

DEVELOPMENT CONTROL COMMITTEE

17th December, 2003 at 6.00 p.m.

PRESENT: Councillor Hoyle (Chair); Councillors Boyle, Dolling, Farooq, Franks, A. Hussain, Johnston Riaz, Skepelhorn and Stewart.

175 NO. 47 LEAGRAVE ROAD – KHIDMAT CENTRE (REF: 7.1)

The Development Control Manager reported on Application No. 02/00336/COU submitted by the Islamic Cultural Society for the continued change of use of a dwelling house to a learning resource and day care centre with ancillary offices, and the retention of a single-storey rear extension at No. 47 Leagrave Road.

He reported that the site, the subject of the application fell within a Primarily Residential Area identified on the Borough of Luton Local Plan, and therefore the Application had been advertised in accordance with the requirements of the Town and Country Planning (Development Plans and Consultation) Directions 1992. He reported that no representations had been received.

Resolved to recommend : That Application No. 02/00336/COU be approved subject to compliance with the following conditions:-

- (01) The building(s) shall be used for a community, education and day-care centre with ancillary 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 protect the amenities of neighbouring properties.)
- (02) No alterations to the external appearance of the building(s), other than any alterations approved under this permission, shall be carried out without the prior permission of the Local Planning Authority. (Reason: To prevent an unsatisfactory form of permanent development.)
- (03) Within six months of the date of this permission the converted building shall be insulated against internally generated noise in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, beforehand. (Reason: To protect the amenities of the adjoining dwelling at No.45 Leagrave

Road.)

- (04) Within six months of the date of this permission provision shall be made for disabled people to gain access to the converted building in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, beforehand. (Reason: To ensure that access to the development accords with the requirements of the Disabled Persons Act 1981 and the Chronically Sick and Disabled Persons Act 1970 to 1976.)
- (05) No loudspeaker or other means of broadcasting amplified speech or music shall be attached to any exterior part of the building the subject of this permission. (Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area.)

(Note: (i) Councillors Farooq and Riaz disclosed personal and prejudicial interests in the above item as they both personally knew the Applicant, and left the meeting during consideration of the item.

(ii) Councillor Dolling disclosed a personal and prejudicial interest in the above item as his wife conducted classes at the centre, and left the meeting during consideration of the item.

(ii) Councillor A. Hussain disclosed a personal interest in the above item as he attended the Mosque next door to the Application site, and left the meeting during consideration of the item.)