

Dunstable Town Council  
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DUNSTABLE  
TOWN COUNCIL

David Ashlee Town Clerk and Chief Executive

Our Ref. DA/KH/Plans

Date: 9 June 2017

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 20 June 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 and Numbering; Ashton School Development (see page 5)

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**

**20 JUNE 2017**

**PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL**

**BETWEEN 20 MAY AND 9 JUNE 2017**

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| <b>1</b> | <b>CB/17/01860/FULL</b> | 166 Langdale Road<br><b>Proposal:</b> Old fencing, shrubs and hedges removed, replaced with new wooden fence supported by concrete posts. New fencing stands at 1.8m tall in the position of the previous hedges (retrospective) |
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| <b>2</b> | <b>CB/17/01965/FULL</b> | 19 West Street<br><b>Proposal:</b> Change of use from A1 (beauty studio) to two 2 bed flats on the first floor. |
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| <b>3</b> | <b>CB/17/01986/FULL</b> | 10 Ravenscourt<br><b>Proposal:</b> Single storey rear extension. |
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| <b>4</b> | <b>CB/17/02040/REG3</b> | Dunstable Leisure Centre<br><b>Proposal:</b> Construction of new electricity substation including integral meter housing to serve the adjacent remodelled Dunstable Leisure Centre and existing Go-bowling facility. |
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| <b>5</b> | <b>CB/17/02141/FULL</b> | 42 Goldstone Crescent<br><b>Proposal:</b> Proposed porch / new roof to existing porch. |
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| <b>6</b> | <b>CB/17/02238/ADV</b> | 37-43 Katherine Drive<br><b>Proposal:</b> 1 x fascia only logo illuminated 1 x non-illuminated wall mounted aluminium panel. |
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| <b>7</b> | <b>CB/17/02250/FULL</b> | 91 Drovers Way<br><b>Proposal:</b> Removal of existing outbuilding. Construction of new single storey side and front extension. |
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| <b>8</b> | <b>CB/17/02471/FULL</b> | 22 Holliwick Road<br><b>Proposal:</b> Proposed single storey front/side extension to garage forming extended store. 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 existing single storey rear and side extension. Granted 16/5364. |
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| <b>9</b> | <b>CB/17/02507/FULL</b> | 38 Hillyfields<br><b>Proposal:</b> Rear side single storey cloakroom extension, car port and enlarged porch with new roof. |
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10	CB/17/02591/FULL	12 Periwinkle Lane <b>Proposal:</b> Single storey rear and side extension. Demolish existing detached single garage.
11	CB/17/01862/FULL	5 Ashton Square <b>Proposal:</b> Change of use on first floor from A1 retail to D1 non-residential education.
12	CB/17/02160/FULL	44 Bibshall Crescent <b>Proposal:</b> Single storey extension to the rear of the property and double storey extension to the side/rear of the property.
13	CB/17/02175/FULL	3 Ullswater Road <b>Proposal:</b> To erect pvcu conservatory to the rear of the property.
14	CB/17/02314/FULL	68 Half Moon Lane <b>Proposal:</b> Loft conversion including rear dormer and raising up new gable end with dutch hip.
15	CB/17/02370/FULL	Priory Academy, Britain Street <b>Proposal:</b> Siting of mobile classrooms on the year 5 playground.
16	CB/17/02485/FULL	21 Cheyne Close <b>Proposal:</b> Two storey side extension.
17	CB/17/02491/FULL	4 Ashton Road <b>Proposal:</b> Removal of conservatory and replacement with side and rear single storey extension on same footprint.
18	CB/17/02518/FULL	12 Mentmore Crescent <b>Proposal:</b> Loft conversion to habitable space with rear dormer.
19	CB/17/02521/FULL	29 Chiltern Road <b>Proposal:</b> Demolition of existing rear extension and outbuilding to enable construction of full width 5.3m deep new rear single storey extension.
20	CB/17/02537/FULL	6 Burr Street <b>Proposal:</b> Single storey rear extension and loft conversion.
21	CB/17/02583/FULL	34 Hillyfields <b>Proposal:</b> Erection of single storey rear extension.
22	CB/17/02646/FULL	14 Penrith Avenue <b>Proposal:</b> Single storey front extension to garage.
23	CB/17/02714/FULL	11 Holmwood Close <b>Proposal:</b> Single side and front single storey extension.

