

DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 2ND FEBRUARY 2005

RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER FOR APPROVAL OF PLANNING PERMISSION

APPLICATION NO 03/00743/COU
PROPOSAL : Change of use from Class D2 to Class D1 place of worship.
LOCATION : 39 Crescent Road Luton
APPLICANT : The Swaminarayan Hindu Mission (Mr. A.P. Patel)
POLICY/ALLOCATION: EMP1, LC2.
WARDS AFFECTED: HIGH TOWN

CONDITIONS :

- 1 No loudspeaker or other means of broadcasting amplified speech or music shall be used in connection with the development hereby permitted at any time.
Reason: To protect the amenities of neighbouring properties. To accord with the objectives of Policy(ies) LC2 of the Borough of Luton Local Plan.
- 2 Within one month of the date of this consent details of a scheme for the insulation of the building against internally generated noise shall be submitted to the Local Planning Authority. The building shall be insulated against noise in accordance with the approved details within one month of the approval thereof by the Local Planning Authority.
Reason: To protect the amenities of neighbouring properties. To accord with the objectives of Policy(ies) LC2 of the Borough of Luton Local Plan.
- 3 The use hereby permitted shall not operate outside the following hours: 0900 to 2200 on any day, other than on one day per year when the use may continue until 1.00 a.m. The Local Planning Authority shall be informed in writing of the date of this extended use at least 14 days in advance.
Reason: To protect the amenities of neighbouring properties. To accord with the objectives of Policy(ies) LC2 of the Borough of Luton Local Plan.
- 4 Details of a fume extraction system to include a description of the siting and appearance of odour extraction equipment, sound pressure levels from the extraction equipment and methods of noise attenuation shall be submitted to the Local Planning Authority within one month of the date of this consent and the system shall be installed according to the approved details within one month of the approval thereof by the Local Planning Authority.
Reason: To protect the amenities of neighbouring properties. To accord with the objectives of Policy(ies) LC2 of the Borough of Luton Local Plan.
- 5 The area to be used for car parking in connection with the development hereby permitted shall not be used for any purpose other than for the parking of staff and visitors and the standing of vehicles while servicing the premises, and shall at no time be made available for the parking of vehicles used by persons not attending the premises.
Reason: To ensure that adequate provision is made for vehicles to park clear of the highway in the interest of road safety. To accord with the objectives of Policy(ies) T7 of the Borough of Luton Local Plan.

APPLICATION NO 04/00468/FUL
PROPOSAL : Construction of disabled access ramp, pitched roof over part of existing flat roof and internal alterations.
LOCATION : 39 Crescent Road Luton
APPLICANT : BAPS Cultural Centre
POLICY/ALLOCATION: INDUSTRY, E1.
WARDS AFFECTED: HIGH TOWN

CONDITIONS :

- 1 The disabled access ramp currently constructed on site shall be altered to comply with that shown on the approved plans within one month of the date of this permission. The Local Planning Authority shall be informed in writing of the completion of these works.
Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policy(ies) BP1, E1 and E8 of the Borough of Luton Local Plan.
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APPLICATION NO 04/01375/DIS
PROPOSAL : Conversion of warehouse to provide 14 flats - Discharge of Conditions 9 (Boundary Treatment) and 15 (External Materials) of Permission 04/00535/FUL dated 5 August 2004.
LOCATION : Warehouse & Premises 120 Frederick Street
APPLICANT : Ludgate Investments Ltd
POLICY/ALLOCATION: HOUSING
WARDS AFFECTED: HIGH TOWN

CONDITIONS :

- 1 Conditions Nod. 9 and 15 of Permission No.04/00535/FUL dated 5th August 2004 are hereby discharged insofar as they relate to: No 9, Boundary Treatment and No. 15, External Materials as shown on Drawings Nod. 5B and 8B dated 26th August 2004 and 7C dated 30th December 2004.
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APPLICATION NO 04/01399/FUL
PROPOSAL : Alteration to existing rear extension and erection of first and second floor rear extensions to provide one no. 2 bedroom and one no. 1 bedroom flats and external staircase. (Amended Plans)
LOCATION : 130 Dunstable Road Luton
APPLICANT : Mr K. Hussain
POLICY/ALLOCATION: SHOPPING BP1, H7, H8, E1, E8.
WARDS AFFECTED: BISCOT

CONDITIONS :

- 1 The development hereby permitted shall be begun not later than the expiration of five years beginning with the date of this permission.
Reason: To limit the duration of the permission in accordance with the provisions of Sections 91-96 of the Town and Country Planning Act, 1990.
- 2 The development hereby permitted shall not be carried out other than in complete accordance with the approved plans and specifications.
Reason: To enable the Local Planning Authority to exercise proper control over the development proposed, in the interests of securing a satisfactory standard of work and of safeguarding the amenities of the surrounding area. To accord with the objectives of Policy(ies) BP1, H7, H8, E1 and E8 of the Borough of Luton Local Plan.

