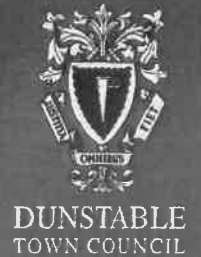


Dunstable Town Council
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David Ashlee Town Clerk and Chief Executive

Our Ref. DA/KH/Plans

Date: 7 December 2018

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 18 December 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 2)
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 Liz Jones (Chairman), Sid Abbott (Vice-Chairman), Philip Crawley, Jeannette Freeman, 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

18 DECEMBER 2018

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL

BETWEEN 17 NOVEMBER AND 7 DECEMBER 2018

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|----------|-------------------------|---|
| 1 | CB/18/03991/FULL | 2 The Avenue
Proposal: Construction of new garage located in front of the existing building line. |
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| 2 | CB/18/04087/FULL | 14 Osborne Road
Proposal: Two storey side and single storey front and rear extension. |
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| 3 | CB/18/04114/FULL | 27 West Parade
Proposal: Single storey rear extension, loft conversion with rear dormer and erection of garden shed. |
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| 4 | CB/18/04120/ADV | Dunstable Leisure Centre, Court Drive
Proposal: Building mounted sign with halo effect back lighting to east elevation, north elevation building mounted sign non-illuminated and existing free standing monolith sign to be re-clad and non-illuminated. |
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| 5 | CB/18/04216/FULL | 13-13A West Street
Proposal: Conversion and change of use of shop to two self-contained flats and conversion of first floor flat to two self-contained flats. |
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| 6 | CB/18/04227/FULL | 39 Churchill Road
Proposal: Two storey rear extension. |
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- | | | |
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| 7 | CB/18/04282/FULL | 17 West Street
Proposal: Conversion of first floor to form 1 x 1-bedroom and 1 x 2-bedroom flats and rear extension to form 1 x 1-bedroom flat. |
|----------|-------------------------|---|
-

Dunstable Town Council
Plans Sub-Committee 18 December 2018

GRANTED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/18/04039/PADM	Dunstable Library, Vernon Place Building to be demolished is an old office building which is no longer in use and beyond repair including an existing library. This will include the demolition of the adjoining buildings within the site.	No objection	Granted
CB/18/03760/FULL	13 Brandreth Avenue Single storey side/rear extension.	No objection	Granted
CB/18/03907/FULL	91 Canesworde Road Part garage conversion.	No objection	Granted
CB/18/03734/FULL	71 Beecroft Way Single storey rear extension and veranda.	No objection	Granted
CB/18/03522/FULL	1 Benning Avenue Remove existing garage. Erection of a two-storey side extension, a new front porch and a single storey rear extension.	No objection	Granted
CB/18/03711/FULL	149 West Street Alterations, erection of two-storey rear extension and change of use from existing dwelling (Use Class C3a) to 8 bedroom residential care home for people with learning disabilities (Use Class C2).	No objection	Granted
CB/18/03689/FULL	22 Howard Place Single storey rear extension.	No objection	Granted
CB/18/03696/FULL	86 Garden Road Erection of detached house with parking and new vehicular access and parking for existing house.	No objection	Granted

CB/18/03328/FULL	58 Graham Road Mono block drive with French drain and drainage around front of house, drainage into existing drain and then into existing soakaway and drop kerb.	No objection	Granted
CB/18/03545/FULL	12 Great Northern Road Erection of single garage.	No objection	Granted
CB/18/03381/FULL	15 Redfield Close First floor side extension.	No objection	Granted
CB/18/03385/FULL	Garage block off Oakwell Close Retrospective application for an infill garage.	No objection	Granted
CB/18/03267/FULL	53 Meadway Two storey side, single storey rear and single storey front extension.	No objection	Granted
CB/18/02921/FULL	177 West Street Two storey side/rear extension and single storey front extension.	No objection	Granted
CB/18/00578/FULL	15 High Street North Change of use of first floor and second floor to four no. studio flats.	Object as it is considered to constitute overdevelopment and the Council would prefer to see one-bedroom flats instead of studio flats.	Granted
CB/17/05433/FULL	Priory Service Station, 142 High Street South Demolition of the existing sales shop and associated retail uses and redevelopment of a new shop and associated retail uses.	Object due to the size and bulk of the proposed development in relation to the existing facility. Members also considered the general site layout and orientation to be poor especially in relation to the positioning of the public toilets and cash point. The Town Council received local resident's representation in opposition to this proposed development.	Granted
CB/16/05633/FULL	27 Tring Road Ground and first floor rear extension and roof amendments.	No objection	Granted

WITHDRAWN PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/18/02287/FULL	<p>45 Northfields Erection of detached dwelling.</p>	No objection	Application withdrawn
CB/18/01485/FULL	<p>The First and Last, Church Street Demolition Of existing building on site and proposed erection of coffee shop with drive thru facility (use Classes A1 and A3); Associated external seating, car parking, cycle parking, totem sign structure and landscaping.</p>	No objection but Members raised concerns about the potential for traffic grid lock and reduced air quality at certain times of the day. Members voted on this application, with one vote against from Cllr Pat Staples.	Application withdrawn
CB/18/01199/FULL	<p>Land off St Peters Road, former First and Last Erection of a three-storey building for 5 flats, associated car parking and landscaping.</p>	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>
<p>CB/18/03523/FULL</p>	<p>58 Bullpond Lane Proposed new dwelling with associated parking.</p>	<p>No objection</p>	<p>1) The proposed development, by virtue of its excessive scale, bulk, mass and height, awkward parking layout and being sited within close proximity to the boundaries of the site, would constitute cramped development which would be an overdevelopment of the site, and would cause harm to the character and appearance of the area, contrary to Policy BE8 of the South Bedfordshire Local Plan Review (2004) and Section 12 of the NPPF.</p> <p>2) The proposed development, by virtue of its layout, siting and close proximity to rear private garden of No. 56 Bullpond Road, would result in the rear facing bedrooms causing an overlooking impact and a subsequent loss of privacy to the occupiers of that property, contrary to Policy BE8 of the South Bedfordshire Local Plan Review (2004) and Section 12 of the NPPF.</p> <p>3) The proposed development, by virtue of its large scale, mass, bulk and close proximity to No. 58 Bullpond Road, which features a habitable room in the elevation directly facing the gable side elevation of the development, would result in an unacceptable overbearing impact and loss of amenity to the residents (present and future) of No. 58 Bullpond Road, contrary to Policy BE8 of the South Bedfordshire Local Plan Review (2004) and also Section 12 of the NPPF.</p>