

Item No. 14**SCHEDULE C**

APPLICATION NUMBER	CB/10/01486/VOC
LOCATION	Unit 1, 3 and 4, Grove Park, Court Drive, Dunstable, LU5 4GP
PROPOSAL	Variation of condition 18 of planning permission SB/TP/03/01863 in order that the specified units can be used for Class A1 (Shops) Class A3 (Restaurant and cafes), Class A4 (Drinking establishments) and for purposes within Class D1 (Non-residential institutions) and Class D2 (Assembly and Leisure)
PARISH	Dunstable
WARD	Dunstable Downs
WARD COUNCILLORS	Cllrs Paul Freeman & Tony Green
CASE OFFICER	Gill Claxton
DATE REGISTERED	26 April 2010
EXPIRY DATE	21 June 2010
APPLICANT	CDP Dunstable Ltd
REASON FOR COMMITTEE TO DETERMINE	The land is owned by Central Bedfordshire Council and there is an unresolved objection
RECOMMENDED DECISION	Variation of Condition - Granted

Recommendation

That planning permission be granted subject to the following:

- 1 Units 3 and 4 shall only be used for purposes falling within Use Classes A3 (Restaurants and Cafes), A4 (Drinking Establishments); D1 (Non-residential institutions) and D2 (Assembly and leisure) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order, with or without modification) and for no other purpose including any other purpose in Class A1 or Class A2 of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order, with or without modification).
REASON: To control the development in the interests of amenity and in order to protect the vitality and viability of the town centre shopping area.
- 2 Unit 1 shall only be used for purposes falling within Classes A3 (Restaurants and Cafes), A4 (Drinking Establishments); D1 (Non-residential institutions) and D2 (Assembly and leisure) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification). Unit 1 may also be used for purposes falling within Class A1 (Shops) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended (or any order revoking and re-enacting that Order with or without modification) provided it is only used for the sale of comparison goods. Unit 1 shall be used for no other purpose including any other purpose in Class A2 of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order, with or without modification).

REASON: In order to control the development in the interests of amenity, to restrict the sale of convenience goods outside Dunstable Town Centre, in accordance with the advice contained in Planning Policy Statement 4 - Planning for Sustainable Economic Growth and to protect the vitality and viability of the town centre shopping area.

- 3 This permission relates only to the details shown on Drawing No's 1224/AL105E and 681.SK24/4B received 26/04/10 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plans and to avoid doubt.

Notes to Applicant

1. In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

**Regional Spatial Strategy
East of England Plan (May 2008)**

SS1 - Achieving Sustainable Development
SS6 - City and Town Centres

South Bedfordshire Local Plan Review Policies

BE8 - Design Considerations

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

[Note:

1. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.]