

Dunstable Town Council  
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DUNSTABLE  
TOWN COUNCIL

David Ashlee Town Clerk and Chief Executive

Our Ref. DA/KH/Plans

Date: 17 October 2017

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 24 October 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.
5. Council response to the government; 'Planning for the right homes, in the right places' consultation (Please go to <https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals> to view the consultation documents and see page 5)

Cont'd.....

-2-  
17.10.17  
DA/KH/Plans

6. Street Naming and Numbering – Ashton Middle School, High Street North – for information (see page 7)

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**

**24 OCTOBER 2017**

**PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL**

**BETWEEN 23 SEPTEMBER AND 13 OCTOBER 2017**

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1	<b>CB/17/00405/TRE</b>	Rear of 5, 7 & 9 Derwent Drive <b>Proposal:</b> Fell a row of Blackthorn trees (T1-T5).
2	<b>CB/17/04226/FULL</b>	34 High Street South <b>Proposal:</b> New replacement shopfronts to front and rear including new signage.
3	<b>CB/17/04227/ADV</b>	34 High Street South <b>Proposal:</b> New replacement shopfronts to front and rear including new signage.
4	<b>CB/17/04228/FULL</b>	44 High Street North <b>Proposal:</b> Shopfront replacement including new signage and façade repairs and decorations.
5	<b>CB/17/04229/LB</b>	44 High Street North <b>Proposal:</b> Shopfront replacement including new signage and façade repairs and decorations.
6	<b>CB/17/04230/ADV</b>	44 High Street North <b>Proposal:</b> Dark blue PPC aluminium fascia tray with push-through LED backlit Perspex 3D letters and white vinyl graphics.
7	<b>CB/17/04236/FULL</b>	The Old Sugar Loaf, 46 High Street North <b>Proposal:</b> External building refurbishment works including porch renovation, decorations and new signage.
8	<b>CB/17/04238/ADV</b>	The Old Sugar Loaf, 46 High Street North <b>Proposal:</b> White PPC aluminium / stainless steel 3D fascia letters to carriageway arch Dark Blue PPC aluminium / stainless steel 3D letters to porch fascia White PPC aluminium / stainless steel internally illuminated 3D letters to porch parapet Dark blue PPC aluminium projecting sign with push-through LED backlit Perspex 3D letters and white vinyl graphics White / dark blue hand painted sign to timber yard gate.
9	<b>CB/17/04239/FULL</b>	33 High Street North <b>Proposal:</b> Shop front refurbishment including new awning and new signage.

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<b>10</b>	<b>CB/17/04240/ADV</b>	33 High Street North <b>Proposal:</b> Shop front refurbishment including new awning and new signage. Red PPC aluminium projecting sign with push-through LED backlit Perspex 3D letters and white vinyl graphics White PPC aluminium fascia tray with push-through LED backlit Perspex 3D letters and red blue and green vinyl graphics Red and white hand painted flank wall ghost sign.
<b>11</b>	<b>CB/17/04256/FULL</b>	51 High Street North <b>Proposal:</b> External building refurbishment including new canopy, cladding and signage.
<b>12</b>	<b>CB/17/04257/LB</b>	51 High Street North <b>Proposal:</b> External building refurbishment including new canopy, cladding and signage.
<b>13</b>	<b>CB/17/04259/ADV</b>	51 High Street North <b>Proposal:</b> White PPC aluminium / stainless steel cased internally illuminated opalescent Perspex front 3D letters to building parapet Off white PPC aluminium fascia tray with push-through LED backlit Perspex 3D letters with black vinyl graphics.
<b>14</b>	<b>CB/17/04294/FULL</b>	12 St Christophers Close <b>Proposal:</b> Construction of dormer and conversion of loft space.
<b>15</b>	<b>CB/17/04341/FULL</b>	33 Tring Road <b>Proposal:</b> Single storey rear extension, raising of roof and dormer extensions to enlarge first floor.
<b>16</b>	<b>CB/17/04518/REG3</b>	Thorn Turn WP, Thorn Road, Houghton Regis <b>Proposal:</b> Variation of conditions 1 and 30 of permission ref. CB/15/01626/REG3 to allow changes to the waste park development (part retrospective).
<b>17</b>	<b>CB/17/04531/REG3</b>	Thorn Turn WP, Thorn Road, Houghton Regis <b>Proposal:</b> Variation of conditions 1 and 28 of permission ref. CB/15/01627/REG3 for part retrospective permission to regularise changes to the design and sizes of the Salt Barn, Vehicle Stores / Maintenance building & Highways Office; new footway to access road; additional sub-station; amendments to ancillary development, parking provision & surfacing; increase in height of security fencing & additional fencing; and revised landscaping.
<b>18</b>	<b>CB/17/04548/FULL</b>	1 Bunhill Close <b>Proposal:</b> Replace existing porch with single storey front extension.

