

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

Tel: 01582 513000

E-mail: [info@dunstable.gov.uk](mailto:info@dunstable.gov.uk)

Website: [www.dunstable.gov.uk](http://www.dunstable.gov.uk)



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

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

Date: **Friday, 23 May 2025**

Dear Councillor,

A meeting of the **Plans Sub-Committee** will be held on **Monday 2 June 2025**, at **Council Chambers, Grove House** at **6.30 pm**. 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 30 May 2025.

*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 / 2025 To Appoint A Chair and Vice-Chair of This Committee For The Ensuing Municipal Year**

**2 / 2025 Apologies for Absence**

**3 / 2025 Declarations of Interest**

**4 / 2025 Public Question Time**

**5 / 2025 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 2 June - Planning + Licensing applications \(1\).pdf](#)

**6 / 2025 Licensing Applications**

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

- 25-27 High Street North, Dunstable LU6 HX

**7 / 2025 Street Trading consent**

Trading Location: Quadrant Shopping Centre, Dunstable

Trading Days & Times: Monday to Sunday 09:00hrs to 17:00hrs

Articles sold: Fresh fruits and vegetables, including seasonal produce such as apples, oranges, bananas, tomatoes, potatoes, carrots, and leafy greens

**8 / 2025 Date of the next meeting - Monday 30 June 2025 at 6.30 pm**

To: All Members of the **Plans Sub-Committee:**

**DUNSTABLE TOWN COUNCIL**

**PLANS SUB-COMMITTEE**

**2 JUNE 2025**

**A) PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL**  
**SINCE THE LAST MEETING OF THE SUB-COMMITTEE**

---

**CB/25/01084/FULL:** 14 Brewers Hill Road

**Proposal:** Erection of a new detached house and vehicle parking for existing dwelling

---

**CB/25/00809/FULL:** 220 Jeans Way

**Proposal:** The construction of an extended dropped kerb and new tarmac surface to driveway

---

**CB/25/01566/FULL:** 58 Graham Road,

**Proposal:** Replacement of 5 windows and 2 doors

---

**CB/25/00617/FULL:** 71 Wolseley Drive,

**Proposal:** Two storey side extension

---

**CB/25/01145/FULL:** 21 Candale Close,

**Proposal:** Erection of a first floor side extension, single storey rear extension with roof light, loft conversion with rear dormer, front extension, new porch and garage conversion. Demolition of rear conservatory

---

**CB/25/01531/FULL:** 16 Brieley Close

**Proposal:** Erection of a two storey side extension

---

**CB/25/01321/FULL:** 35 Willoughby Close,

**Proposal:** Erection of an outbuilding for use as a dog grooming business

---

**CB/25/01494/FULL:** Building to the rear of 79 High Street North,

**Proposal:** Demolition of the existing derelict outbuilding and construction of a new one-bedroom self-build dwelling in its place

---

**CB/25/01545/FULL:** 13 Monks Close,

**Proposal:** Loft conversion with part rear dormer and rooflights to front

---

**DUNSTABLE TOWN COUNCIL**

**PLANS SUB-COMMITTEE**

**2 June 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/25/01250/FULL:</b>	<b>46 Buckwood Avenue,</b> Single Storey rear extension with rooflight	No Objection	Granted
<b>CB/25/01083/FULL:</b>	<b>Land to rear of 4-6 High Street North,</b> Change of use of Ground & basement floor Class E (c) from one unit into three smaller units with external alterations comprising of two additional entrance points & replacement windows to the upper floors	No Objection	Granted
<b>CB/25/0140/LB:</b>	<b>Dunstable Baptist Church, St Mary's Gate</b> Listed building. Re-roofing of single storey section of existing building including overhauling, re-painting and replacing existing fascia and guttering as necessary.	No Objection	Granted
<b>CB/25/01224/FULL:</b>	<b>56 Burr Street,</b> Single storey rear/side extension following removal of lean to elevation.	No objection	Granted
<b>CB/25/01080/FULL:</b>	<b>Land to Rear of 183-183A Poynters Road,</b> Change of use from previous seperated area of C3 residential garden amenity area to B8 open storage area for personal storage of classic car collection. Installation of gates, access ramp and hardstanding. Resurfacing of entire right of way track. Retrospective.	No Objection but we have concerns	Undecided
<b>CB/25/00908/FULL:</b>	<b>5 Mentmore Crescent,</b> Erection of single storey front and rear extensions with roof lantern and roof lights. Garage conversion.	No Objection	Granted

<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/25/00823/FULL:</b>	<b>49 Worthington Road,</b> Erection of single storey front, side and rear extension following removal of an outbuilding	No Objection	Granted
<b>CB/25/01170/FULL:</b>	<b>9 Priory Road,</b> Internal alterations to include toilet within the outbuilding	No Objection but not to be used for dwelling usage in the future	Granted
<b>CB/25/01053/FULL:</b>	<b>37 and 39 High Street South</b> Installation of doors and alterations to existing windows and doors to rear and side of the building.	Objection – Historical evidence is that these properties flood on a regular basis both front and rear. Adding additional doors without proper flood defences will not help	Still in consultation
<b>CB/25/01201/FULL:</b>	<b>59-61 Lowther Road,</b> Removal and replacement of mechanical plant on garage roof at the rear of yard. Replacement fence and gates.	No objection	Granted
<b>CB/25/01232/FULL:</b>	<b>99 Drovers Way,</b> Change of use from previous seperated area of C3 residential garden amenity area to B8 open storage area for personal storage of classic car collection. Installation of gates, access ramp and hardstanding. Resurfacing of entire right of way track. Retrospective.	No Objection but we have concerns	Undecided
<b>CB/25/00908/FULL:</b>	<b>5 Mentmore Crescent,</b> Erection of a single storey rear extension, and roof light	No Objection	Granted



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)