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DUNSTABLE  
TOWN COUNCIL

David Ashlee Town Clerk and Chief Executive

Our Ref. DA/KH/Plans

Date: 5 November 2019

Dear Councillor

Could you please note that a meeting of the Plans Sub-Committee will be held on **Tuesday 12 November 2019 at 7.00 pm** at the Council Chamber, Grove House, 76 High Street North, Dunstable.

### AGENDA

1. Apologies for Absence.
2. Specific Declarations of Interest.
3. Planning Applications -
  - a) to consider applications submitted to Central Bedfordshire Council since the last meeting of Committee (see page 1)
  - b) to note recent decisions of District Planning Authority (see page 3)
4. Licensing Applications -
  - a) to consider applications submitted to Central Bedfordshire Council since the last meeting of Committee (any applications received will be available at the meeting)

Yours faithfully

David Ashlee  
Town Clerk and Chief Executive

To: All Members of Plans Sub-Committee  
Councillors Liz Jones (Chairman), Philip Crawley (Vice-Chairman), Mark Cant, Alan Corkhill, Greg George, John Gurney and Cameron Restall and other Members of the Council for information.  
**(If unable to attend, Members are reminded to appoint a substitute from any other Member of the Council)**

(NB: All Members of the Council are welcome to attend and speak but not vote at meetings of this Sub-Committee)

**DUNSTABLE TOWN COUNCIL**

**PLANS SUB-COMMITTEE**

**12 NOVEMBER 2019**

**PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL**

**BETWEEN 15 OCTOBER AND 1 NOVEMBER 2019**

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| <b>1</b> | <b>CB/19/00474/TRE</b> | 21 Friary Field<br><b>Proposal:</b> Reduce crown by approximately 2m evenly throughout and clean epicormic growth from trunk and crown to Sycamore tree T1. Overall 2.5m reduction to rebalance the tree and reduce weight and leverage of the long heavy branches to Horse Chestnut T2 from TPO SB/58/0001. |
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| <b>2</b> | <b>CB/19/02340/FULL</b> | 208 High Street North<br><b>Proposal:</b> Clear disused car park on land at rear of building at 208 High Street North and erect a two storey residential property consisting of 2 separate self-contained flats. |
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| <b>3</b> | <b>CB/19/02809/FULL</b> | 68 Union Street<br><b>Proposal:</b> Erection of exhaust duct from the kitchen onto the external wall from ground floor ceiling level to above roof ridge. |
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| <b>4</b> | <b>CB/19/02814/FULL</b> | 71-73 High Street North<br><b>Proposal:</b> Front glass extension to existing restaurant to provide seating area. |
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| <b>5</b> | <b>CB/19/03230/FULL</b> | 68-70 Langdale Road<br><b>Proposal:</b> Relocation of 4 no. air-conditioning units, installation of new CO2 refrigeration condenser and installation of new access ladder to flat roof. |
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| <b>6</b> | <b>CB/19/03325/VOC</b> | Saracens Head, 45 High Street South<br><b>Proposal:</b> Variation of condition no. 24 of planning permission CB/16/05847/FULL (Demolition of outbuildings and construction of 6 new cottage dwellings). |
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| <b>7</b> | <b>CB/19/03346/FULL</b> | 67 Sundown Avenue<br><b>Proposal:</b> Proposed single storey front and side extension. |
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| <b>8</b> | <b>CB/19/03388/FULL</b> | 23 Hawthorn Close<br><b>Proposal:</b> First floor extension partially over the garage to provide an extra bedroom/en-suite. |
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| <b>9</b> | <b>CB/19/03416/FULL</b> | 39 Spinney Crescent<br><b>Proposal:</b> Single storey rear extension with ramped access at rear. |
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<b>10</b>	<b>CB/19/03426/ADV</b>	Tesco Express, 68 Langdale Road <b>Proposal:</b> 2 new fascia panel, 1 new internally illuminated box fascia, 1 new store directory, 2 new vinyls applied externally, 1 new ATM surround and 1 new projecting Sign.
<b>11</b>	<b>CB/19/03452/FULL</b>	41 Markham Crescent <b>Proposal:</b> Single storey side extension.
<b>12</b>	<b>CB/19/03458/VOC</b>	306 High Street North <b>Proposal:</b> Variation to condition 2 to planning permission CB/19/00965/REG3. Change of use from a motel (use Class C1) to a sui-generis accommodation facility, with ancillary meeting rooms, interview rooms, training and communal facilities and offices.
<b>13</b>	<b>CB/19/03535/FULL</b>	90 Canesworde Road <b>Proposal:</b> Two storey side extension.
<b>14</b>	<b>CB/19/03586/FULL</b>	35 Tring Road <b>Proposal:</b> Single storey rear extension and loft conversion with 3 x dormers.
<b>15</b>	<b>CB/19/03589/ADV</b>	142 High Street South <b>Proposal:</b> 3 x canopy fascia, 1 x PID (price identity sign).
<b>16</b>	<b>CB/19/03607/FULL</b>	3 Woodford Road <b>Proposal:</b> Erection of double storey side, single storey front and rear extension.
<b>17</b>	<b>CB/19/03614/FULL</b>	27 First Avenue <b>Proposal:</b> Part two storey, part single storey side and rear extensions, rendered walls externally, replacement windows with internal alterations.

