

Dunstable Town Council
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DUNSTABLE
TOWN COUNCIL

Paul Hodson Town Clerk and Chief Executive

Date: 21 July 2023

Dear Councillor,

A meeting of the Council's Planning Sub-Committee will be held on **Tuesday 1 August 2023 at the Council Chamber, Grove House commencing at 7.00 pm**. Members of the public and press are welcome to attend, either online via MS Teams or in person. Anyone wishing to attend is asked to notify their intention to attend by emailing democratic@dunstable.gov.uk by Friday 28 July 2023.

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 the Sub-Committee (see page 2)
 - b) to note recent decisions of The Planning Authority (see page 5)
4. Licensing Applications –
 - a) to consider applications submitted to Central Bedfordshire Council since the last meeting of the Sub-Committee - none received.

Yours faithfully

Paul Hodson
Town Clerk and Chief Executive

To: All Members of Plans Sub-Committee; Councillors Liz Jones (Town Mayor), Louise O'Riordan (Deputy Town Mayor), Trevor Adams, Richard Attwell, Robert Blennerhassett, Matthew Brennan, Nick Kotarski, 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**. 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

31 JULY 2023

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL

SINCE THE LAST MEETING OF THE SUB-COMMITTEE

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- 1 **CB/23/02066/FULL:** 2 Ennerdale Avenue
 Proposal: Render to external walls
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- 2 **CB/23/02034/FULL:** 39 London Road
 Proposal: Erection of a replacement outbuilding
 Previous planning proposal - CB/23/01287/FULL - Erection of a detached annexe following the demolition of an existing outbuilding – outcome – no objection.
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- 3 **CB/23/02010/FULL:** 7 Kingsbury Avenue
 Proposal: Erection of single storey rear extension, garage conversion into a habitable room and alterations to front porch roof
 Previous planning proposal - CB/23/00563/FULL - Erection of single storey rear extension, garage conversion into a habitable room and alterations to front porch roof – outcome – no objection
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- 4 **CB/23/02204/FULL:** H K Trading, 318 High Street North
 Proposal: Erection of a single storey extension to the front of the existing warehouse
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- 5 **CB/23/02200/FULL:** 22 West Street,
 Proposal: Part demolition of existing building, erection of a two-storey rear extension with rear balcony and first floor roof terrace and an additional first floor extension above existing commercial unit with associated frontage upgrades to facilitate a mixed used development consisting of 5 studio flats and retained commercial use at ground floor.
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- 6 **CB/23/01612/FULL:** 21 & 23 & 25 West Street
 Proposal: Conversion of first floors and roof space with first floor extension to create 4 dwellings. New rear external first floor stairs for access, with rear external entrance door, new windows, and changes to existing windows
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7	CB/23/02138/FULL:	78 West Hill Proposal: Oak orangery to replace existing conservatory, and replacement windows.
8	CB/23/02139/FULL:	19 Loring Road Proposal: Erection of first floor rear extension
9	CB/23/02097/FULL:	9 Great Northern Road Proposal: Two storey rear extension and internal alterations
10	CB/23/01782/FULL:	70 Katherine Drive Proposal: Erection of single storey rear extension and front porch
11	CB/23/02272/FULL:	16 Langdale Close Proposal: Demolition of conservatory and erection of part two storey and part single storey rear extension. Front extension to garage, and pitched roof over existing garage and front projection.
12	CB/23/02274/FULL:	23 Meadway Proposal: Single storey rear extension following removal of conservatory. Loft conversion with front & rear dormers
13	CB/23/02223/FULL:	4 Garrett Close Proposal: Rear and side two storey extension Previous planning proposal - CB/23/01278/FULL - Erection of a rear and side two storey extension – outcome – no objection.
14	CB/23/02322/FULL:	92 West Hill Proposal: Construction of new front porch and rear utility room. Change windows and doors to rear and side elevation.
15	CB/23/02249/FULL:	15 Kingsway Proposal: Demolition of outhouse and garage. Erection of single storey rear and side extensions.
16	CB/23/02307/FULL:	40 Coombe Drive Proposal: First Floor Side Extension
17	CB/23/02217/FULL:	86 Garden Road Proposal: Single storey front and side extension, part one and part two storey rear extension, alterations to fenestration

18 CB/23/02161/FULL: 13 Monks Close

Proposal: Erection of a part single, part two storey rear extension and rear dormer windows. Conversion of garage and first floor side extension. Front rooflights, front porch and alterations. Additional car parking spaces and new crossover.

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

31 JULY 2023

COMPLETED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/23/01737/FULL:	91 Pipers Croft Conversion of garage to living accommodation and raising of front tiled roof.	No objection	Granted
CB/23/01607/FULL:	23 Willoughby Close Single-storey rear and side extensions, loft conversion, garage extension, front garden, and internal alterations.	No objection	Granted
CB/23/01610/FULL:	21 Willoughby Close Loft conversion with rear dormer	No objection	Granted
CB/23/01226/FULL:	76 and 76A Katherine Drive Change of use of a residential study at 76 Katherine Drive to an extension of the existing office and alterations of single door to double door at 76A Katherine Drive.	No objection	Granted
CB/23/01446/FULL	10 Ashcroft Change of use from pram store to habitable room and blocking of door to communal area.	No Objection	Granted
CB/23/01760/FULL	58 Bullpond Lane Proposed new bungalow with associated parking	Objection due to: Overdevelopment in the area and out of character for the area. Previous objections for this to go ahead.	Refused
CB/23/01571/FULL	43 Poynters Road Installation of a veranda with outdoor seating area. Retrospective	No Objection	Refused
CB/23/01529/FULL	7 Franklin Road Demolition of outbuilding and front porch and erection of part two storey, part first floor rear extension & replacement front porch	No objection	Granted
CB/23/01534/FULL	12 Tibbett Close First-floor side extension and internal alterations	No objection	Granted

CB/23/01278/FULL	40 Seamons Close Retrospective application for the retention of a detached annexe.	No objection	Granted
CB/23/01329/FULL	4 Garrett Close Erection of a rear and side two storey extension.	No objection	Application withdrawn
CB/23/01385/FULL	26 Staveley Road Upper storey side extension, single storey front and rear extensions, part garage conversion and the addition of eight Solar Panels to the front roof slope.	No objection	Granted
CB/23/01395/FULL	45 Lowther Road Change of use from A3 to Class E Tattoo Parlour.	No objection	Granted
CB/23/02982/FULL	4A Brook Close Single storey side extension	No Objection	Granted