

Item No. 8

APPLICATION NUMBER	CB/12/02693/FULL
LOCATION	1 Ashton Square, Dunstable, LU6 3SN
PROPOSAL	Change of use to A2 to accommodate a CBC-funded Active Travel Office
PARISH	Dunstable
WARD	Dunstable Central
WARD COUNCILLORS	Cllr Mrs Hegley
CASE OFFICER	Adam Davies
DATE REGISTERED	30 July 2012
EXPIRY DATE	24 September 2012
APPLICANT	Central Bedfordshire Council
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Outside scheme of delegation
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be GRANTED subject to the following:

- 1 The development shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed use would be beneficial to the vitality and viability of the Main Shopping Area in which it would be located and would not compromise the long term objectives for the town centre, having regard to saved Policy TCS2 of the South Bedfordshire Local Plan Review and the Dunstable Town Centre Masterplan. The proposed use would also promote sustainable transport in line with the core planning principles embodied within the National Planning Policy Framework, the East of England Plan and the endorsed Luton and Central Bedfordshire Core Strategy. The proposal would not be detrimental to the character or appearance of the Dunstable Conservation Area or the amenities of any neighbouring

residents and is therefore also in conformity with Policies SS1, SS4, SS6 and ENV6 of the East of England Plan (May 2008) and Policy BE8 of the South Bedfordshire Local Plan Review 2004.

Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, 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).
2. 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.
3. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.