

DEVELOPMENT CONTROL COMMITTEE**28th January, 2004 at 6.00 p.m.**

PRESENT: Councillors Dolling Farooq, A. Hussain, Skepelhorn and Stewart.

14 NO. 53 JOHN STREET (REF: 7.3)

The Development Control Manager reported on Application No. 03/01661/COU submitted by Coleman Properties Limited in respect of planning permission for the change of use from offices to combined live-work unit. He reported that the development was in general conformity with Policies E6, E8, E10 TC4 and TC8 but not with Policies H2 and T7 of the Borough of Luton Local Plan and, therefore, if the Council were minded to grant planning permission it would be necessary to advertise receipt of the Application in accordance with the requirements of the Town and Country Planning (Development Plans and Consultation) (Departures) Direction 1999.

The Committee's decision to advertise receipt of the proposal is recorded at Minute No. 17/04.

Resolved to recommend: That subject to the Council's consideration of any objections or representations being received in response to statutory advertisement of the proposal, Application No. 03/01661/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 the 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 Unit shown on the approved plans shall be used for live/work purposes and for no other purpose, including any other purpose within Class C3 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 that the development is consistent with the policies of the Borough of Luton Local Plan which includes a presumption against residential use at ground floor level in this area.)

