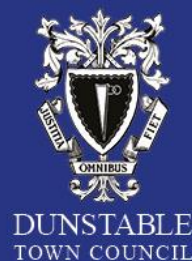


Dunstable Town Council
Grove House
76 High Street North
Dunstable
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LU6 1NF

Tel: 01582 513000

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Website: www.dunstable.gov.uk



Paul Hodson, Town Clerk and Chief Executive

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

Date: **Thursday 27 March 2025**

Dear Councillor,

A meeting of the **Plans-Sub Committee** will be held on **Monday 7 April 2025**, at **Grove House at 6:30 PM**. Members of the public and press are welcome to attend in person. Members of the public may ask a question during the public session. 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 4 April 2025.

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 17 March 2025**

Plans Minutes - 17 March 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 7 April - Planning + Licensing applications.pdf

6 Licensing Applications

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

Licensing Application Notice (Accessible) Mangos Coffee 2 Cocktails - 7 Apr~.pdf

7 Date of the next meeting - Monday 28 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 17 MARCH 2025 AT 6:30 pm

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

Apologies: Councillor Wendy Bater

In Attendance: Councillor Liz Jones (substituting for Councillor Wendy Bater) 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

All Members declared an interest in item 2 of the planning applications due to the application being Dunstable Town Council’s own.

4. MINUTES

The Minutes of the meeting of the Plans Sub-Committee held on 24 February 2025 were approved as a correct record and were signed by the Chair.

5. PLANNING APPEAL - CB/21/05260/FULL: 45 HIGH STREET SOUTH

Members discussed the planning appeal in detail. Members agreed to object this planning appeal on the grounds of a lack of space to provide external amenity space, particularly for 3 bed (family housing), cramped overdevelopment of the site, which is surrounded by two storey buildings and high brick walls. There is 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). There is also poor provision of light and outlook due to the fact that the single aspect and the surrounding 2 storey buildings and walls.

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.

6. 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:

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. Comments: No Objection
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. Comments: No Objection
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. Comments: Objection in line with Highways concerns, impacts on street scene and concerns for safety due to blocking vision to drivers of the general public.
4	CB/25/00571/ADV: Footpath to the front of 18 High Street North, Proposal: Advertisement: Digital advertisement display within proposed new communications Kiosk. Comments: Objection in line with Highways concerns, impacts on street scene and concerns for safety due to blocking vision to drivers of the general public.
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. Comments: Objection due to overdevelopment, access concerns and the volume of flats and concerns for waste management for the residents.
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. Comments: No Objection
7	CB/25/00595/ADV: 3-5 High Street North, Proposal: Advertisement: 1 externally illuminated fascia sign and 1 externally illuminated projecting sign. Comments: No Objection
8	CB/25/00601/FULL: 14 Brewers Hill Road, Proposal: Proposed new detached house and vehicle parking for existing dwelling. Comments: Objection due to overdevelopment, access egress concerns and the effects on street scene for current neighbours
9	CB/25/00605/FULL: 36 Beacon Avenue, Proposal: Single storey rear extension with rooflights and garage conversion. Comments: No Objection
10	CB/25/00389/LB: 77 High Street South, Proposal: Listed Building: Wooden window replacement. Comments: No Objection

11	CB/25/00689/FULL: 40 Grove Road, Proposal: Proposed hip to gable loft conversion with rooflights. Comments: No Objection
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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 6:59 pm

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

7 APRIL 2025

A) PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL

SINCE THE LAST MEETING OF THE SUB-COMMITTEE

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| 1 | CB/25/00462/ADV: 50 High Street South
Proposal: Advertisement: 2 non - illuminated fascia wall signs. |
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| 2 | CB/25/00664/FULL: 26 Marina Drive,
Proposal: Demolition of detached garage and erection of detached home office, store and garage. |
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| 3 | CB/25/00681/FULL: Dunstable College,
Proposal: Construction of a multi-use games area and associated fencing. |
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| 4 | CB/25/00754/FULL: 107 Jeans Way,
Proposal: Erection of single storey front, side and rear extensions with rooflights. Demolition of existing garage removal of 1 chimney. |
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| 5 | CB/25/00159/FULL: 28 Walgrave Road,
Proposal: Erection of a single storey front and side extensions, single storey rear extension and two storey rear and side extension. |
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| 6 | CB/25/00497/FULL: 18 Matthew Street,
Proposal: Conversion of offices to a residential property. |
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| 7 | CB/25/00676/FULL: Watling House, High Street North,
Proposal: Loft conversion with the insertion of dormers and roof lights to create additional floor space. |
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| 8 | CB/25/00925/FULL: 22 Britain Street,
Proposal: Single storey side extension and part rear extension. |
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| 9 | CB/25/00845/FULL: 49 Poynters Road,
Proposal: Erection of a single storey outbuilding for ancillary use of the main house. |
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| 10 | CB/25/00934/FULL: Unit 36, Verey Road,
Proposal: Change of use of industrial unit to use Classes E(g)(iii), B2 and/or B8 |
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**PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL NOT FOR
DECISION**

