

Dunstable Town Council
Grove House
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Paul Hodson, Town Clerk and Chief Executive

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

Date: **Friday 7 March 2025**

Dear Councillor,

A meeting of the **Plans-Sub Committee** will be held on **Monday 17 March 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 or 01582 513000 by 4 pm on Friday 14 March 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 24 February 2025**

[Plans Minutes - 24 February 2025.pdf](#)

5 Planning Appeal - CB/21/05260/FULL: 45 High Street South

[Information Report - Planning Appeal 17 March.pdf](#)

6 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 17 March - Planning + Licensing applications.pdf](#)

7 Licensing Applications

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

8 Date of the next meeting - Monday 7 April 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 24 FEBRUARY 2025 AT 6:30 pm

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

Apologies: Councillor Peter Hollick

In Attendance: 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

There were no specific declarations of interest.

4. MINUTES

The Minutes of the meeting of the Plans Sub-Committee held on 3 February 2025 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 | CB/24/03630/FULL: 25 Dale Road,
Proposal: Single storey side and rear extension with roof alterations to existing garage.
Comments: No Objection |
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| 2 | CB/24/03631/LB: 22 Mountview Avenue,
Proposal: Demolition of rear conservatory and detached garage. Erection of a single storey rear extension with rooflights.
Comments: No Objection |
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| 3 | CB/25/00013/FULL: 105-107 High Street North,
Proposal: Erection of a rear timber canopy (retrospective).
Comments: Objection on the grounds of noise pollution for neighbouring properties due to the metal roofing. Potential loss of light to neighbours. |
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4	CB/25/00016/FULL: Unit 7, Chalklands Place, Proposal: Installation of three external air source heat pump units Comments: No Objection
5	CB/25/00029/FULL: 19 Weatherby, Proposal: Single storey rear extension Comments: No Objection
6	CB/24/03706/FULL: 16 Calcutt Close, Proposal: Single storey front, side and rear extension. Comments: No Objection

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 6:43 pm

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

MONDAY 17 MARCH 2025

PLANNING APPEAL

Purpose of report: For information

1. INTRODUCTION

- 1.1. The Town Council has received details of a planning application appeal from Central Bedfordshire Council. Details of the application are below:

CB/21/05260/FULL: 45 High Street South
Saracens Head, Land to rear of 45 High Street South, Dunstable, LU6 3RZ
Demolition of existing buildings and construction of 6 new cottage dwellings.

2. BACKGROUND

- 2.1. It is recommended that members object to this appeal supporting CBC's original decision based on the following reasons:
- Lack of space to provide external amenity space, particularly for 3 bed (family housing).
 - Cramped over development of the site, which is surrounded by two storey buildings and high brick walls.
 - Detrimental impact to the conservation area in which it is located in, which conflicts with policies HQ1 and HE3 of the Central Bedfordshire Local Plan (2021), Sections 12 and 16 of the National Planning Policy Framework (2021) and the Central Bedfordshire Design Guide (2023).
 - Poor provision of light and outlook due to the fact that the single aspect and the surrounding 2 storey buildings and walls.
- 2.2. This poor-quality development of family size housing is not what the Town Council wants to see in Dunstable, and it has a direct implication of poor living standards. Both internal and external amenity is of poor for the site. It provides substandard housing with significant compromises as a result of the volume/size of dwellings and its immediate proximity to a late-night drinking establishment and two storey properties. As such, the proposed development would conflict with policy HQ1 of the Central Bedfordshire Local Plan (2021), as well as section 12 of the National Planning Policy Framework (2023) and the Central Bedfordshire Design Guide (2023).

3. AUTHORS

Paul Hodson – Town Clerk and Chief Executive

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DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

