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**Paul Hodson**, Town Clerk and Chief Executive

Notice of a Meeting of the **Plans-Sub Committee**

Date: **Friday 24 January 2025**

Dear Councillor,

A meeting of the **Plans-Sub Committee** will be held on **Monday 3 February 2025**, at **Grove House at 6:30 PM**. To view the meeting live or afterwards use this link: [livestream](#). Members of the public and press are also welcome to attend in person. Members of the public may ask a question during the public session, either in person or online via MS Teams. If you would like to ask a question, please contact the Council via [democratic@dunstable.gov.uk](mailto:democratic@dunstable.gov.uk) or 01582 513000 by 4 pm on Friday 31 January 2025.

*This meeting will be filmed by the Council and broadcast live and will be capable of repeated viewing. If you are seated in the Council Chamber it is likely that the cameras will capture your image. By your presence you are deemed to consent to be filmed, and to the use of those images and sound recordings for webcasting or training purposes.*

*If you address the committee in person or via Teams, your contribution will be recorded and broadcast, unless this is during a private session, as permitted by the Access to Information provisions.*

Please see the below QR code to access the full agenda:



Yours faithfully

Paul Hodson  
Town Clerk and Chief Executive

*Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't.*

## **AGENDA**

- 1 Apologies for Absence**
- 2 Declarations of Interest**
- 3 Public Question Time**
- 4 To agree the minutes of the meeting of 13 January 2025**

[Plans Minutes - 13 January 2025.pdf](#)

### **5 Planning Applications**

a) to consider applications submitted to Central Bedfordshire Council since the last meeting of the Sub-Committee

b) to note recent decisions of The Planning Authority

[Agenda 3 February - Planning + Licensing applications - Copy.pdf](#)

### **6 Licensing Applications**

- a. to consider applications submitted to Central Bedfordshire Council since the last meeting of the Sub- Committee – None received

### **7 Date of the next meeting - Monday 24 February 2025 at 6.30 pm**

To: All Members:

Peter Hollick (Council Member), Wendy Bater (Council Member), Kenson Gurney (Council Member), Matthew Brennan (Council Member), John Gurney (Council Member), Philip Crawley (Council Member), Liz Jones (Council Member), Johnson Tamara (Council Member), Gregory Alderman (Council Member), Louise O'Riordan (Council Member), Trevor Adams (Council Member), Mark Davis (Council Member), Matthew Neall (Council Member), Michelle Henderson (Council Member), Nicholas Kotarski (Council Member), Richard Attwell (Council Member), Robert Blennerhassett (Council Member), Sally Kimondo (Council Member)

## DUNSTABLE TOWN COUNCIL

### MINUTES OF THE MEETING OF THE PLANS SUB-COMMITTEE

#### HELD AT GROVE HOUSE, DUNSTABLE

ON MONDAY 13 JANUARY 2025 AT 6:30 pm

Present: Councillors Louise O’Riordan (Town Mayor), Sally Kimondo (Deputy Mayor), Nicholas Kotarski (Chair), Gregory Alderman, Richard Attwell, Wendy Bater and Peter Hollick

Apologies: Nil

In Attendance: Councillor Liz Jones and Georgia Pearson (Democratic Services Manager)

Public: Nil

#### 2. PUBLIC QUESTION TIME

No questions put forward to the council ahead of the meeting.

#### 3. SPECIFIC DECLARATIONS OF INTEREST

Nil

#### 4. MINUTES

The Minutes of the meeting of the Plans Sub-Committee held on 23 December 2024 were approved as a correct record and were signed by the Chair.

#### 5. PLANNING APPLICATIONS RECEIVED

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable since the last meeting of this Sub-Committee.

**RESOLVED:** that the following comments be forwarded to Central Bedfordshire Council in respect of the applications indicated:

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| 1     | <b>CB/24/03659/FULL:</b> 26 Buttermere Avenue,<br><b>Proposal:</b> Single storey front, side and rear extensions with roof lights.<br><b>Comments:</b> No Objection                                  |
| <hr/> |  |
| 2     | <b>CB/24/03545/ADV:</b> The White Horse, 13 High Street North,<br><b>Proposal:</b> Advertisement: Installation of a non-illuminated fascia sign to front elevation.<br><b>Comments:</b> No Objection |
| <hr/> |  |
| 3     | <b>CB/24/03452/FULL:</b> 71 to 77 High Street North,<br><b>Proposal:</b> Second floor rear extensions including an extension of fire escape  |

**Comments:** Members can not make a decision on this application at this point due to believing the rest of the floor is for residential use, as this application states commercial development without seeing a more detailed floor plan with the use of each space a decision cannot be made.

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**4 CB/24/03451/FULL:** 42 Goldstone Crescent,  
**Proposal:** Single storey front porch extension.  
**Comments:** No Objection

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**5 CB/24/03530/LB:** 47 Lockington Crescent,  
**Proposal:** Single story rear extension with roof lights, garage conversion and front porch extension.  
**Comments:** Objection - Refused on following grounds. Inadequate parking for 6 bedroom house. Application should be retrospective as garage has already been converted. Front porch would force at least one more vehicle to park on the road. There is already on path/road parking on the bend. Further vehicles on the road would create a serious hazard.

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## **7. PLANNING DECISIONS**

The Sub-Committee noted the decisions of Central Bedfordshire Council in respect of recent planning applications.

