

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



DUNSTABLE  
TOWN COUNCIL

E-mail: [info@dunstable.gov.uk](mailto:info@dunstable.gov.uk)  
Website: [www.dunstable.gov.uk](http://www.dunstable.gov.uk)

David Ashlee Town Clerk and Chief Executive

Our Ref. DA/KH/Plans

Date: 18 June 2018

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 26 June 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 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 Sid Abbott, Philip Crawley, Jeannette Freeman, Liz Jones, 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**

**26 JUNE 2018**

**PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL**

**BETWEEN 25 MAY AND 22 JUNE 2018**

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| <b>1</b> | <b>CB/18/00164/TRE</b> | 11 Bowmans Way<br><b>Proposal:</b> Prune 2 Beech trees located west of No. 11 Bowmans Way bordering the road side. The trees are within Area A5 of TPO Ref: SB/TPO/58/00001 |
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| <b>2</b> | <b>CB/18/00170/TCA</b> | 115 High Street South<br><b>Proposal:</b> Fell 1 large Conifer tree in the front garden. |
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| <b>3</b> | <b>CB/18/01591/FULL</b> | 7 Liscombe Road<br><b>Proposal:</b> Proposed single storey rear pitched roof extension and front extension single storey. |
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| <b>4</b> | <b>CB/18/01622/FULL</b> | 17 Hawthorn Close<br><b>Proposal:</b> Demolition of existing Bowling Club House and construction of 10 no. residential units with associated parking. |
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| <b>5</b> | <b>CB/18/01633/FULL</b> | 22 Chichester Close<br><b>Proposal:</b> Single storey front extension and conversion of garage. |
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| <b>6</b> | <b>CB/18/01676/FULL</b> | Total Garage, 3 Tring Road<br><b>Proposal:</b> Demolition of existing buildings and construction of new sales building with compound to the rear, existing forecourt re fueling facility to remain as is. |
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| <b>7</b> | <b>CB/18/01692/FULL</b> | 263 Poynters Road<br><b>Proposal:</b> Erection of single storey side and rear extensions. |
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| <b>8</b> | <b>CB/18/01767/FULL</b> | 1 The Cheveralls<br><b>Proposal:</b> Erection of front porch. |
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| <b>9</b> | <b>CB/18/01804/FULL</b> | 8 Norcott Close<br><b>Proposal:</b> Proposed erection of a single storey rear extension. |
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| <b>10</b> | <b>CB/18/01841/FULL</b> | 13-13A West Street<br><b>Proposal:</b> Conversion of a shop to 2 self-contained flats and conversion of first floor flat to 2 self-contained flats and change of use. |
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| <b>11</b> | <b>CB/18/01858/FULL</b> | 58 Burr Street<br><b>Proposal:</b> Single storey rear extension. |
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- 12 CB/18/01862/FULL 8 Brook Close  
**Proposal:** Single storey rear extension.
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- 13 CB/18/01871/FULL 14 Oldhill  
**Proposal:** Single storey rear extension.
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- 14 CB/18/01952/FULL 109 Jeans Way  
**Proposal:** Demolition of existing and replacement of a new scout hut.
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- 15 CB/18/02038/FULL Priory Academy, Britain Street  
**Proposal:** Proposed single storey, two classroom modular building.
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- 16 CB/18/02040/FULL Asda Stores Ltd, Court Drive  
**Proposal:** Full and advert application for retail pod at ASDA store.
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- 17 CB/18/02041/ADV Asda Stores Ltd, Court Drive  
**Proposal:** Proposed signage to 'Timpsons' pod, to include 3 no. fascia signs and 4 no. panel signs, 3 fascia signs are white and maroon (Timpsons) and the 4 panel signs are 2 no. white and blue, 2 no. white and maroon (opening times/dry cleaning).
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Dunstable Town Council  
Plans Sub-Committee 26 June 2018

**GRANTED PLANNING APPLICATIONS**

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/18/01578/FULL	<b>12 Coombe Drive</b> Single storey side extension.	No objection	Granted
CB/18/01505/FULL	<b>153 Chiltern Road</b> Porch extension.	No objection	Granted
CB/18/01303/FULL	<b>31 Kirkstone Drive</b> First floor side and single storey front extension.	No objection	Granted
CB/18/01009/FULL	<b>32 Kingsbury Avenue</b> Rear dormer and hip to gable loft conversion.	Object. Members considered the proposed development to be overbearing and would impact on the privacy of neighbours.	Granted
CB/18/01231/FULL	<b>48 First Avenue</b> Proposed single storey front, rear and side extension.	No objection	Granted
CB/18/01709/FULL	<b>7 Osborne Road</b> Proposed two-storey side and single storey side to rear extension.	No objection	Granted
CB/18/01175/FULL	<b>Unit DC1 Prologis, Boscombe Road</b> New vehicular access within site to service plant.	No objection	Granted
CB/18/00966/FULL	<b>Norton House, 52 High Street South</b> Conversion of offices to 3 no. flats.	No objection	Granted
CB/18/00967/LB	<b>Norton House, 52 High Street South</b> Conversion of offices to 3 no. flats.	No objection	Granted
CB/18/00722/FULL	<b>310 High Street North</b> Demolition of existing garage and alteration to existing vehicular access.	No objection	Granted

<b>CB/18/00753/FULL</b>	<b>5 Marina Drive</b> Single storey rear extension.	No objection	Granted
<b>CB/18/00615/REG3</b>	<b>Franklin House, Brewers Hill Road</b> Change of use from Care Home (formerly known as Greenacre) to temporary accommodation for homeless people.	No objection	Granted
<b>CB/18/00588/VOC</b>	<b>Chiltern Park Industrial Estate, Boscombe Road</b> Variation of condition no. 16 on planning application ref: SB/91/00486/FULL to allow HGV movement to the north western loading bays only, on a 24hr basis.	No objection	Granted

### REFUSED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
<b>CB/18/00679/FULL</b>	<b>Flat E, 19 High Street North</b> Loft conversion with two nos. rear roof dormers and three nos. rear roof lights for use as a single person flat.	No objections	The loft conversion for a one bedroom flat with two rear roof dormers and three roof lights has resulted in the un-mediated loss of a substantial and boldly detailed traditional chimney structure resulting in the erosion of the architectural integrity of a non-designated heritage asset considered to make particular positive contribution to the character of the conservation area in which the building is located. The proposal fails to make a positive contribution to the local character and distinctiveness of the Dunstable Town Centre Conservation Area. The proposal is therefore contrary to Paragraph 135 of the National Planning Policy Framework, Policy BE8 of the South Bedfordshire Local Plan Review, Policies HQ1 and HE3 of the emerging Central Bedfordshire Local Plan and Sections 3 and 9 of the Central Bedfordshire Design Guide.