

Dunstable Town Council
Grove House
76 High Street North
Dunstable
Bedfordshire
LU6 1NF

Tel: 01582 513000
E-mail: info@dunstable.gov.uk
Website: www.dunstable.gov.uk



DUNSTABLE
TOWN COUNCIL

Paul Hodson Town Clerk and Chief Executive

Date: 11 August 2023

Dear Councillor,

A meeting of the Council's Planning Sub-Committee will be held on **Tuesday 22 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 18 August 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 3)
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

22 AUGUST 2023

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL

SINCE THE LAST MEETING OF THE SUB-COMMITTEE

-
- 1 **CB/23/01856/ADV:** 10 High Street North
 Proposal: Illuminated fascia sign and non-illuminated projecting sign
-
- 2 **CB/23/02312/FULL:** 115 Poynters Road
 Proposal: First floor rear extension
-
- 3 **CB/23/02520/FULL:** 12 Penrith Avenue
 Proposal: Single storey front extension
-
- 4 **CB/23/02488/FULL:** 33 Buckwood Avenue
 Proposal: Proposed first floor side and rear extensions and associated alterations.
-
- 5 **CB/23/01656/FULL:** 6 Beech Road
 Proposal: Installation of rear dormer window, hip to gable and loft conversion, front canopy, and rear single storey extension
 Previous planning proposal CB/22/04754/FULL - Front dormer window, hip to gable and loft conversion, front canopy, and single storey rear extension. **Previous comments** - No objections
-
- 6 **CB/23/02227/FULL:** 6 Beech Road
 Proposal: Extension to dropped kerb.
 Previous planning proposal CB/22/04754/FULL - Front dormer window, hip to gable and loft conversion, front canopy, and single storey rear extension. **Previous comments** - No objections
-
- 7 **CB/23/02595/FULL:** 19 Bullpond Lane
 Proposal: First Floor Rear Extension
-

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

22 AUGUST 2023

COMPLETED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/23/02034/FULL:	39 London Road Erection of a replacement outbuilding	No objection, but members were concerned about a lack of information on waste provision and sewage connections for the toilet and were further concerned that the replacement outbuilding could become a habitable dwelling in the future.	Granted
CB/23/02010/FULL:	7 Kingsbury Avenue Erection of single storey rear extension, garage conversion into a habitable room and alterations to front porch roof	No objection	Granted
CB/23/01973/FULL:	23 Beacon Avenue Single Storey Rear Extension	No objection	Granted
CB/23/01300/FULL:	10 Beech Green Erection of 1.8m high timber close boarded boundary fencing	No objection	Refused
CB/23/01783/FULL	Next Step Court, 37-39 High Street South. Conversion of the rear part of 2 ground floor shops into 4No. flats for assisted living.	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.	Refused
CB/23/01073/FULL	39 Oldhill Proposed Demolition of existing rear garden storage building and construction of a Single Storey side and rear extension	No objection	Granted

CB/23/01490/FULL	123 Langdale Road Convert existing garage, raise garage roof to match existing flat roof, make side access internal to link to house.	No Objection	Granted
CB/23/01403/FULL	55 London Road Change of use from Sui Generis (retail vehicle showroom) to Sui Generis (ambulance facility)	No objection	Granted
CB/23/01325/FULL	9 Allen Close Division of a dwelling into two dwellings	Objection due to over development. It is not in keeping with the street scene and there is insufficient parking provision.	Refused
CB/23/00769/FULL	1 Lancot Drive Retention of existing outbuilding in rear garden	Objection as Members expressed concern on the accuracy as size shown in plan does not match drawings	Refused
CB/23/00769/FULL	2 Southwood Road Subdivide a 3-bedroom house to provide a 1 bedroom first floor flat and 2-bedroom ground floor flat, facilitated by the erection of a part single/part two storey rear extension, two storey side extension and front porch	No objection	Application Withdrawn