

DEVELOPMENT CONTROL COMMITTEE

24th July, 2002 at 6.00 p.m.

PRESENT: Councillor Hoyle (Chair), Councillors Boyle, Franks, Jenkins, McCowen, Stewart and Taylor.

NOS. 33, 35 AND REAR OF 31 ADELAIDE STREET (REF: 7.6)

139 The Development Control Manager reported on Application No.02/00211/COU submitted by Conepoint Limited for planning permission in respect of the conversion and change of use of premises at Nos. 33, 35 and rear of No. 31 Adelaide Street to thirteen one-bedroom flats.

He reported that the Application site fell within an Employment Area of 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.

He further reported on a letter objecting to the proposal which had been received.

Resolved to recommend: That Application No.02/00211/COU be approved subject to the receipt of amended plans and 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) Before the development is commenced a landscaping scheme to include all hard surfaces shall be submitted to and approved by the Local Planning Authority and all planting thereby approved shall be carried out by a date not later than the end of the full planting season immediately following the completion of that development. any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted. (Reason: To enhance the appearance of the proposed development.)
- (03) The garden/amenity space approved as part of the development hereby permitted shall be available for use prior to the occupation of any residential suite. (Reason: To enhance the appearance of the proposed development.)
- (04) The area to be used for car parking in connection with the development hereby permitted shall not be used for any other purpose than for the parking of private motor cars and the standing of vehicles while servicing the premises and shall be ready for use prior to the occupation of the buildings comprised in the development. (Reason: To ensure that adequate provision is made for vehicles to park clear of the highway in the interest of road safety.)
- (05) Before the 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 accommodation hereby approved.)
- (06) The entrances to the site shall be gated and managed with a "secure entry" system to be designed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before development commences. (Reason: To ensure a

satisfactory standard of development and to safeguard the amenities of the surrounding area.)

- (07) Before the development hereby permitted is commenced, a scheme for the demolition of 31 Adelaide Street and the making good and securing of the site of 31 Adelaide Street shall be submitted to and approved by the Local Planning Authority. The scheme thereby approved shall be implemented before the approved flats are occupied. (Reason: To ensure a satisfactory standard of development and to safe guard the amenities of the surrounding area.)