

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, DUNSTABLE

ON MONDAY 4 DECEMBER 2023 AT 6.00 P.M.

Present: Councillors Liz Jones (Town Mayor & Chairman), Louise O’Riordan (Deputy Mayor), Trevor Adams, Matthew Brennan, Richard Attwell and Nicholas Kotarski.

Apologies: Councillor Robert Blennerhassett

In Attendance: Councillor Peter Hollick (substituting for Councillor Brennan) Georgia Pearson (Democratic Services Manager) and Paul Hodson (Town Clerk and Chief Executive)

Public: 2

1. SPECIFIC DECLARATIONS OF INTEREST

Nil –

2. MINUTES

The Minutes of the meeting of the Plans Sub-Committee held on 13 November 2023 were approved as a correct record following one minor amendment and were signed by the Chair.

3. 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/23/03620/FULL: 48 Hillyfields
Proposal: Erection of single storey front extension and front dormer window.
Comments: No Objection |
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- | | |
|---|---|
| 2 | CB/23/03578/FULL: Alka International (UK) Ltd
Proposal: Change of use from class B8 (Storage and distribution) to B2 (General Industrial)
Comments: No Objection |
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- | | |
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| 3 | CB/23/03579/FULL: 39 Spinney Crescent |
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Proposal: Demolition of outer store building and erection of single storey side extension.

Comments: No Objection

4 **CB/23/03469/FULL:** 28 Southwood Road

Proposal: Retention of pitched roof to 3no previously flat roof garages - retrospective

Comments: No Objection as long as it comes within the permits for development and is no higher than 2.5m

5 **CB/23/03478/FULL:** 42 Marina Drive

Proposal: Erection of single storey side and rear extension

Comments: No Objection

6 **CB/23/03654/FULL:** 86 Wilbury Drive

Proposal: Extension of the existing front dormer

Comments: No Objection

7 **CB/23/03614/ADV:** 174-188 High Street South

Proposal: Advertisement: Sign 1: 1 no Hyundai fascia sign with illuminated logo & letters. Sign 2: 1 no free-standing entrance gate with illuminated logo & letters. Sign 3: 1 no free-standing double sign pylon with illuminated logo & letters. Also, 3no 4m high flags on 8m poles.

Comments: No Objection

8 **CB/23/03734/FULL:** 6 Canesworde Road

Proposal: First floor side extension.

Comments: No Objection

9 **CB/23/03766/FULL:** 15 Bowles Way

Proposal: Single storey rear extension

Comments: No Objection

10 **CB/23/03627/FULL:** 1 Maundsey Close

Proposal: Construction of porch and widening of dropped kerb

Comments: No Objection

11 **CB/23/03737/ADV:** 121 Westfield Road

Proposal: Advertisement: replacement illuminated fascia sign and wall mounted sign. Various non illuminated signs

Comments: No Objection

12 **CB/23/03418/FULL:** Deakin House, 15 Lancot Avenue

Proposal: Install air source heat pump to side of house

Comments: No Objection

13 **CB/23/03571/ADV:** Unit 3, White Lion Retail Park

Proposal: Advertisement: 1 new internally illuminated flex face box 18000mm x 1800mm. 1 new internally illuminated flex face box 4400mm x 1200mm. 2 new internally illuminated flex face boxes 2000mm x 750mm. 1 new internally illuminated folded aluminium tray sign 5000mm x 600mm

Comments: No Objection

14 **CB/23/03402/FULL:** Unit A, Chiltern Park Industrial Estate

Proposal: Change of use of building from B8 to flexible use class Egiii, B2 and B8 uses

Comments: No Objection

15 CB/23/03703/FULL: Hadrian Academy

Proposal: Re-routing existing fence line including a new entrance gate and alterations to the existing parking area

Comments: Object due to significant change to street scene, overbearing and restrictive viewing from privately owned house.

Access and egress to their current driveway that houses multiple vehicles will be lost and cause a detrimental effect on residents in neighbouring properties with additional on street parking in an already heavily congested street.

The committee would suggest proposed fence line is moved inwards towards school play area to ensure access to residential driveway is maintained at all times.

3. PLANNING DECISIONS

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

4. CONSULTATION DRAFT PLANNING OBLIGATIONS

The Sub-Committee reviewed the proposed Draft Planning Obligations and resolved to write to CBC in support of the document.

5. UPGRADE TO THE EXISTING TELECOMMUNICATIONS INSTALLATION

Members noted the report and have no objections.

6. LICENSING APPLICATIONS

None received.

The Meeting Closed at 18:29