- 3 No works or development shall take place until full details of a landscaping scheme to include all hard surfaces, grassed areas, tree and shrub plantings and the proposed times of planting, has been approved in writing by the Local Planning Authority, and all grassed areas shall be laid out and all tree and shrub planting shall be carried out in accordance with those details and at those times. Within one month of the completion of the landscaping scheme written confirmation of the completion date shall be submitted to the Local Planning Authority. If within a period of five years from the initial date of planting of any tree or shrub, any such plant is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority, seriously damaged, diseased or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
Reason: To enhance the appearance of the proposed development. To accord with the objectives of Policy(ies) BP1, H7, H8, E1 and E8 of the Borough of Luton Local Plan.
- 4 Before the development hereby permitted is commenced, detailed plans and elevations of the proposed refuse store shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policy(ies) BP1, H7, H8, E1 and E8 of the Borough of Luton Local Plan.
- 5 Full details of the proposed boundary treatment of the site shall be submitted to and approved by the Local Planning Authority before the development is commenced and the approved treatment shall be installed before the building(s) hereby permitted is/are occupied.
Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policy(ies) BP1, H7, H8, E1 and E8 of the Borough of Luton Local Plan.
- 6 The first and second floor windows on the side elevation of the extension hereby permitted shall have obscured glass in the lower half of each casement, which shall be retained at all times.
Reason: To protect the amenities of neighbouring properties. To accord with the objectives of Policy(ies) BP1, H7, H8, E1 and E8 of the Borough of Luton Local Plan.
- 7 Full details of the materials to be used in the construction of the external surfaces of the extension shall be submitted to and approved by the Local Planning Authority before the development is commenced.
Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policy(ies) BP1, H7, H8, E1 and E8 of the Borough of Luton Local Plan.
- 8 Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990 or of the Town and Country Planning (General Development) Order, 1995, (or any Order revoking and re-enacting that Order with or without modification) no additional window openings shall be fitted in the side elevation(s) of the building(s) without the prior permission of the Local Planning Authority.
Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policy(ies) BP1, H7, H8, E1 and E8 of the Borough of Luton Local Plan.
- 9 Before the extended and converted building is used for any purpose it shall be insulated against internally generated noise in accordance with a scheme to be approved by the Local Planning Authority before any development is commenced.
Reason: To protect the amenities both of neighbouring properties and also of the future residents of the residential accommodation hereby approved. To accord with the objectives of Policy(ies) H7 and E1 of the Borough of Luton Local Plan.

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- 10 A management plan, including management responsibilities and maintenance schedules, for all external areas of the development shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development for its permitted use. The management plan shall be carried out as approved.

Reason: To protect the amenities both of neighbouring properties and also of the future residents of the residential accommodation hereby approved. To accord with the objectives of Policy(ies) H7 and E1 of the Borough of Luton Local Plan.

APPLICATION NO	04/01893/COU
PROPOSAL :	Change of use of warehouse to training facility, alterations to loading bay doors to form windows and erection of canopy over main entrance.
LOCATION :	Units 5-7 Airport Executive Park Prince Way
APPLICANT :	Easyjet Airline Company Ltd
POLICY/ALLOCATION:	EMP1, EMP5, LLA1,
WARDS AFFECTED:	WIGMORE

CONDITIONS :

- 1 The development hereby permitted shall be begun not later than the expiration of five years beginning with the date of this permission.
Reason: To limit the duration of the permission in accordance with the provisions of Sections 91-96 of the Town and Country Planning Act, 1990.
- 2 Notwithstanding the approved plans, full details of the proposed treatment to the loading bay doors and entrance canopy shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.
Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policy(ies) EMP1 of the Borough of Luton Local Plan.
- 3 The building(s) and/or site shall be used for airport related training centre and associated offices and for no other purpose, including any other purpose within Class D1 specified in the schedule to the Town and Country Planning (Use Classes) Order, 1987, (or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policy(ies) EMP1 of the Borough of Luton Local Plan.

