

Dunstable Town Council  
Grove House  
76 High Street North  
Dunstable  
Bedfordshire  
LU6 1NF

Tel: 01582 513000

E-mail: [info@dunstable.gov.uk](mailto:info@dunstable.gov.uk)

Website: [www.dunstable.gov.uk](http://www.dunstable.gov.uk)



DUNSTABLE  
TOWN COUNCIL

David Ashlee Town Clerk and Chief Executive

Our Ref. DA/KH/Plans

Date: 4 May 2018

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 15 May 2018 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 (any application 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, Claire Meakins, Mike Mullany, Pat Staples, Johnson Tamara 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**

**15 MAY 2018**

**PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL**

**BETWEEN 14 APRIL AND 4 MAY 2018**

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| <b>1</b> | <b>CB/18/01009/FULL</b> | 32 Kingsbury Gardens<br><b>Proposal:</b> Rear dormer and hip to gable loft conversion. |
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| <b>2</b> | <b>CB/18/01115/FULL</b> | 77 Langdale Road<br><b>Proposal:</b> Single storey side/rear extension to form new playroom, utilities and bathroom. |
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| <b>3</b> | <b>CB/18/01135/FULL</b> | 21 Tarnside Close<br><b>Proposal:</b> Erection of single storey front and rear extensions; 5 x shallow frame rooflights; external chimney stack. |
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| <b>4</b> | <b>CB/18/01144/FULL</b> | 36 Walgrave Road<br><b>Proposal:</b> Single story front and side extension. |
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| <b>5</b> | <b>CB/18/01175/FULL</b> | Unit DC1 Prologis, Boscombe Road<br><b>Proposal:</b> New vehicular access within site to service plant. |
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| <b>6</b> | <b>CB/18/01176/FULL</b> | Unit DC1 Prologis, Boscombe Road<br><b>Proposal:</b> Erection of new generator and ancillary structure. |
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| <b>7</b> | <b>CB/18/01185/FULL</b> | 23 Badgers Gate<br><b>Proposal:</b> Garage conversion. |
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| <b>8</b> | <b>CB/18/01199/FULL</b> | Land at the Former First and Last, Church Street<br><b>Proposal:</b> Erection of a three storey building for flats, associated car parking and landscaping. |
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| <b>9</b> | <b>CB/18/01231/FULL</b> | 48 First Avenue<br><b>Proposal:</b> Proposed single storey front, rear and side extension. |
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| <b>10</b> | <b>CB/18/01278/FULL</b> | Land to rear of 3 Grove Road<br><b>Proposal:</b> Demolition of existing business/storage facility and erection of two 2-storey residential units providing 4no. one and 4no. two bedroom flats, with associated parking, bin and cycle storage and landscaping. Existing access is retained. |
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| <b>11</b> | <b>CB/18/01303/FULL</b> | 31 Kirkstone Drive<br><b>Proposal:</b> First floor side and single storey front extension. |
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**12 CB/18/01477/FULL** Old Palace Lodge Hotel, Church Street  
**Proposal:** Creation of new garden on the site of the former Norman King Public House, new boundary wall (including the retention of existing remaining clunch wall to Church Road frontage), new planting, enhanced access from Kingsway to provide a new access to the hotel, closure of the existing access to the hotel from Church Road and the rearrangement of the hotel car park including ancillary works.

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**13 CB/18/01478/LB** Old Palace Lodge Hotel, Church Street  
**Proposal:** Creation of new garden on the site of the former Norman King Public House, new boundary wall (including the retention of existing remaining clunch wall to Church Road frontage), new planting, enhanced access from Kingsway to provide a new access to the hotel, closure of the existing access to the hotel from Church Road and the rearrangement of the hotel car park including ancillary works.

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Dunstable Town Council  
Plans Sub-Committee 15 May 2018

**GRANTED PLANNING APPLICATIONS**

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/18/00948/FULL	<b>12 Duncombe Drive</b> Erection of single storey rear extension.	No objection	Granted
CB/18/00918/FULL	<b>5 Burr Street</b> Single storey rear extension.	No objection	Granted
CB/18/00692/FULL	<b>106 High Street North</b> Change of use of vacant doctor's surgery (D1) to three bedroom single dwelling house (C3) with provision of two car parking spaces.	No objection	Granted
CB/18/00291/FULL	<b>7 Sundown Avenue</b> Loft conversion and single storey rear/side extension.	No objection	Granted
CB/18/00597/FULL	<b>12 Calcutt Close</b> Two storey side extension, 3 m single storey rear extension and porch.	Object as the proposal is considered over-development of the site and out of keeping with the street scene.	Granted
CB/18/00617/FULL	<b>24 Langdale Road</b> Garage conversion.	No objection	Granted
CB/18/00635/FULL	<b>13 Lancot Drive</b> Single storey rear extension.	No objection	Granted
CB/18/00612/FULL	<b>Greyfriars, Bullpond Lane</b> Single storey side, two storey front and porch extensions, loft conversion with dormer windows, increased area of parking space.	No objection	Granted
CB/18/00528/FULL	<b>4 Ravenscourt</b> Single storey front extension.	No objection	Granted
CB/18/00562/FULL	<b>104 Brewers Hill Road</b> Erection of single storey front extension.	No objection	Granted

<b>CB/17/05937/FULL</b>	<b>54 High Street South</b> Demolition of outbuilding wing. Replacement with new single storey pitched roof extension to rear of property. Associated internal alterations to existing ground floor. Addition of metal handrail to front entrance door area to improve accessibility	No objection	Granted
<b>CB/17/05841/FULL</b>	<b>5 Regency Court</b> Erection of a two-storey side extension including new entrance door to front of house.	Object. Members felt that the proximity of the property directly onto the boundary line and footway would blight the nature of the existing open street scene.	Granted

#### WITHDRAWN PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
<b>CB/17/05290/FULL</b>	<b>Unit C And 20 21 22, Eyncourt Road</b> Erection of 6 units for B1c, B2 and B8 purposes (including trade counters), together with ancillary offices, servicing areas, car parking and landscaping.	No objection. However, Members expressed concern that the new access onto the roundabout and onto Boscombe Road might place additional pressure on an already busy junction at peak times.	Application withdrawn

## REFUSED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/18/00606/FULL	42 Buckwood Avenue Conversion of existing garage into separate new 1-bedroom dwelling.	Object due to over-development.	<p>1) The proposal would constitute an unsatisfactory form of development bearing no relationship to adjoining residential development, the application site is also too restricted in size for the proposed development which would appear cramped in relation to adjoining buildings. As such the proposal would be detrimental to the amenities of adjoining development, resulting in an unsatisfactory standard of development which would result in an unacceptable detrimental impact on the character and appearance of the surrounding area. 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 7 of the NPPF and the Central Bedfordshire Design Guide 2014.</p> <p>2) The proposal would not benefit from adequate private amenity space due to overlooking from the two storey rear extension of No.42 Buckwood Avenue, as such the proposal would result in inadequate living conditions for future occupiers and is in conflict with policy BE8 of the South Bedfordshire Local Plan Review, Chapter 7 of the NPPF and the Central Bedfordshire Design Guide 2014.</p> <p>3) The proposed development makes inadequate provision for the on-site parking of vehicles and is likely to lead to an increase in on-street parking so resulting in traffic congestion and additional hazards for highway users. The proposal is therefore contrary to Policy T10 of the South Bedfordshire Local Plan Review, the principles of good design as set out in Chapter 7 of the NPPF and the Central Bedfordshire Design Guide 2014.</p>