## **8. LICENSING APPLICATIONS**

Nil

**The Meeting Closed at 6:51 pm**

**DUNSTABLE TOWN COUNCIL**

**PLANS SUB-COMMITTEE**

**3 FEBRUARY 2025**

**A) PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE**

**COUNCIL SINCE THE LAST MEETING OF THE SUB-COMMITTEE**

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| 1 | <b>CB/24/03630/FULL:</b> Priory House, 33 High Street South,<br><b>Proposal:</b> Installation of flood alleviation measures to high street elevation. Construction of a raised plinth wall. Associated repair, modification and extension to the railings. Renewal of paving. Replacement of French drain with new air dam. Replacement of the existing door flood barrier. |
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| 2 | <b>CB/24/03631/LB:</b> Priory House, 33 High Street South,<br><b>Proposal:</b> Listed Building: Installation of flood alleviation measures to high street elevation. Construction of a raised plinth wall. Associated repair, modification and extension to the railings. Renewal of paving. Replacement of French drain with new air dam. Replacement of the existing door flood barrier. |
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| 3 | <b>CB/25/00013/FULL:</b> 90 Westfield Road,<br><b>Proposal:</b> Demolition of existing garage and side of existing dwelling and the erection of a new self-build dwelling, together with associated works, including a new access. |
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| 4 | <b>CB/25/00016/FULL:</b> 16 Brierley Close,<br><b>Proposal:</b> Two storey side extension above garage |
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| 5 | <b>CB/25/00029/FULL:</b> 7 Royce Close,<br><b>Proposal:</b> Single storey front and rear extensions |
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| 6 | <b>CB/24/03706/FULL:</b> 18 Kirkstone Drive,<br><b>Proposal:</b> Removal of existing conservatory and erection of single storey rear extension with rooflights. |
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| 7 | <b>CB/25/00058/FULL:</b> 61 Lockington Crescent,<br><b>Proposal:</b> Erection of two storey side/rear and single storey rear extensions |
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| 8 | <b>CB/25/00057/FULL:</b> Units 1 and 4 at Insignia Park, Luton Road,<br><b>Proposal:</b> Change of use to Units 1 and 4, to a flexible range of uses within Classes E(g)(iii), B2 and / or B8 |
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| 9 | <b>CB/24/03707/FULL:</b> 40 Goldstone Crescent,<br><b>Proposal:</b> Construction of pitched roof to existing porch |
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| 10 | <b>CB/24/03718/FULL:</b> 28 Kingscroft Avenue,<br><b>Proposal:</b> Two storey rear extension |
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| 11 | <b>CB/25/00032/FULL:</b> 64 Coombe Drive,<br><b>Proposal:</b> Erection of a part single and part two-storey rear extension with rooflights and single-storey front extension. Off-white render to front and side elevations. Retrospective |
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**PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL NOT FOR DECISION**

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|---|---|
| 1 | <b>CB/25/00166/LDCE:</b> Thames House, 62-68 High Street South,<br><b>Proposal:</b> <b>NOT FOR DECISION:</b> Lawful Development Certificate Existing: to confirm material start to planning approval of CB/18/02772/FULL and Condition 2 as unlawful. |
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| 2 | <b>CB/25/00119/LDCE:</b> 3-5 High Street North,<br><b>Proposal:</b> <b>NOT FOR DECISION:</b> Lawful Development Certificate Existing: Continued use of site as a betting office (Sui Generis) |
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| 3 | <b>CB/25/00121/LDCP:</b> 26 West Hill,<br><b>Proposal:</b> <b>NOT FOR DECISION:</b> Lawful Development Certificate Proposed: Garage conversion |
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**DUNSTABLE TOWN COUNCIL**

**PLANS SUB-COMMITTEE**

**3 FEBRUARY 2025**

**B) COMPLETED PLANNING APPLICATIONS**

<b><u>Application No</u></b>	<b><u>Location and Proposal</u></b>	<b><u>Town Council View</u></b>	<b><u>Planning Authority Decision</u></b>
<b>CB/24/03360/FULL:</b>	<b>Dunstable Health Centre, Church Street,</b> Alterations to windows, doors and construction of an external fire escape	No Objection	Granted
<b>CB/24/02542/FULL:</b>	<b>7 Queensway Parade,</b> Change of use from retail (Use Class E(a)) to hot food takeaway with eat-in provision (sui generis Use) and the installation of a flue (retrospective).	No Objection	Refused
<b>CB/24/03434/FULL:</b>	<b>Unit C, Chiltern Park Industrial Estate,</b> Removal of existing link and portal style roof, to extend existing link with new mono pitch roof.	No Objection	Granted
<b>CB/24/03384/FULL:</b>	<b>1 Kingsbury Avenue,</b> Erection of front porch.	No Objection	Granted
<b>CB/24/03368/FULL:</b>	<b>6 Tarnside Close,</b> Change of use from dwelling house (Class C3) to Children's Home (Class C2)	No Objection	Refused
<b>CB/24/03314/FULL:</b>	<b>102 Luton Road,</b> Hipped to gable rear dormer loft conversion including two front roof lights	No Objection	Granted
<b>CB/24/03274/FULL:</b>	<b>18 Allen Close,</b> Single and two storey front extensions	No Objection	Application Withdrawn
<b>CB/24/02855/FULL:</b>	<b>8 Printers Way,</b> Single storey rear extension and garage conversion	No Objection	Granted
<b>CB/24/02625/FULL:</b>	<b>Unit D, Chiltern Park Industrial Estate,</b> Erection of 2 extensions and change of use from class B8 storage and distribution to Class B2, general industrial use	No Objection	Application Withdrawn
<b>CB/24/02613/FULL:</b>	<b>268 Luton Road,</b> Single storey rear extension	No Objection	Granted