

**DEVELOPMENT CONTROL COMMITTEE**

**18<sup>th</sup> December, 2002 at 6.00 p.m.**

**PRESENT:** Councillor Hoyle (Chair); Councillors Boyle, Dolling, Jenkins, Stewart and Taylor.

**NO. 31 CARDIFF ROAD (REF: 7.11)**

**249** The Development Control Manager reported on Application No. 02/01409/COU submitted by Dr Samir Jagsi for planning permission in respect of the change of use of basement and ground floor offices to dental surgery at No.31 Cardiff Road.

He reported that the Application site fell within an Employment 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) Direction 1992.

**Resolved to recommend:** That Application No. 02/01409/COU be approved subject to compliance with the following conditions:-

- (01) 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).
- (02) The building shall be used for a dentists surgery 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 the neighbouring properties.).
- (03) Access to the premises shall be via the front entrance from Cardiff Road only and at no time shall the area of amenity space to the rear (to be used by flats approved under Application No. 01/00926/COU) be used in connection with the dentist's surgery use, including use as a means of access to the rear of the site. (Reason: To protect the amenities of neighbouring properties).