

Item No. 11**SCHEDULE A**

APPLICATION NUMBER	CB/10/02908/FULL
LOCATION	192 High Street South, Dunstable, LU6 3SJ
PROPOSAL	Conversion and change of use of tyre repair shop (sui generis) to provide neighbourhood foodstore (Class A1) with external alterations including new shop front and associated parking.
PARISH	Dunstable
WARD	Watling
WARD COUNCILLORS	Cllr Peter Hollick & Cllr Ann Sparrow
CASE OFFICER	Gill Claxton
DATE REGISTERED	26 August 2010
EXPIRY DATE	21 October 2010
APPLICANT	Sainsburys Supermarket Ltd
AGENT	Indigo Planning
REASON FOR COMMITTEE TO DETERMINE	Called in by Ward Councillor Miss Sparrow, because of the potential impact on small independent shops in the locality
RECOMMENDED DECISION	Full Application - Refused

Recommendation

That Planning Permission be refused for the following reason:

- 1 The applicant has not demonstrated through the Transport Assessment and additional information that the proposed development would not, by reason of trip generation, parking demand and right turning movements, give rise to conditions prejudicial to the free and safe flow of traffic on the A5. The proposed development is thereby contrary to PPG13: Transport.

[Notes:-

1. In advance of the consideration of the application the Committee received representations made under the public participation scheme.
2. In advance of the consideration of the application, the Committee were advised of amendments to the text contained within the report as set out in the late sheet appended to these Minutes.]