

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, DUNSTABLE

ON TUESDAY 11 JULY AT 7.00 P.M.

Present: Nick Kotarski (Vice-Chairman)(in the Chair), Trevor Adams, Wendy Bater (for Liz Jones), Robert Blennerhassett and Louise O’Riordan .

Apologies: Councillors Liz Jones (Chairman) and Richard Attwell

In Attendance: Paul Hodson (Town Clerk & Chief Executive) and Georgia Pearson (Democratic Services Manager).

Public: Nil

1. SPECIFIC DECLARATIONS OF INTEREST

Nil

2. PLANNING APPLICATIONS RECEIVED

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable since the last meeting of this Sub-Committee.

RESOLVED: that the following comments be forwarded to Central Bedfordshire Council in respect of the applications indicated:

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- 1 CB/23/01783/FULL:** Next Step Court, 37-39 High Street South
Proposal: Conversion of the rear part of 2 ground floor shops into 4No. flats for assisted living.
Comments: Objection. On the grounds of insufficient waste storage, overdevelopment, and flood risk. Potential of flooding as this is close to High Street south. The last flash flood was on 20 June 2023 where water entered the building. The current design would not future flooding.
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- 2 CB/23/01446/FULL:** 10 Ashcroft
Proposal: Change of use from pram store to habitable room and blocking of door to communal area.
Comments: No Objection
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- 3 CB/23/01760/FULL:** 58 Bullpond Lane
Proposal: Proposed new bungalow with associated parking
Comments: Objection due to: Overdevelopment in the area and out of character for the area. Previous objections for this to go ahead.
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4	CB/23/01737/FULL:	91 Pipers Croft Proposal: Conversion of garage to living accommodation and raising of front tiled roof. Comments: No Objection
5	CB/23/01571/FULL:	43 Poynters Road Proposal: Installation of a veranda with outdoor seating area. Retrospective Comments: No Objection
6	CB/23/01473/FULL:	Building to rear of No. 13 High Street North Proposal: Conversion of single storey brick storage building to, two storey studio flats, with refuse store, insertion of windows and doors, and external staircase Comments: No Objection
7	CB/23/01973/FULL:	23 Beacon Avenue Proposal: Single Storey Rear Extension Comments: No Objection
8	CB/23/01805/FULL:	9 Priory Road Proposal: Single storey rear & first floor side extensions, integral garage & detached garage conversions, front porch, and additional driveway. Comments: No Objection
9	CB/23/01300/FULL:	10 Beech Green Proposal: Erection of 1.8m high timber close boarded boundary fencing Comments: No Objection
10	CB/23/01568/VOC:	21-23 High Street South Proposal: Variation of condition 22 of planning permission CB/13/02484/FULL (Part demolition of existing rear out buildings, conversion of existing premises to retain two retail frontage units with new shopfronts and provision of 2 x 1 bedroom and 2 x 2-bedroom flats. Extensions to buildings to provide 4 x 1 bedroom and 1 x 2-bedroom houses). Variation to the approved plans to alter the design of the shopfronts and window reinstatements. Comments: No Objection

3. PLANNING DECISIONS

The Sub-Committee noted the decisions of Central Bedfordshire Council in respect of recent planning applications.

4. LICENSING APPLICATIONS

Nil

5. PROPOSED CHANGE OF DAY AND TIME

Members **RESOLVED** to refer the report to the Finance and General Purposes Committee in light of the potential impact on other Committees.

The Meeting Closed at 19:39