

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

Tel: 01582 513000

E-mail: info@dunstable.gov.uk

Website: www.dunstable.gov.uk



Paul Hodson, Town Clerk and Chief Executive

Date: **06 October 2025**

Dear Councillor,

A meeting of the **Plans Sub-Committee** will be held on **Monday 13 October 2025**, at **Grove House, Council Chamber** at **6:15 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, either in person or online via MS Teams. If you intend to ask a question, it is helpful if you let us know beforehand to give councillors a chance to prepare an informed answer. Please contact the Council via democratic@dunstable.gov.uk or 01582 513000 by 4 pm on Friday 10 October 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.

To: All Members

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

AGENDA

1 Apologies for Absence

2 Declarations of Interest

3 Public Question Time

4 To agree the minutes of the meeting of 15 September 2025

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

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 27 October 2025 at 6.15 pm

[Plans Minutes - 15 September 2025.pdf](#)

[Agenda 13 October 2025 - Planning + Licensing applications.pdf](#)

DUNSTABLE TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANS SUB-COMMITTEE
HELD AT GROVE HOUSE, DUNSTABLE
ON MONDAY 15 SEPTEMBER 2025 AT 6.15 pm

Present: Councillors Sally Kimondo (Town Mayor), Richard Attwell, (Deputy Mayor), Wendy Bater (Chair), Liz Jones and Nicholas Kotarski

Apologies: Cllr Louise O’Riordan

In Attendance: Paul Hodson (Town Clerk & Chief Executive)

Public: None

1. SPECIFIC DECLARATIONS OF INTEREST

There were no specific declarations of interest.

2. PUBLIC QUESTION TIME

No questions were put forward to the Council ahead of the meeting.

3. MINUTES OF THE PLANS SUB COMMITTEE HELD ON 18 AUGUST 2025

RESOLVED: The Minutes of the meeting of the Plans Sub-Committee held on 18 August 2025 were approved as a correct record and were signed by the Chair.

4. 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/25/02470/FULL: Proposal: Comments:	10 Icknield Street Loft conversion, with rear dormer and roof lights No objection
2	CB/25/02473/FULL: Proposal: Comments:	27 Oakwood Avenue Replacement windows to rear and front elevations and replacement doors to rear and side elevations No objection
3	CB/25/02525/FULL: Proposal: Comments:	54 Maidenbower Avenue Single storey side and rear extension with roof lantern No objection
4	CB/25/02529/FULL:	220 Kirkstone Drive

	Proposal:	Two storey side extension and demolition of conservatory
	Comments:	No objection
5	CB/25/02514/FULL:	32 & 34 Capron Road
	Proposal:	Single storey rear extension to 32 and 34 Capron Road
	Comments:	No objection
6	CB/25/02565/FULL:	12 Ennerdale Avenue
	Proposal:	Demolition of existing conservatory with rendering of external elevations, alterations to existing openings and insertion of a window. Loft extension with rear box dormer and hip to gable extension to roof
	Comments:	No objection
7	CB/25/02419/FULL:	9A Linden Road
	Proposal:	Erection of a first-floor extension above existing side extension, and a new window
	Comments:	No objection
8	CB/25/02639/FULL:	2 Birchside
	Proposal:	Part single and two storey front extension, garage conversion, new window to first floor rear elevation, driveway alterations to provide off street parking Erection of single storey rear extension, and conversion of garage with roof light.
	Comments:	No objection
9	CB/25/02617/FULL:	38 High Street North
	Proposal:	Conversion of first and second floor to provide one, two-bedroom flat service
	Comments:	No objection
10	CB/25/02456/LB:	The Old Mill, West Street
	Proposal:	Replacement of internal staircase on the first floor
	Comments:	No objection however the Committee noted the need to ensure adequate access to the residential and commercial bin area is provided

5. PLANNING DECISIONS

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

6. LICENSING APPLICATIONS

Chimnos Delight – The Square Dunstable: The Committee strongly object to the proposed position that has a significant impact on the current traders trading on markets through the Town Council. The licence should not be granted within Ashton Square, Middle Row or The Square.

7. DATE OF NEXT MEETING

13 October 2025 at 6.15pm

The meeting closed at 6.40 pm

DUNSTABLE TOWN COUNCIL
PLANS SUB-COMMITTEE

13 October 2025

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

1	CB/25/02715/FULL:	23 High Street North Proposal: Change of use of Ground Floor from licensed pool hall to bingo hall
2	CB/25/02464/FULL:	Shire Court, West Street Proposal: Demolition of existing office and commercial units, erection of 6 terraced dwellings with associated parking and amenity space.
3	CB/25/02662/FULL:	21 Ulverston Road Proposal: Single storey side and rear extension
4	CB/25/02764/FULL:	Footpath outside 11 and 13 High Street North Proposal: Installation of BT Street Hub Unit with associated panels on either side of the unit and removal of existing phone box
5	CB/25/02637/FULL:	4 Garrett Close Proposal: Conversion and extension to the detached garage to create an outbuilding for incidental use
6	CB/25/02793/FULL:	Footpath to the front of 5-7 West Street Proposal: Installation of one new communications Kiosk with integrated defibrillator and rear advertising display
7	CB/25/02808/FULL:	30 Totterhoe Road Proposal: Erection of a two-storey front extension, loft conversion with juliet balconies and front rooflights
8	CB/25/02819/FULL:	23A High Street North Proposal: Conversion of the first floor level, former lounge and night club premises, use class Sui Generis to Class C residential, comprising of three flats
9	CB/25/02797/FULL:	21 Candale Close Proposal: Single storey rear extension with a roof light, partial first floor side extension, extension of front porch and removal of conservatory
10	CB/25/02698/FULL:	4 Maypole Yard, West Street Proposal: Single Storey rear extension and erection of detached garage with store

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

13 OCTOBER 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/25/02419/FULL	9A Linden Road, Erection of a first floor extension above existing side extension, and a new window	No Objection	Granted
CB/25/02470/FULL	10 Icknield Street Loft conversion with rear dormer	No objection	Granted
CB/25/02473/FULL	27 Oakwood Avenue Replacement windows to rear and front elevations and replacement doors to rear and side elevations	No Objection	Granted
CB/25/02525/FULL	54 Maidenbower Avenue Single storey side and rear extension with roof lantern	No Objection	Refused
CB/25/02529/FULL	20 Kirkstone Drive Two storey side extension and demolition of conservatory	No Objection	Granted
CB/25/02143/FULL	19 Gilded Acre Erection of a single storey rear extension, and conversion of garage with roof light	No Objection	Granted
CB/25/02360/FULL	Kingdom Hall, Frenches Avenue Installation of three external wall mounted air conditioning units and new acoustic fence panels. Replacement/ relocation of various windows, door sets, louvres, cladding and rainwater goods.	No Objection	Application withdrawn
CB/25/00497/FULL	18 Matthew Street Conversion of offices to a residential property	No Objection	Refused