**Dunstable Town Council**  
**Plans Sub-Committee 20 June 2017**

**GRANTED PLANNING APPLICATIONS**

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/17/01622/FULL	<b>26 Willoughby Close</b> Conversion of garage to home office.	No objection	Approved with conditions
CB/17/02135/FULL	<b>76 Worthington Road</b> Single storey front extension.	No objection	Approved with conditions
CB/17/01687/FULL	<b>12A Bernard Close</b> Side and rear double and single storey extension.	No objection	Approved with conditions
CB/17/01691/FULL	<b>2 Queensway Parade</b> Change of use from office and roof space to create two new flats above existing shop.	No objection	Approved with conditions
CB/17/01606/FULL	<b>12 Lambs Close</b> Demolition of existing garage, construction of new two storey annexe. Existing rear conservatory to be converted to traditional build with removal of glazing and raising cavity walls and installing new warm flat roof cover.	No objection	Approved with conditions
CB/17/01547/FULL	<b>17 Leighton Court</b> Single storey rear extension.	No objection	Approved with conditions
CB/17/01477/FULL	<b>41 Buckwood Avenue</b> Single storey side extension and demolition of existing detached garage.	No objection	Approved with conditions
CB/17/01774/FULL	<b>114 Canesworde Road</b> Single storey front extension.	No objection	Approved with conditions
CB/17/01593/FULL	<b>4 Churchill Road</b> Two storey front extension with enlarged dormer, revised roof front and rear with new porch.	No objection	Approved with conditions

CB/17/01202/FULL	<p><b>62 First Avenue</b> Two storey front and first floor side extension.</p>	No objection	Approved with conditions
CB/17/01162/FULL	<p><b>16 Kirby Road</b> Proposed single storey rear extension, two storey side extension and loft conversion.</p>	No objection	Approved with conditions
CB/17/00449/FULL	<p><b>16 Burr Street</b> Two storey side/rear extensions and single storey rear extension.</p>	No objection provided the Planning Authority is satisfied there is adequate separation from the neighbouring property.	Approved with conditions



**Peter Keates**  
**Head of Development & Regulation**

Dunstable T.C

**please ask for** Anne Smith  
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**web-site** [www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)  
**your ref**  
**our ref** CB/SN/17/0098  
**date** 07 June 2017

Dear Kelley

With regards to your recent email informing me of the Town Council's proposals for the new street names for the development at Ashton School.

After looking at the site layout I have decided to address the blocks of apartments with names and the remainder of the units with a street name, I am happy to proceed with 'Frances' as the main street name subject to agreement with the Developer and need 4 to 5 names to use for the buildings. It would be better if all names had a similar theme.

I was hoping to use the old school house names for the blocks of apartments including the old main school building but unfortunately I am unable to use 'Lincoln' due to an existing street name in Dunstable, 'Lincoln Close'.

I note your comment 'ALL or 'NONE should be used but are there any other house names that can be proposed if not can the Town Council provide a further name along the same lines, the school houses suggested appear to be English Cities with Catherdrals, there are a total of 4 possibly 5 blocks. (I am not sure if blocks 1 and 2 are interconnecting thus enabling the use of 1 name).

The names suggested re former headmaster's, we can only use the names of people if they are deceased so the Town Council would need to confirm that this is the case, I would like to point out that if there were more than 2 headmasters at the school umbridge may be taken by 3rd parties as too you have chosen those particular 2 over any others.

With regards to the final 2 suggestions, I am unable to use Benson as Nigel Benson is still alive.

Can you raise these issues with your committee and let me know there comments as early as possible as I am unable to proceed until the names have been agreed and the development is well under way, a delay in the postal addresses will result in problems with utility connections.

Kind regards

Anne

Anne Smith  
 Senior Technical Administrator  
 Building Control

Dunstable Town Council  
Plans Sub-Committee 20 June 2017

Item 4: Street Naming and Numbering; Ashton School Development

Additional comments and thoughts received from CBC Building Control and the developer:

*I have spoken to the developer and they are happy with the main access road being 'Frances Drive' and the blocks being named. They think it is a nice idea if the school house names can be used for the blocks of apartments as there is the same connection with all the block names. We did discuss perhaps that the main school building could be named something along the lines of 'Old School House' that would leave the remaining 3 suitable school house names for the blocks of apartments.*