

Item No. 8

APPLICATION NUMBER	CB/11/04262/FULL
LOCATION	Dunstable Baptist Church, St Mary's Gate, Dunstable, LU6 3SW
PROPOSAL	Erection of single storey extensions and alterations
PARISH	Dunstable
WARD	Dunstable Central
WARD COUNCILLORS	Cllr Mrs Hegley
CASE OFFICER	Gill Claxton
DATE REGISTERED	01 December 2011
EXPIRY DATE	26 January 2012
APPLICANT	Dunstable Baptist Church
AGENT	Kingswood Design Ltd
REASON FOR COMMITTEE TO DETERMINE	Application called-in at the request of Cllr Mrs Hegley on the grounds that this scheme overcomes previous concerns, is bringing Church facilities into line with modern expectation and disabled access requirements and realising the potential of the the building while recognising its proximity to the listed bulding.
RECOMMENDED DECISION	Full Application - Refused

Recommendation

That Planning Permission be REFUSED for the following reason:

- 1 The property is a Grade II Listed Building and the single storey extensions would, by reason of their scale, mass and design detract from and have an adverse impact upon the special architectural and historic interest, character and appearance of the building, its setting and the wider locality generally. The proposed development is, therefore, contrary to national advice and guidance given in the National Planning Policy Framework (Sections 7 and 12), Policy ENV6 of the East of England Plan and Policy BE8 of the South Bedfordshire Local Plan Review.

NOTES

In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.