

Dunstable Town Council
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David Ashlee Town Clerk and Chief Executive



Our Ref. DA/KH/Plans

Date: 6 November 2017

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 14 November 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 4)
4. Licensing Applications -
 - a) to consider applications submitted to Central Bedfordshire Council since the last meeting of Committee.

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

14 NOVEMBER 2017

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL
BETWEEN 14 OCTOBER AND 3 NOVEMBER 2017

1	CB/17/03345/FULL	82 Canesworde Road Proposal: Two storey side extension an new blocked paved driveway.
2	CB/17/04342/FULL	10 Candale Close Proposal: Erection of two storey side extension and loft conversion.
3	CB/17/04368/FULL	Flat B, 19 High Street North Proposal: Conversion of studio flat in loft into two self-contained studio flats.
4	CB/17/04386/OUT	8 Lockhart Close Proposal: Demolition of bungalow and replace with 2 x two bedroom houses and 1 x three bedroom house forming a terrace.
5	CB/17/04402/FULL	5 High Street South Proposal: External building refurbishment including new shopfront, decorations and signage.
6	CB/17/04403/ADV	5 High Street South Proposal: 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.
7	CB/17/04405/FULL	14 Weatherby Proposal: Change of use from amenity land to residential rear garden and repositioned garden fencing/wall.
8	CB/17/04428/FULL	51 Cartmel Drive Proposal: Single storey side extension.
9	CB/17/04454/FULL	53 Derwent Drive Proposal: Single storey side extension and garage conversion.
10	CB/17/04463/FULL	Tesco Stores Ltd, Skimpot Road Proposal: Installations of photographic centre unit to hard standing area in front of store and associated advertisements and anti-ram bollards.

11	CB/17/04465/ADV	Tesco Stores Ltd, Skimpot Road Proposal: Installation of photographic centre to hard standing area to front of store & associated advertisements; 3 internally illuminated and 3 non-illuminated.
12	CB/17/04559/FULL	52 Frenchs Avenue Proposal: Alterations and extensions to property, turning 2 x one bedroom flats into 4 x one bedroom flats.
13	CB/17/04568/FULL	7 Queensway Proposal: Shopfront replacement including new signage.
14	CB/17/04569/ADV	7 Queensway Proposal: Shopfront replacement including new signage; Signal White PPC aluminium fascia tray with galvanized aluminium fronted push-through LED backlit Perspex 3D letters and Pearl Dark Grey vinyl graphics.
15	CB/17/04612/FULL	Ash House, Albion Street Proposal: Erection of first floor side extension. Erection of new second floor and creation of one bedroom flat.
16	CB/17/04643/FULL	109 Jeans Way Proposal: Demolition of the existing and replacement of the Scout Hut with a new Scout Hut building.
17	CB/17/04696/FULL	76 Katherine Drive Proposal: Change of use of a garage to a law office. It is an A2 change of use.
18	CB/17/04699/FULL	4 Victoria Street Proposal: Conversion and extension of barn to dwelling.
19	CB/17/04701/FULL	4 Victoria Street Proposal: Single storey rear extension.
20	CB/17/04704/VOC	Rear of 155-161 Luton Road Proposal: Removal of conditions 3, 4 and 5 of planning permission CB/17/00841/FULL; Construction of 2 x four bedroom detached dwellings.
21	CB/17/04731/FULL	16 Garrett Close Proposal: First floor and single storey side extensions.
22	CB/17/04738/FULL	7 Lowther Road Proposal: Erection of single storey front extension.
23	CB/17/04750/FULL	8 Waterlow Road Proposal: Erection of single storey rear extension.

24 CB/17/04791/FULL 51 Weatherby
Proposal: Single storey front and rear extensions and two storey side and rear extension.

25 CB/17/04811/FULL 65 Poynters Road
Proposal: Single storey rear extension, single storey side extension and part single storey front extension.

Dunstable Town Council
Plans Sub-Committee 14 November 2017

GRANTED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/17/04294/FULL	12 St Christophers Close Construction of dormer and conversion of loft space.	No objection	Granted
CB/17/04548/FULL	1 Bunhill Close Replace existing porch with single storey front extension.	No objection	Granted
CB/17/04064/FULL	12 The Avenue Detached double garage.	No objection	Granted
CB/17/03867/FULL	14 Ridgeway Avenue Two storey side and rear extension.	No objection to the design of the proposed extension but concerned at the potentially insufficient off-road parking for a four bed property.	Granted

REFUSED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB17/04069/FULL	The Crown, 9 High Street North New bi fold doors and top lights to front elevation.	No objection	The proposed bi-fold doors with top lights to replace the existing front bay window feature and associated top lights has failed to demonstrate a scheme of development which would be satisfactorily appropiated to be of the architectural character of the building, which is considered to be of local historical significance. The proposal would fail to make a positive contribution to the local character and distinctiveness of the Dunstable Town Centre Conservation Area. The proposal is therefore contrary to Paragraph 135 of the National Planning Policy Framework, Policy BE8 of the South Bedfordshire Local Plan Review and Sections 3 and 9 of the Central Bedfordshire Design Guide.