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| 1 | CB/25/00910/LDCP: 92 Northfields,
Proposal: NOT FOR DECISION: Lawful Development Certificate Proposed: Change of use of dwelling to become a HMO (house of multiple occupation) |
| <hr/> | |
| 2 | CB/25/00911/NMA: 22 West Hill,
Proposal: NOT FOR DECISION: Non-material amendment to planning permission CB/24/01031/FULL (Erection of single storey rear extension) amendment sought to change the roof to an all pitched roof. |
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| 3 | CB/25/00861/LDCP: 2 Ridgeway Avenue,
Proposal: NOT FOR DECISION: Lawful Development Certificate Proposed: Roof alterations including new gable ends, rear dormer and front velux. |
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| 4 | CB/25/00843/LDCP: 27 Benning Avenue,
Proposal: NOT FOR DECISION: Lawful Development Certificate Proposed: Hip to gable roof conversion and rear dormer extension with front rooflights |
| <hr/> | |
| 5 | CB/25/00547/PAEC: Watling House,
Proposal: NOT FOR DECISION: Prior Approval: Change of use from commercial/business/service (Class E) to dwellinghouses (Class C3): Conversion of ground, first and second floors to create 98 self-contained residential units. |
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DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

7 APRIL 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/25/00414/FULL:	Land to Rear of, 183-183A Poynters Road, Change of Use from previous residential garden amenity land to B8 open storage area. Installation of gates and hardstanding. Retrospective.	This application was due to come to this meeting however it had been withdrawn at the point of creating the agenda	Granted
CB/25/00415/FULL:	Unit 7, Chalklands Place, Installation of three external air source heat pump units.	No Objection	Granted
CB/25/00082/FULL:	22 Mountview Avenue, Demolition of rear conservatory and detached garage. Erection of a single storey rear extension with rooflights.	No Objection	Granted
CB/24/03726/FULL:	105-107 High Street North, Erection of a rear timber canopy (retrospective).	Objection on the grounds of noise pollution for neighbouring properties due to the metal roofing. Potential loss of light to neighbours.	Refused
CB/25/00057/FULL:	Units 1 and 4 at Insignia Park, Change of use to Units 1 and 4, to a flexible range of uses within Classes E(g)(iii), B2 and / or B8.	No Objection so long as the noise abatement is complied with.	Refused
CB/24/03380/FULL:	16 Ridgeway Avenue, Single storey front/side extension and front porch.	No Objection	Granted

Premises Licence Application

New premises licence

Application received on 6th February 2025

Name of applicant Mangos Tropical Taste Limited

Premises address: 1 -3 Nicholas Way Dunstable LU6 1TD

Licensable activities

Sale of alcohol on the premises Monday to Sunday 11.30am until Midnight

Live music indoors Friday and Saturday 7pm until 11pm

Recorded music outdoors Monday to Sunday 8am until Midnight

Seasonal variations for music and sale of alcohol until 1am on Christmas Eve and New Years Eve

Description of the premises

Restaurant coffee and cocktail bar

The full application can be viewed by arrangement. If you wish to make a representation, please do so via email by **15th April 2025**. Any such representation must relate to one or more of the four licensing objectives: the prevention of crime & disorder; public safety; the prevention of public nuisance and the protection of children from harm.

It is an offence knowingly or recklessly to make a false statement in connection with an application, the maximum fine for which a person is liable on summary conviction is a level 5 fine on the standard scale.

Contact us...

by telephone: 0300 300 8307

by email: licensing@centralbedfordshire.gov.uk

on the web: www.centralbedfordshire.gov.uk

Write to Central Bedfordshire Council, Thorn Turn, Grendall Lane,
Houghton Regis, LU5 6GJ