Dunstable Town Council  
Plans Sub-Committee 24 October 2017

**GRANTED PLANNING APPLICATIONS**

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/17/03993/FULL	<b>37 Lovers Walk</b> Ground floor rear extension.	No objection	Granted
CB/17/04284/REG3	<b>Land in front of 45-61 Mayfield Road</b> Provision of additional off road parking.	No objection	Granted
CB/17/03738/FULL	<b>17 West Street</b> Change of use from A1 to A3 (Restaurant and Café).	No objection	Granted
CB/17/03955/FULL	<b>27 Park Street</b> Construction of single storey detached self-contained granny annexe.	No objection	Granted
CB/17/04196/FULL	<b>3 Wayside</b> Single storey side and rear extension.	No objection	Granted
CB/17/04200/FULL	<b>2 Patterdale Close</b> Demolition of existing garage. Erection of detached garage and store.	No objection	Granted
CB/17/02316/ADV	<b>2 Brittany Court, High Street South</b> 4no Flags on the porch on the front of shop, slanted flags with bullet points as bathrooms, tiles, designs, toiletries.	No objection	Granted
CB/17/03650/FULL	<b>3 Markham Crescent</b> Proposed single storey rear extension and first floor side extension.	No objection	Granted
CB/17/03784/FULL	<b>36 Meadway</b> Conversion of existing garage and utility room to habitable accommodation including raising flat roof and new pitched roof to front.	No objection	Granted
CB/17/03745/FULL	<b>76 Katherine Drive</b> Garage conversion.	No objection	Granted
CB/17/03763/FULL	<b>502 Lowther Road</b> Two storey rear extension.	No objection	Granted

CB/17/03698/FULL	<p><b>42 Holliwick Road</b> 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 rear extension, garage and new overhang over existing entrance door.</p>	No objection	Granted
CB/17/03806/FULL	<p><b>41 Kingsbury Gardens</b> Two storey side and single storey front and part two storey part single storey rear extensions.</p>	No objection	Granted
CB/17/03243/FULL	<p><b>19 Index Drive</b> Single storey front extension.</p>	No objection	Granted
CB/17/05134/FULL	<p><b>Land at Brewers Hill Road (Former Trico site) and High Street North</b> Development of 61 residential units comprising 38 houses and 23 flats with associated access, servicing, parking, amenity space and landscaping</p>	No objection	Granted

Dear Sir/Madam,

I have been provided by one of our councillors, with a communication that NALC has circulated regarding the Government's current consultation, "*Finding the right homes in the right places*".

This long-awaited exercise has been eagerly anticipated by local councils, not least because of the proposition of a new and national methodology for calculating housing need.

The logic of applying a consistent model would seem to be entirely reasonable. However, having seen the now proposed new methodology for calculating housing need, we at Central Bedfordshire are both astonished and appalled at what is being proposed.

Firstly, given the national housing demand for over 1m homes it seems perverse to support a mechanism that lowers delivery levels in some areas, and negative delivery in some areas, whilst pushing up delivery in other areas to a completely undeliverable and unsustainable level (see the table below).

Central Bedfordshire is one of the areas that, as a result of this new methodology, would see an astonishing 60% increase in housing numbers. This level of development is simply undeliverable and because of this it will effectively leave authorities like us in a position where they can be challenged by aggressive developers making speculative applications for unsustainable growth.

This position seems to us to be the worst possible scenario not only for Central Bedfordshire but for many other areas of a similar character to our own patch. The consequences of this could be disastrous.

We have called on our partners in Town and Parish Councils across this area to join us in robustly challenging the Government through its current consultation.

Whilst I understand that your organisation is minded to support the new methodology for calculating housing need, I sincerely hope that this explanation of its implications may lead you to reconsider this view.

Please don't hesitate to contact me should you need any further information on this important issue.

Yours sincerely

Jason Longhurst  
Director of Regeneration and Business

Local Authority	Indicative dwellings per annum using new formula	Current dwellings per annum figure	Change	Percentage Change %
Aylesbury Vale	1,499	965	+534	55
Bedford	1,281	950	+331	35
Central Bedfordshire	2,553	1,600	+953	60
Dacorum	602	756	-154	-20
Huntingdonshire	1,010	804	+206	26
Luton	1,417	890	+527	59
Milton Keynes	1,831	1,766	+65	4
North Hertfordshire	996	690	+306	44
South Cambridgeshire	1,182	967	+215	22
St Albans	913	639	+274	43
Stevenage	443	380	+63	17





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

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**web-site** [www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)  
**your ref**  
**our ref** CB/SN/17/0098  
**date** 02 October 2017

Dear Kelley

**Local Government Act 1985**  
**Street Naming and Numbering**  
**Location:** Ashton Middle School, High Street North, Dunstable, LU6 1NH  
**Proposal:** Postal address for 113 dwellings

For the Town Council's information in connection with the above site, I can confirm that the postal addressing is now complete with the main access road being named Frances Drive, the old main school apartments 'Old School House' and the remainder of apartments 'Ely House', 'York House' and 'Wells House' as previously agreed with the Town Council.

Kind Regards

Anne Smith  
Senior Technical Administrator  
Building Control

Central Bedfordshire Council

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