

Dunstable Town Council  
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DUNSTABLE  
TOWN COUNCIL

David Ashlee Town Clerk and Chief Executive

Our Ref. DA/KH/Plans

Date: 15 July 2019

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 23 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 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), 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**

**23 JULY 2019**

**PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL**

**BETWEEN 22 JUNE AND 12 JULY 2019**

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|----------|-------------------------|---|
| <b>1</b> | <b>CB/19/01322/FULL</b> | 15 Keswick Close<br><b>Proposal:</b> Infill single storey side extension. Change front roof over bay window & porch and rear roof from flat to pitched. |
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| <b>2</b> | <b>CB/19/01436/FULL</b> | St Christophers Lower School, Gorham Way<br><b>Proposal:</b> Erection of outbuilding to be used as a reading pod (retrospective). |
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| <b>3</b> | <b>CB/19/01646/FULL</b> | 10 Stuart Street<br><b>Proposal:</b> Change of use from class B1 back to residential for one room in the property – dining room. |
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| <b>4</b> | <b>CB/19/01677/FULL</b> | 61 Pipers Croft<br><b>Proposal:</b> Single storey side and rear extensions. |
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| <b>5</b> | <b>CB/19/01687/FULL</b> | 16 Burr Street<br><b>Proposal:</b> Two storey side/rear extensions and single storey rear extensions. |
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| <b>6</b> | <b>CB/19/01689/FULL</b> | 4 Hilton Avenue<br><b>Proposal:</b> Single storey front extension. |
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| <b>7</b> | <b>CB/19/01731/FULL</b> | 59 Tring Road<br><b>Proposal:</b> Alterations to roof with new front dormer and front and rear Velux windows. Amended application to CB16/05230/FULL. |
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| <b>8</b> | <b>CB/19/01740/FULL</b> | 123 Woodfield Green<br><b>Proposal:</b> Single storey rear extension. |
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| <b>9</b> | <b>CB/19/01751/FULL</b> | 43 Evelyn Road<br><b>Proposal:</b> Erection of two storey rear extension. |
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| <b>10</b> | <b>CB/19/01770/ADV</b> | Tesco Stores Ltd, 166 High Street North<br><b>Proposal:</b> Advertisement – 6.3m pylon sign. |
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**Dunstable Town Council**  
**Plans Sub-Committee 23 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/19/01179/FULL	<b>CPCFC, Creasey Park Drive</b> Install water tank and pump house to serve a new irrigation system.	No objection	Granted
CB/19/01295/FULL	<b>52 Benning Avenue</b> Two storey side and front extension.	No objection	Granted
CB/19/01569/FULL	<b>8 Leston Close</b> Front porch extension.	No objection	Granted
CB/19/01483/FULL	<b>67 Kirkstone Drive</b> Two storey side and single storey front and rear extensions.	No objection	Granted
CB/19/01186/FULL	<b>4 Harvey Road</b> Two storey side and rear extension and first floor rear dormer extension with addition of a lower ground floor.	No objection	Granted
CB/19/01400/FULL	<b>12 Broadwalk</b> Change of use from A3 (formerly Butlers Café) to D2 for a new escape room business.	No objection	Granted
CB/19/01389/FULL	<b>10 Buttercup Close</b> Single storey side and rear extension.	No objection	Granted
CB/19/00794/FULL	<b>Hadrian Academy, Hadrian Avenue</b> Proposed installation of six exercise stations positioned along 2m wide playing field track & one single storey outbuilding with a flexible use as a time-out shelter and an outdoor performance theatre with stage.	No objection	Granted
CB/19/00915/FULL	<b>Grove House, 76 High Street North</b> Extension of external tarmac surfaces to accommodate 8 No additional parking spaces to the rear of Grove House.	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/18/01278/FULL	<p><b>Land to the rear of 3 Grove Road</b></p> <p>Demolition of existing business/storage facility and erection of residential units providing 2 one and 5 two-bedroom flats, with associated parking, bin &amp; cycle storage and landscaping. Existing access is retained.</p>	Object due to over-development and insufficient parking provision.	<p>1) The proposed development, by virtue of the lack of amenity space would constitute an overdevelopment of the application site and will result in a form of development which is out of character with the surroundings area contrary to Policy BE8 of the South Bedfordshire Local Plan Review (2004) and Section 12 of the National Planning Policy Framework.</p> <p>2) The proposed development would not provide the residential units with an acceptable provision of external amenity space or garden area. Therefore, the development would provide the future residents of the units with a poor standard of living, and would therefore be contrary to Policy BE8 of the South Bedfordshire Local Plan Review (2004), Design Guidance offered within the Central Bedfordshire Design Guide (2014) and Section 12 of the National Planning Policy Framework.</p>

## WITHDRAWN PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/19/01308/FULL	<p><b>1 Woodford Road</b></p> <p>Erection of a detached 2-bedroom dwelling.</p>	No objection	Application withdrawn