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**Dunstable Town Council**  
**Plans Sub-Committee 12 November 2019**

**GRANTED PLANNING APPLICATIONS**

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
<b>CB/19/03016/FULL</b>	<b>7 Beechwood Court</b> Single storey rear extension.	No objection	Granted
<b>CB/19/02967/FULL</b>	<b>4 Calcutt Close</b> Single storey side and rear extension, following partial demolition of integral garage and demolition of rear conservatory. Erection of front porch canopy.	No objection	Granted
<b>CB/19/02645/FULL</b>	<b>214 Luton Road</b> Conversion of roof space to habitable use to include front and rear dormers, involving raising of ridge height.	No objection	Granted
<b>CB/19/02523/FULL</b>	<b>35 Coombe Drive</b> Demolition of single storey rear extension & garage. Construction of single storey rear extension & two storey side extension.	No objection	Granted
<b>CB/19/02725/FULL</b>	<b>60 Canesworde Road</b> Proposed single storey rear extension & part double storey rear extension and front porch.	No objection	Granted
<b>CB/19/02705/FULL</b>	<b>58 Marina Drive</b> Single storey side and rear extension.	No objection	Granted
<b>CB/19/02666/FULL</b>	<b>21 Park Street</b> Ground floor rear extension and internal alterations.	No objection	Granted
<b>CB/19/02626/FULL</b>	<b>34 Drovers Way</b> Single storey side extension and erection of front porch.	No objection	Granted
<b>CB/19/02628/FULL</b>	<b>32 Meadway</b> Single storey rear extension garage conversion.	No objection	Granted
<b>CB/19/02581/FULL</b>	<b>40 Kirkstone Drive</b> Single storey rear extension.	No objection	Granted

<b>CB/19/01984/FULL</b>	<b>Unit 3, Lawrence Way</b> Installation of new cladding to front elevation of Unit. Full removal of existing asbestos cement sheet roof with new profile sheet.	No objection	Granted
<b>CB/19/02156/FULL</b>	<b>Tesco Stores Ltd, 166 High Street North</b> Closing off a secondary access point onto the site with the installation of 1.2m high gates.	Objection. Members expressed concern that a single access/egress would potentially lead to a build-up of traffic on the main road. Members were also concerned about possible congestion caused by larger delivery vehicles using a single access/egress point.	Granted
<b>CB/19/01299/FULL</b>	<b>28 Ashton Square</b> Change of use of ground and basement floors from A1 retail to A3 café.	No objection	Granted
<b>CB/19/00830/FULL</b>	<b>The First and Last, Church Street</b> Demolition of existing building and erection of new part 3-part 4-storey residential building comprising 32 residential units and associated car parking, cycle parking and landscaping.	No objection to the development but Members expressed concern about the entry and egress arrangements and the potential for increased volume of traffic at this busy junction.	Granted
<b>CB/16/05805/FULL</b>	<b>69 High Street North</b> Conversion and new build to provide nine residential dwellings, ground floor commercial use onto the High Street; cycle shed and bin store.	No objection	Granted