

Dunstable Town Council
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DUNSTABLE
TOWN COUNCIL

David Ashlee Town Clerk and Chief Executive

Our Ref. DA/KH/Plans

Date: 21 July 2017

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 1 August 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. Licensing Applications -
 - a) to consider applications submitted to Central Bedfordshire Council since the last meeting of Committee (to be tabled 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), 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

1 AUGUST 2017

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL

BETWEEN 1 JULY AND 21 JULY 2017

1	CB/17/00275/TRE	10 Oakwell Close Proposal: Fell 1 Beech tree and prune two Beech trees located to the right hand corner of the rear garden, the trees are protected by VMB/TPO/85/00002 within Group G1.
2	CB/17/00276/TRE	3 Old Dairy Court Proposal: Remove a very large Sycamore tree within the rear garden. The tree is protected by TPO SB/TPO/98/00018 and is listed as T4.
3	CB/17/02309/FULL	135 High Street South Proposal: Change of use from A1/A5 to HMO C4, including demolition of rear two storey and single storey extension and replacement with larger two storey extension to rear of main building.
4	CB/17/02683/FULL	120 Drovers Way Proposal: Single storey rear extension with pitched roof.
5	CB/17/02823/LB	6 West Street Proposal: Signage to front elevation on West Street.
6	CB/17/02824/ADV	6 West Street Proposal: Various signage to front elevation on West Street.
7	CB/17/02868/FULL	201 Luton Road Proposal: Erection of single storey rear extension.
8	CB/17/03020/FULL	24 Lancot Drive Proposal: Single storey front and second storey side and rear extensions and garage conversion.
9	CB/17/03043/FULL	Unit 17, Apex Business Centre, Boscombe Road Proposal: Change of use from B1 office use to combined B1 office use and D1 community use. First floor to be used as a place of worship on Sundays and education / community use Monday to Friday.
10	CB/17/03086/FULL	3 Potters Mead Proposal: Erection of conservatory to rear elevation.

11	CB/17/03093/FULL	7 Brook Close Proposal: New two storey side extension and single storey rear extension providing 2 new reception rooms and 2 new bedrooms at first floor. All new works are to use matching materials to be sympathetic to the existing house and terrace.
12	CB/17/03116/FULL	57 Churchill Road Proposal: Ground floor front and rear extensions.
13	CB/17/03132/FULL	62 First Avenue Proposal: Two storey front and first floor side extension.
14	CB/17/03229/FULL	The Old Mill, West Street Proposal: The extension of the existing GRP panels on the exterior of the building, the swap out on a like for like basis of 3No. existing antennas and 1No. cabinet located internally, and ancillary development thereto.
15	CB/17/03230/LB	The Old Mill, West Street Proposal: The extension of the existing GRP panels on the exterior of the building, the swap out on a like for like basis of 3No. existing antennas and 1No. cabinet located internally, and ancillary development thereto.
16	CB/17/03233/VOC	Land R/O 59 High Street South Proposal: Removal of Condition 10 of application 16/1394/Full Condition deemed inappropriate by Highways Dept.
17	CB/17/03260/ADV	The Gate, Victoria Street Proposal: Logo and name of the church fascia signs.
18	CB/17/03271/FULL	12 Holmwood Close Proposal: Replacement porch.
19	CB/17/03306/FULL	45 Kingsbury Gardens Proposal: Two storey side and rear extension with canopy roof over front door.
20	CB/17/03318/FULL	17 Dale Close Proposal: Erection of front porch.
21	CB/17/03382/FULL	16 Burr Street Proposal: Amendment to previous application: Two storey rear/side extensions and single storey rear extensions (with revision to roof design).

Dunstable Town Council
Plans Sub-Committee 1 August 2017

GRANTED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/17/02521/FULL	29 Chiltern Road Demolition of existing rear extension and outbuilding to enable construction of full width 5.3M deep new rear single storey extension.	No objection	Approved with conditions
CB/17/02574/FULL	10 Radburn Court Single storey front extension and pitched roof.	No objection	Approved with conditions
CB/17/02766/FULL	77 Poynters Road Part demolition/reduction of garage, single/two storey extension. Demolition of single storey extension and single and two storey rear extension and internal alterations.	Members were aware of an outstanding issue relating to an unauthorised rear dormer and a recent fire at the property giving rise to an unstable gable end wall . Whilst Members noted that the rear dormer was under investigation by CBC they were of the view that this did not materially affect the planning application and therefore had no objection to the alterations requested at this time.	Approved with conditions
CB/17/01862/FULL	5 Ashton Square Change of use on first floor from A1 retail to D1 non-residential education.	No objection	Approved with conditions
CB/17/02485/FULL	21 Cheyne Close Two storey side extension.	No objection	Approved with conditions
CB/17/02537/FULL	6 Burr Street Single storey rear extension and loft conversion.	No objection	Approved with conditions
CB/17/02518/FULL	12 Mentmore Crescent Loft conversion to habitable space with rear dormer.	No objection subject to the Planning Authority being satisfied that this proposal does not result in overlooking of neighbouring properties.	Approved with conditions

CB/17/02491/FULL	4 Ashton Road Removal of conservatory and replacement with side and rear single storey extension on same footprint.	No objection	Approved with conditions
CB/16/02714/FULL	11 Holmwood Close Single side and front single storey extension.	No objection to the extension but the Sub-Committee are concerned at the loss of garage parking space which could lead to an increase of on street parking.	Approved with conditions
CB/17/01986/FULL	10 Ravenscourt Single storey rear extension.	No objection	Approved with conditions
CB/17/02646/FULL	14 Penrith Avenue Single storey front extension to garage.	No objection	Approved with conditions
CB/17/01860/FULL	166 Langdale Road 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).	The Sub-Committee reiterated their opposition to retrospective planning applications. No objections to the proposal but raised concerns that this application sets a precedent for others to extend their boundaries.	Approved with conditions
CB/17/02314/FULL	68 Half Moon Lane Loft conversion including rear dormer and raising up new gable end with dutch hip.	No objection	Approved with conditions
CB/17/02583/FULL	34 Hillyfields Erection of single storey rear extension.	No objection	Approved with conditions
CB/17/02591/FULL	12 Periwinkle Lane Single storey rear and side extension. Demolish existing detached single garage.	No objection	Approved with conditions
CB/17/02238/ADV	37-43 Katherine Drive 1 x fascia only logo illuminated 1 x non-illuminated wall mounted aluminium panel.	No objection	Approved with conditions
CB/17/02250/FULL	91 Drivers Way Removal of existing outbuilding. Construction of new single storey side and front extension.	No objection	Approved with conditions
CB/17/02507/FULL	38 Hillyfields Rear side single storey cloakroom extension, car port and enlarged porch with new roof.	No objection	Approved with conditions

CB/17/02133/FULL	40 First Avenue Two storey rear extension, loft conversion and single storey front extension following demolition of existing garage and front porch.	No objection	Approved with conditions
CB/17/02040/REG3	Dunstable Leisure Centre, Court Drive Construction of a new electricity substation including integral meter housing to serve the adjacent remodelled Dunstable Leisure Centre and existing Go-Bowling facility.	No objection	Approved with conditions
CB/17/01758/FULL	19B High Street North Loft conversion with rear dormer to be used as a single person flat.	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/17/01969/OUT	Land rear of Abbots Garth, Bullpond Lane Erection of a 2 storey dwelling and construction of a new garage	No objection	Application withdrawn