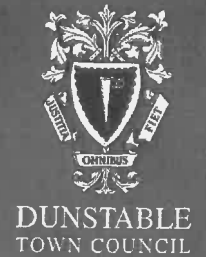


Dunstable Town Council
Grove House
76 High Street North
Dunstable
Bedfordshire
LU6 1NF
Tel: 01582 513000



E-mail: info@dunstable.gov.uk
Website: www.dunstable.gov.uk

David Ashlee Town Clerk and Chief Executive

Our Ref. DA/KH/Plans

Date: 2 January 2019

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 8 January 2019 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 2)
4. Licensing Applications -
 - a) to consider applications submitted to Central Bedfordshire Council since the last meeting of Committee (any applications received will be available 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), Philip Crawley, Jeannette Freeman, Emma Simmons, Ann Sparrow and Pat Staples 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

8 JANUARY 2019

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL

BETWEEN 8 DECEMBER 2018 AND 2 JANUARY 2019

1	CB/18/04089/FULL	18 Katherine Drive Proposal: Demolition of existing conservatory, erection of single storey rear extension, single storey front extension, garage conversion and internal alterations.
2	CB/18/04402/FULL	4 Croft Green Proposal: Two storey and part single storey side extension.
3	CB/18/04419/FULL	36 Miletree Crescent Proposal: Single storey flat roof rear extension with mono pitched roof above garage, minor internal alterations.
4	CB/18/04426/FULL	22 Chichester Close Proposal: Single storey front and side extension.
5	CB/18/04429/FULL	14 Brewers Hill Road Proposal: New detached house and vehicle parking for existing dwelling.
6	CB/18/04480/FULL	8 Beacon Avenue Proposal: Single storey rear and side extension to existing dwelling to provide additional kitchen/dining area and storage space.
7	CB/18/04484/FULL	60 Chiltern Road Proposal: Detached residential annexe in rear garden.
8	CB/18/04501/FULL	Units DC1 and DC2 Prologis, Boscombe Road Proposal: Installation of dust extraction plant.
9	CB/18/04536/FULL	84 West Hill Proposal: Single storey side extension.
10	CB/18/04565/FULL	15 Hawthorn Close Proposal: Two storey side extension.
11	CB/18/04590/FULL	1 Victoria Street Proposal: Conversion and alterations of building in A2 use to large HMO (sui generis).

Dunstable Town Council
Plans Sub-Committee 8 January 2019

GRANTED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/18/03990/FULL	12 Duncombe Drive Single storey side and rear extension.	No objection	Granted
CB/18/04087/FULL	14 Osborne Road Two storey side and single storey front and rear extension.	No objection	Granted
CB/18/04044/FULL	21 Carterweys Removal of existing rear extension. Construction of new single storey front and rear extensions.	No objection	Granted
CB/18/03995/FULL	90 Canesworde Road Single storey rear extension.	No objection	Granted
CB/18/03965/FULL	45 Carterweys Single storey front extension to garage.	No objection	Granted
CB/18/03914/FULL	135 West Street Single storey rear and side extension.	No objection	Granted
CB/18/03916/FULL	90 Great Northern Road Construction of a single storey, rear infill extension, replacing the existing rear conservatory.	No objection	Granted
CB/18/03840/FULL	7 Oldhill Garage conversion with new pitched roof over existing single storey flat roof.	No objection	Granted
CB/18/03398/FULL	90 Canesworde Change of use of amenity land to residential to side of dwelling.	No objection	Granted
CB/18/03603/FULL	Abbots Garth, Bullpond Lane Two-storey rear extension and raising of roof.	No objection	Granted

<p>CB/18/03478/FULL</p>	<p>26 Holmwood Close Single storey rear extension and single storey side extension to existing garage and a pitched roof.</p>	<p>No objection</p>	<p>Granted</p>
<p>CB/18/03410/REG3</p>	<p>Franklin House, Brewers Hill Road Change of use and adaptation of the now redundant central kitchen, dining room, laundry room and activities room etc. of this former care home (Greenacre) into office accommodation for Central Bedfordshire Council housing staff. The proposed work will include the demolition of one or two non load bearing internal walls and the construction of additional parking spaces for housing staff. It is proposed to have 15 new fixed desk spaces, 2 meeting rooms, 3 interview rooms and a staff training area. Existing toilet facilities will be increased and upgraded. NB. The existing accommodation area will remain unchanged as transitional accommodation (planning permission and building control applications previously approved and granted).</p>	<p>No objection</p>	<p>Granted</p>
<p>CB/18/03596/FULL</p>	<p>All Saints Academy, Houghton Road Proposed new single storey stand-alone education building creating a meeting space / reflection area.</p>	<p>No objection</p>	<p>Granted</p>

WITHDRAWN PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
<p>CB/18/04034/FULL</p>	<p>Dunstable College, Kingsway Fifteen (15) number 1-bedroom homes, and eight (8) number 2-bedroom high specification low energy, low carbon homes on land within the Central Bedfordshire College red line boundary.</p>	<p>Object – The Sub-Committee objects to the proposed development as its understanding is that there has been a breach of a Section 106 agreement which states that the land in question should be provided as public open space and is therefore not permitted to be developed for additional housing. The Sub-Committee also believes the proposal would lead to the over development of the existing estate.</p> <p>The Plans Sub-Committee was attended by a number of local residents objecting to the planning application. Not only were the local residents aware of the alleged Section 106 breach, they also informed the Sub-Committee that the new estate already suffers from congestion due to a lack of adequate parking provision. They also informed the Sub-Committee that they were promised an area of public open space by the developers at the time of their purchases and that they believed the estate has become dangerous due to the parking issues and indeed a child had already been injured by a local traffic incident. The residents believed that they had been misled by Central Bedfordshire College and the developer at the time of them purchasing houses on the estate and they believed that this latest planning application would severely impact upon the quality of their lives.</p>	<p>Application withdrawn</p>

REFUSED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
<p>CB/18/03971/FULL</p>	<p>87 The Mall Single storey building to provide 1 no. 1-bedroom flat following demolition of existing garage.</p>	<p>No objection</p>	<p>1) The application site is too restricted in size for the proposed development, which would appear as a cramped form of overdevelopment in relation to adjoining buildings and thus would be out of character with the surrounding area. In addition, the proposal would provide inadequate internal and external living standards, by failing to meet with minimum internal and external space standards, given the constrained size of the plot. The proposal is therefore contrary to the principles of good design set out in Policies BE8 and H2 of the South Bedfordshire Local Plan Review, Chapter 12 of the NPPF and the Central Bedfordshire Design Guide.</p> <p>2) The development of this visually prominent open area of amenity space and its subsequent change of use, as proposed, would appear unduly intrusive in the street scene and harmful to the character of the site and the openness of the wider area. This will be in conflict with policy BE8 of the South Bedfordshire Local Plan Review, the Central Bedfordshire Design Guide 2014 and Chapter 12 of the National Planning Policy Framework.</p> <p>3) The proposed development makes inadequate provision for the off-street parking of vehicles and is likely to lead to an increase in on-street parking creating conditions of danger and inconvenience to users of the highway.</p> <p>The proposal would require vehicles to reverse along a public footway thereby creating conditions of danger and inconvenience to users of that footway.</p> <p>The proposed development would result in an obstruction on the public footway, which would create conditions of danger and inconvenience to users of the highway.</p> <p>The proposal would result in an unacceptable impact on Highway Safety and is therefore contrary to the principles of good design as set out in policy BE8 of the South Bedfordshire Local Plan Review, Chapters 8, 9 and 12 of the NPPF and the Central Bedfordshire Design Guide.</p>