17 MARCH 2025

A) PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE

COUNCIL SINCE THE LAST MEETING OF THE SUB-COMMITTEE

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| 1 | CB/25/00443/FULL: 3 Holliwick Road,
Proposal: Single storey rear extension with roof lights and front porch extension.
Demolition of conservatory and partial garage conversion. |
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| 2 | CB/25/00400/LB: Priory House, 33 High Street South,
Proposal: Listed Building: Replacement of roof covering with Welsh slate to match existing, incorporating ventilation and insulation improvements.
Replacement of cement render with lime render where failing and decoration to match the High Street elevation. Installation of trace heating to the parapet gutter. Associated internal making good works. |
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| 3 | CB/25/00570/FULL: Footpath to the front of 18 High Street North,
Proposal: Installation of 1 no. new communications Kiosk with integrated defibrillator. |
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| 4 | CB/25/00571/ADV: Footpath to the front of 18 High Street North,
Proposal: Advertisement: Digital advertisement display within proposed new communications Kiosk |
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| 5 | CB/25/00325/FULL: 16 High Street North,
Proposal: Conversion from former office space to 12 residential dwellings with second floor front extension and additional windows. 10 x 1 bed units and 2 x 2 bed units. |
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| 6 | CB/25/00594/FULL: 3-5 High Street North,
Proposal: Continued use of site as betting office (Sui Generis) with external alterations to shopfront, proposed AC condensers behind existing timber screen, and new pole mounted satellite dish. |
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| 7 | CB/25/00595/ADV: 3-5 High Street North,
Proposal: Advertisement: 1 externally illuminated fascia sign and 1 externally illuminated projecting sign |
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| 8 | CB/25/00601/FULL: 14 Brewers Hill Road,
Proposal: Proposed new detached house and vehicle parking for existing dwelling. |
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| 9 | CB/25/00605/FULL: 36 Beacon Avenue,
Proposal: Single storey rear extension with rooflights and garage conversion. |
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| 10 | CB/25/00389/LB: 77 High Street South,
Proposal: Listed Building: Wooden window replacement. |
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| 11 | CB/25/00689/FULL: 40 Grove Road,
Proposal: Proposed hip to gable loft conversion with rooflights |
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PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL NOT FOR DECISION

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| 1 | CB/25/00479/LDCP: 272 High Street North,
Proposal: NOT FOR DECISION: Lawful Development Certificate Proposed: Single storey rear extension, loft conversion with 2 velux windows. |
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| 2 | CB/25/00524/DOC: Priory House Heritage Centre and Tea Rooms, 33 High Street South,
Proposal: NOT FOR DECISION: Discharge of Condition 2 against Listed Building Consent ref. CB/22/00508/LB (Listed Building: 1. Repairs to the undercroft stonework webs. Associated works in the first floor exhibition space, temporary removal of 1no. window to facilitate site access. Repairs to the undercroft stonework ribs and columns. Repairs to the undercroft stonework walls. Replacement of underfloor heating system and associated works. Re-rendering west facade and south gable. Low-level fabric repairs, comprising repairs to the plinth and drainage High-level fabric repairs.) |
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| 3 | CB/25/00469/DOC: Priory House Heritage Centre and Tea Rooms, 33 High Street South,
Proposal: NOT FOR DECISION: Discharge of Conditions 2 and 4 against planning permission ref. CB/22/00508/LB (Listed Building: 1. Repairs to the undercroft stonework webs. Associated works in the first floor exhibition space, temporary removal of 1no. window to facilitate site access. Repairs to the undercroft stonework ribs and columns. Repairs to the undercroft stonework walls. Replacement of underfloor heating system and associated works. Re-rendering west facade and south gable. Low-level fabric repairs, comprising repairs to the plinth and drainage High-level fabric repairs) |
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| 4 | CB/25/00609/PAEC: 4-6 High Street North,
Proposal: NOT FOR DECISION: Prior Approval: Change of use from commercial/business/service (Class E) to dwellinghouses (Class C3) Conversion & refurbishment of the upper first & second floor areas of the building to form six new one & two bedroom residential apartments |
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| 5 | CB/25/00684/LDCP: 164 Jeans Way,
Proposal: NOT FOR DECISION: Lawful Development Certificate Proposed: Single storey rear extension and a loft conversion with a rear facing dormer. |
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DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

17 MARCH 2025

B) COMPLETED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/24/03707/FULL:	42 Goldstone Crescent, Construction of pitched roof to existing porch	No Objection	Granted
CB/24/03718/FULL:	28 Kingscroft Avenue, Erection of a two storey rear extension and alterations to fenestration within the side elevation	No Objection	Granted
CB/25/00058/FULL:	61 Lockington Crescent, Erection of two storey side/rear and single storey rear extensions	No Objection	Granted
CB/25/00029/FULL:	7 Royce Close, Single storey front and rear extensions	No Objection	Granted
CB/24/03452/FULL:	71 to 77 High Street North, Second floor rear extensions including an extension of fire escape	Members cannot 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.	Granted
CB/24/03659/FULL:	26 Buttermere Avenue, Single storey front, side and rear extensions with roof lights	No Objection	Granted
CB/24/03297/FULL:	109 Mentmore Crescent, Replacement of existing brick retaining wall and patio area with a gabion basket. Reduction of the garden level and installation of gabion baskets at the rear and side boundaries (retrospective)	No Objection	Granted
CB/25/00203/FULL:	25 Dale Road, Single storey side and rear extension with roof alterations to existing garage	No Objection	Granted

CB/25/00032/FULL:	64 Coombe Drive, 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	Members have no objection, subject to clarity on a new planning application.	Granted
CB/24/03630/FULL&LB:	Priory House, 33 High Street South, 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.	No Objection	Granted
CB/25/00016/FULL:	16 Brierley Close, Two storey side extension above garage	Objection due to parking restrictions, change of street scene and overdevelopment.	Refused