

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

Tel: 01582 513000  
Fax: 01582 890606  
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: 23 December 2016

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 3 January 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**

**3 JANUARY 2017**

**PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL**

**BETWEEN 7 DECEMBER AND 23 DECEMBER 2016**

- 
- 1      **CB/16/04774/LB** Sea Cadets Windmill, The Old Mill, West Street  
**Proposal:** Replacement of 3 no. antenna and installation of 1 no. internal cabinet.
- 
- 2      **CB/16/05458/FULL** Bennett Memorial Recreation Ground, Bullpond Lane  
**Proposal:** The refurbishment, reconfiguration and change of use to the right (east side) of the existing pavilion from showers and changing rooms to a café with internal seating, WC's and plant room.
- 
- 3      **CB/16/05470/FULL** Victoria Club, Victoria Street  
**Proposal:** Change of use from Public House (A4) to Place of Worship and Community Centre (D1)
- 
- 4      **CB/16/05476/FULL** 29 London Road  
**Proposal:** Change of use to move existing car body repair workshop to another unit to the rear of GB Couriers, 29 London Road.
- 
- 5      **CB/16/05493/REG3** 76A Drovers Way  
**Proposal:** Vehicle crossover and hard-standing to front garden.
- 
- 6      **CB/16/05500/FULL** 126 Langdale Road  
**Proposal:** Two storey rear and side extension, new mono pitch wrap around roof to front elevation and over existing garage.
- 
- 7      **CB/16/05589/FULL** 43 Frenchs Gate  
**Proposal:** Ground floor side and front extension.
- 
- 8      **CB/16/05645/FULL** 65 Langdale Road  
**Proposal:** Single storey front extension.
- 
- 9      **CB/16/05648/FULL** 2-8 Luton Road  
**Proposal:** Addition of extensions totaling 87.6 sqm, with the patio area extended and reconfigured to suit and associated works to the site.
-

- 
- 10 CB/16/05649/ADV** 2-8 Luton Road  
**Proposal:** Relocation of existing and installation of new fascia signage. Retention and relocation of existing signs with the installation of new fascia signage suite to comprise; 3 no. white 'McDonalds' letterset signs and 6 no. yellow 'garden arch' symbols and a good times sign.
- 
- 11 CB/16/05657/FULL** Land adjacent to 192 High Street North and north west of and adjoining Tavistock Street  
**Proposal:** Demolition of existing buildings and construction of access road off of Tavistock Street. Construction of 55 new houses and apartments with associated garages, parking, public open spaces and garden.
- 
- 12 CB/16/05668/FULL** 15 Grasmere Close  
**Proposal:** Demolition of existing conservatory and new rear extension with alterations to garage.
- 
- 13 CB/16/05696/PADM** Court House, Kingsway  
**Proposal:** The proposed works consist of the demolition of the existing Dunstable Court House. This will also include the removal of any asbestos containing materials and recycling of other materials where possible.
- 
- 14 CB/16/05736/FULL** 7C King Street  
**Proposal:** Loft conversion and internal alterations.
- 
- 15 CB/16/05816/FULL** 41 Garden Road  
**Proposal:** Demolition of existing single storey rear extension and erection of two storey and single storey rear extensions and single storey front extension.
-

Dunstable Town Council  
Plans Sub-Committee 3 January 2017

**GRANTED PLANNING APPLICATIONS**

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/16/05364/FULL	<b>22 Holliwick Road</b> Replacement roof over existing attached side garage & conversion to form additional living accommodation, single storey rear extension and provision of tiled lean to roof over existing single storey rear and side extension.	No objection provided adequate off-road parking is maintained.	Approved with conditions
CB/16/04969/FULL	<b>4 Brierley Close</b> Single storey rear and first floor side extension with garage conversion.	Object due to loss of parking space in an already congested residential area.	Approved with conditions
CB/16/04930/FULL	<b>7 Oakwell Close</b> Proposed single storey side and rear extension and removal of chimney above roofline.	No objection	Approved with conditions
CB/16/04995/FULL	<b>40 Katherine Drive</b> Single storey rear extension.	No objection	Approved with conditions
CB/16/04985/REG3	<b>4 Cookfield Close</b> Proposed conversion of garage to form disabled shower room and bedroom.	No objection	Approved with conditions
CB/16/04843/FULL	<b>14 Kirby Road</b> Ground floor single storey rear extension. Demolition of existing conservatory and part kitchen.	No objection	Approved with conditions
CB/16/04789/RM	<b>Land rear of 9-17 Blows Road</b> Reserved Matters following outline application CB/16/01399/OUT erection of a 1 and a half storey dwelling for approval of landscaping, appearance, scale and all ancillary works.	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/16/04422/LB	<b>Priory House, 33 High Street South</b> The erection of a two storey rear Installation of lighting (Lanterns and Spot Lights).	No objection	Application withdrawn
CB/16/04474/LB	<b>Grove House, 76 High Street North</b> Installation of architectural lighting and decorative lantern over the east wing doorway.	No objection	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/16/04719/FULL	<b>58 Oldhill</b> Two storey side and rear extension with a single storey rear extension.	No objection	The proposed two storey side extension would, because of its size, siting and design, not include a 1 metre gap between the host dwelling and the boundary line with the adjacent neighbour at first floor level. This would result in development that would be out of character with other detached properties in the street where there is normally an adequate spacing between the sides of dwellings and the development would thereby be harmful to the spaciousness and visual amenities of the street scene. The proposal is therefore contrary to Section 7 of the Central Bedfordshire Design Guide and the principles of good design in Policies H8 and BE8 of the South Bedfordshire Local Plan Review and Section 7 of the National Planning Policy Framework.

<p><b>CB/16/03619/OUT</b></p>	<p><b>Tyler House, Creasey Park Drive</b>  Erection of an extension and the creation of an additional floor to provide eighteen(18x) apartments and associated works.</p>	<p>Object as the proposal could set a precedent for other light industrial units within the area. It is also considered that access to the site is already inadequate and existing problems could be exacerbated by this development.</p>	<p>1) In the absence of a noise report to assess the impact of the neighbouring proposed B8 employment use on the development proposals, the proposal therefore fails to accord with Section 11 of the National Planning Policy Framework, E2 of the South Bedfordshire Local Plan Review and the Central Bedfordshire Design Guide 2014.</p> <p>2) The proposal fails to demonstrate that the proposed 18 apartments could be accommodated on the site along with the necessary car parking, vehicle manoeuvring and amenity space, and taking into account existing and potential constraints. Based on the illustrative layout the proposal is considered to not demonstrate a good quality of design and one that does not take the opportunities available for improving the way the area functions. This would result in an adverse impact on the amenities of future residents, servicing and delivery vehicles creating hazards for users of Creasy Park Drive, and an increase in on street car parking resulting in traffic congestion and additional hazards for highway users and local residents. The proposal therefore fails to accord with the National Planning Policy Framework, BE8 of the South Bedfordshire Local Plan Review and the Central Bedfordshire Design Guide 2014.</p> <p>3) In the absence of a legal agreement securing financial contributions and the provision of affordable housing, the development would fail to make an acceptable contribution towards local affordable housing stock and towards mitigating the additional pressures the development would place on services in the locality. The development would therefore be contrary to the objectives of the National Planning Policy Framework (2012), and the Affordable Housing Guidance Note for Central Bedfordshire (South Area).</p>
-------------------------------	---	---	--