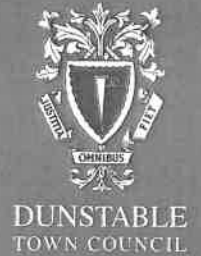


Dunstable Town Council
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David Ashlee Town Clerk and Chief Executive

Our Ref. DA/KH/Plans

Date: 17 March 2017

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 28 March 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), 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

28 MARCH 2017

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL

BETWEEN 25 FEBRUARY AND 17 MARCH 2017

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|---|-------------------------|---|
| 1 | CB/16/04643/FULL | 42 Katherine Drive
Proposal: Two storey side extension with porch at front and single storey extension to rear. |
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| 2 | CB/16/05633/FULL | 27 Tring Road
Proposal: Ground and first floor rear extension and roof amendments. |
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| 3 | CB/17/00053/TRE | Ridgeway Lodge, Brandreth Avenue
Proposal: Works to trees as listed in the 'Tree Survey Report – Ridgeway Lodge Residential Home' dated 11.01.17. Trees protected by TPO 06/1998. |
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| 4 | CB/17/00671/FULL | 4 Houghton Road
Proposal: Single storey side return extension. |
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| 5 | CB/17/00689/FULL | Rear of 6 Park Street
Proposal: Upgraded internal standby generator unit to serve the digital media apparatus if the local Distribution Network Operator (UKPN) network fails.; 1 no. new intake louvre and replacement of existing exhaust louvre with new unit. New fuel storage and mobile generator connection point all to serve new generator. |
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| 6 | CB/17/00690/FULL | Priory View, Church Street
Proposal: Installation of parcel locker. |
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|---|-------------------------|--|
| 7 | CB/17/00841/FULL | Rear of 155-161 Luton Road
Proposal: Construction of two, four bedroom detached dwellings. |
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| 8 | CB/17/00933/ADV | Unit 8, White Lion Retail Park, Boscombe Road
Proposal: Decathlon store signs and Passion (sports) visuals. |
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| 9 | CB/17/00984/FULL | 135 High Street South
Proposal: Change of use from A1/A5 to C4 HIMO including extension of attic space, demolition of two storey rear extension and erection of single storey rear extension. |
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| 10 | CB/17/01032/FULL | 4 Miletree Crescent
Proposal: Demolition of existing garage and extension to side and rear. |
|----|-------------------------|---|
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11 CB/17/01072/LB 46 High Street South
Proposal: The erection of a two storey rear extension, installation of dormer and rooflights, change of use of the ground floor from Class B1 (office) to Class C3 (residential) and conversion to provide four self-contained residential units.

12 CB/17/01073/FULL 46 High Street South
Proposal: The erection of a two storey rear extension, installation of dormer and rooflights, change of use of the ground floor from Class B1 (office) to Class C3 (residential) and conversion to provide four self-contained residential units.

Dunstable Town Council
Plans Sub-Committee 28 March 2017

GRANTED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/17/00357/NMA	101 Poynters Road Non Material Amendment: on CB/16/05195/FULL dated 04/01/17 Revised rear elevations, window in bedroom 3 changed to Juliette Balcony and revised front elevation, 1st floor en-suite to show circular window	No objection	Approved with conditions
CB/17/00207/FULL	2A & 2B Edward Street To install pv solar panels on the rear roof slope.	No objection	Approved with conditions
CB/17/00406/FULL	11 Millers Lay Single storey rear extension.	No objection	Approved with conditions
CB/17/00239/FULL	15 Uiverston Road Conversion of garage space into study and internal alterations.	No objection	Approved with conditions
CB/17/00151/FULL	8 Osbourne Road Enlarge front porch projecting 1.5m from existing garage, garage to be extended and ceiling height raised to meet existing flat roof at rear.	No objection	Approved with conditions
CB/17/00182/FULL	141 Chiltern Road Single storey side extension with mono-pitched roof.	No objection	Approved with conditions
CB/17/00119/FULL	Land adjacent to 22 Lovers Walk Demolition of existing detached garage and erection of a new 3 bedroom detached dwelling.	Object due to over-development of the site.	Approved with conditions
CB/17/00061/FULL	28 Beacon Avenue Second storey side extension and single storey rear extension with 2no. lantern roof lights.	No objection	Approved with conditions

CB/16/05917/FULL	<p>Unit 8, White Lion Retail Park, Boscombe Road, Dunstable, LU5 4WL Use of Unit 8 for Class A1 retail sales; installation of additional trading mezzanine floorspace; and external alterations including glazing to public square (College Drive).</p>	No objection	Approved with conditions
CB/16/05889/FULL	<p>9-11 Goldstone Crescent Extension of both front porches to a semi-detached pair of houses.</p>	No objection	Approved with conditions
CB/16/03188/FULL	<p>Ashton Middle School, High Street North Conversion and refurbishment of Grade II listed former school building and associated curtilage listed buildings to form apartments comprising: Main School - 7No.1-bedroom and 12No. 2-bedroom apartments; Science Block - 4No.2-bedroom and 2No.1-Bedroom; Gymnasium - 5No. dwellings. Associated refuse, cycle storage, open space and landscaping proposals. Demolition of other modern curtilage listed buildings and extensions. Erection of new dwellings and apartments including: 3No. 4-bed houses fronting Ashton Road; 17No 3-bedroom houses; 23No. 1-Bedroom and 40No. 2-bedroom apartments. Vehicular and pedestrian access via High Street North and further pedestrian access via Ashton Road and Dog Kennel Path.</p>	<p>That Central Bedfordshire Council be advised that the Town Council has no objection in principle to the proposed development but is concerned that it constitutes overdevelopment of the site. The Town Council, having heard strong representations from residents of neighbouring streets and given full consideration to the application, do object to the inadequate parking allocation within the development and are concerned that the design layout will encourage non-resident parking with ease of pedestrian access to those surrounding streets which currently suffer from a shortage of parking provision.</p>	Approved with conditions
CB/15/03899/FULL	<p>34 West Street Change of use of first floor from A2/ Offices to residential, to form 1 bedroom flat.</p>	No objection	Approved with conditions
CB/15/03900/LB	<p>34 West Street Change of use of first floor from A2/ Offices to residential, to form 1 bedroom flat.</p>	No objection	Approved with conditions

WITHDRAWN PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/17/005668/SECM	Land off Kiin Way Modification of Section 106 Agreement attached to planning permission CB/11/04135/OUT - to modify the original S106 Agreement providing for a contribution of £8000 towards wildlife and £22,747.69 towards Affordable Housing.	DTC has no reason to approve this application on the basis of the information provided.	Application withdrawn
CB/17/00239/FULL	15 Ulverston Road Conversion of garage space into study and internal alterations.	No objection	Application withdrawn