government Act 1985
Street Naming and Numbering
Location: Land at Fossett Grove, Dunstable
Proposal: postal address 47 residential units

I have received a street naming and numbering application for the above site.

Due to the existing properties in Fossett Grove and the existing addresses for the Hotel and Care Home (both are addressed into London Road) some of the new development will be addressed as a continuation of London Road, relevant signage at the access into the development from London Road will be placed i.e. "nos.... to ... London Road - Leading to Fossett Grove"

There will be the need for a new street name for the close on the right hand side of the development (I enclose a site plan for your reference), as the Town Council are aware the existing street names 'Renner', 'Goodhart' and 'Fossett' were derived from an association with 'Gliding' from a list supplied by the original contractor and subsequently approved by the Town Council, with the Town Council's agreement I propose to continue with this theme for the new street, using Montgomery as the next most suitable name on the list.

Regards

Anne Smith
Senior Technical Administrator
Building Control

Central Bedfordshire Council

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