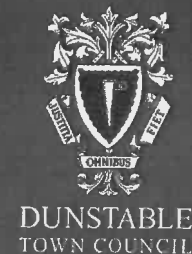


Dunstable Town Council
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David Ashlee Town Clerk and Chief Executive

Our Ref. DA/KH/Plans

Date: 25 June 2019

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 2 July 2019 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 Liz Jones (Chairman), Philip Crawley (Vice-Chairman), Mark Cant, Alan Corkhill, Greg George, John Gurney and Cameron Restall 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

2 JULY 2019

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL

BETWEEN 1 JUNE AND 21 JUNE 2019

1	CB/19/00230/TRE	Former Dukeminster Estate, Church Street Proposal: Fell and prune various trees detailed on the tree survey within A1 of TPO 1/1973.
2	CB/19/01128/FULL	34 Oakwood Avenue Proposal: Proposed new front porch.
3	CB/19/01214/FULL	11 Cross Street North, land adjacent and rear of 23 Chiltern Road Proposal: Erection of a first floor dwelling with parking below and amenity to the rear of 23 Chiltern Road.
4	CB/19/01295/FULL	52 Benning Avenue Proposal: Two storey side and front extension.
5	CB/19/01299/FULL	28 Ashton Square Proposal: Change of use of ground and basement floors from A1 retail to A3 café.
6	CB/19/01308/FULL	1 Woodford Road Proposal: Erection of a detached 2-bedroom dwelling.
7	CB/19/01324/FULL	1 Fairfield Road Proposal: Erection of single storey front/rear extension and double storey side extension.
8	CB/19/01330/FULL	36 Miletree Crescent Proposal: Single storey flat roof rear extension.
9	CB/19/01378/FULL	1A Capron Road Proposal: Proposed single storey rear extension and detached garage.
10	CB/19/01471/ADV	London Road (Opposite Southwood Road) Proposal: To upgrade paper advertising panels on bus shelter to a display of double sided digital advertising panels.
11	CB/19/01474/FULL	Flat E, 19 High Street North Proposal: Planning application for retention of loft with rear dormer. New dummy chimney to be installed and conversion of studio flat in loft into two self-contained studio flats.

12 CB/19/01476/ADV	High Street North (Opposite Tesco Express & opposite Beale Street)
Proposal:	To upgrade paper advertising panels on bus shelter to a display of double sided digital advertising panels.
13 CB/19/01483/FULL	67 Kirkstone Drive
Proposal:	Two storey side and single storey front and rear extensions.
14 CB/19/01560/FULL	Land at 308-310 High Street North
Proposal:	Erection of terrace of three dwellings and alterations to access.
15 CB/19/01563/FULL	25 Houghton Road
Proposal:	Erection of new rear conservatory and associated works.
16 CB/19/01569/FULL	8 Leston Close
Proposal:	Front porch extension.
17 CB/19/01619/FULL	2 Old Dairy Court
Proposal:	Two storey side extension, garage conversion, single storey front extension, replacement roof to existing conservatory and conversion of space to loft and provision of dormer.

Dunstable Town Council
Plans Sub-Committee 2 July 2019

GRANTED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/19/01411/FULL	5 Oakwell Close Erection of single storey rear extension.	No objection	Granted
CB/19/01353/FULL	37 Lovers Walk Retrospective planning approval for timber framed gazebo with glazed roof lantern.	Object to the over-powering nature of the development and the height of it as well as being a retrospective application.	Granted
CB/19/01364/FULL	22 Appleby Gardens Single storey front extension and garage conversion.	No objection	Granted
CB/19/01091/FULL	97 Tring Road Proposed single storey rear extension to incorporate crown type roof. (Retrospective)	No objection	Granted
CB/19/00891/FULL	The Willow, Bullpond Lane Proposed front extension to provide additional garage space following partial conversion of garage into kitchen space along with associated landscaping adjustments.	No objection	Granted
CB/19/01110/FULL	6 Wingate Road Single storey infill extension to the rear.	No objection	Granted
CB/19/01025/FULL	43 Marina Drive Loft conversion with dormer at front and rear and side gable end.	No objection	Granted
CB/19/00988/FULL	83 Hadrian Avenue Single storey side and rear extension.	No objection	Granted
CB/19/00902/FULL	71-73 High Street North Change of use of no 71 High Street North from retail shop (A1) to restaurant (A3) in order to provide additional seating area for the existing adjacent restaurant at no 73 High Street North.	No objection	Granted

CB/19/00444/FULL	63 Katherine Drive Replacement shopfront, rear cold room extension, extraction and ventilation system and associated alterations. Change of Use from class A1 to class A5 (hot food takeaway).	No objection	Granted
CB/18/04082/FULL	3 Alfred Street Two storey side extension.	No objection	Granted
CB/18/01622/FULL	17 Hawthorn Close Demolition of existing Bowling Club House and construction of 10 no. semi-detached dwelling houses (6 No. 2 bedroom houses and 4 No. 3 bedroom houses) with associated parking.	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>
CB/18/01622/FULL	17 Hawthorn Close Demolition of existing Bowling Club House and construction of 10 no. semi-detached dwelling houses (6 No. 2 bedroom houses and 4 No. 3 bedroom houses) with associated parking.	No objection	<p>1) The proposed development makes inadequate provision for a satisfactory vehicular access to serve the development and is likely to lead to an increase in congestion and additional hazards for highway users. The proposal would thereby conflict with the requirements set out in paragraph 109 of the National Planning Policy Framework.</p> <p>2) In the absence of a legal agreement securing the replacement bowls facility, the development would fail to appropriately mitigate against the loss of the existing facility and this would be contrary to Policy H2 and R12 of the South Bedfordshire Local Plan Review and paragraph 97 of the National Planning Policy Framework.</p> <p>3) The proposed development would fail to appropriately protect the trees protected by a Tree Preservation Order, which would adversely affect their longevity and thereby result in detrimental impact on the character and appearance of the area. The failure to protect natural features would be contrary to Policy BE8 of the South Bedfordshire Local Plan Review.</p>