

## Item No. 7

<b>APPLICATION NUMBER</b>	<b>CB/17/04643/FULL</b>
<b>LOCATION</b>	<b>109 Jeans Way, Dunstable, LU5 4PR</b>
<b>PROPOSAL</b>	<b>Demolition of the existing and replacement of the Scout Hut with a new Scout Hut building</b>
<b>PARISH</b>	<b>Dunstable</b>
<b>WARD</b>	<b>Dunstable Icknield</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs McVicar &amp; Chatterley</b>
<b>CASE OFFICER</b>	<b>Peter Vosper</b>
<b>DATE REGISTERED</b>	<b>28 September 2017</b>
<b>EXPIRY DATE</b>	<b>23 November 2017</b>
<b>APPLICANT</b>	<b>The Scout Association Trust Corporation</b>
<b>AGENT</b>	<b>Kyle Smart Associates</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Called-in by Cllr McVicar if the application is recommended for approval for the following reasons:</b>
	<ul style="list-style-type: none"><li>• <b>Overlooking adjacent properties</b></li><li>• <b>Potential for lettings causing more nuisance</b></li></ul>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Recommended for Approval</b>

That planning permission be refused for the following reason:

- 1 The proposed replacement Scout Hut building would result in a loss of amenity to the occupants of No. 11 The Retreat. The proposal is therefore contrary to Section 7 (Householder Alterations and Extensions) of the Central Bedfordshire Design Guide, Policy BE8 of the South Bedfordshire Local Plan Review, January 2004, and Section 7 (Requiring good design) of the National Planning Policy Framework (NPPF), March 2012.