

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

**Date: Monday, 26 January 2026**

Dear Councillor,

A meeting of the **Plans Sub-Committee** will be held on **Monday 2 February 2026**, at **Grove House, Council Chamber** at **6:15 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, in person. If you intend to raise a question, it is helpful to let us know beforehand to give councillors a chance to prepare an informed answer. Please contact the Council via [democratic@dunstable.gov.uk](mailto:democratic@dunstable.gov.uk) or 01582 513000 by 4 pm on Friday **31 January 2026**.

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



Yours faithfully

A handwritten signature in blue ink that reads 'Paul Hodson'.

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 of the **Plans Sub-Committee**:

John Gurney (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 5 January 2026**

### **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 23 February 2026 at 6.15 pm**

## **DUNSTABLE TOWN COUNCIL**

### **MINUTES OF THE MEETING OF THE PLANS SUB-COMMITTEE HELD AT GROVE HOUSE, DUNSTABLE ON MONDAY 6 JANUARY AT 6.15 pm**

Present: Councillors Richard Attwell (Deputy Mayor), Wendy Bater (Chair), Nicholas Kotarski, Peter Hollick (substitute)

Present: Councillor Sally Kimondo (Town Mayor)  
(Remotely)

Apologies: Louise O'Riordan

In Attendance: Jackie Carrington (Democratic Services Manager)

Public: None

#### **1. SPECIFIC DECLARATIONS OF INTEREST**

No specific declarations of interest were declared

#### **2. PUBLIC QUESTION TIME**

No questions were put forward ahead of the meeting.

#### **3. MINUTES OF THE PLANS SUB COMMITTEE HELD ON 8 DECEMBER 2025**

**RESOLVED:** The Minutes of the meeting of the Plans Sub-Committee held on 8 December 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/25/03429/FULL:** Kingdom Hall, Frenches Avenue  
**Proposal:** Installation of three external wall mounted air conditioning units and new acoustic fence panels. Replacement /

		relocation of various windows, door sets, louvres and cladding No Objection
<b>2</b>	<b>CB/25/02802/FULL</b> <b>Proposal:</b>	7 Long Meadow Change of use of a dwellinghouse (Use Class C3) into a children's home (Class C2)
	<b>Comments:</b>	No objection subject to satisfactory parking arrangements for professionals
<b>3</b>	<b>CB/25/03542/FULL:</b> <b>Proposal:</b>	28 Greenfield Close Replacement porch
	<b>Comments:</b>	No objection
<b>4</b>	<b>CB/25/03253/FULL:</b> <b>Proposal:</b>	44 Capron Road Proposed demolition of existing detached workshop buildings and garages and provide 1no. detached Self-build and custom dwelling with associated garden and parking
	<b>Comments:</b>	No objection subject to satisfactory parking arrangements for both residential properties
<b>5</b>	<b>CB/25/03726/REG3:</b> <b>Proposal:</b>	6 Spinney Crescent Erection of rear extension
	<b>Comments:</b>	No objection
<b>6</b>	<b>CB/25/03441/FULL</b> <b>Proposal:</b>	Former Site of Chestnut House Proposed hand car wash including two modular buildings (temporary)
	<b>Comments:</b>	Objection due to noise pollution, location in middle of residential area, backing up of traffic onto High Street
<b>7</b>	<b>CB/25/03834/FULL:</b> <b>Proposal:</b>	81 & 83 High Street North Change of use and conversion of office to form 9 flats with off street parking, cycle parking and shared amenity space
	<b>Comments:</b>	No Objection
<b>8</b>	<b>CB/25/03834/LB:</b> <b>Proposal:</b>	81 & 83 High Street North Listed Building: Change of use and conversion of office to form 9 flats with off street parking, cycle parking and shared amenity space
	<b>Comments:</b>	No objection
<b>9</b>	<b>CB/25/03565/FULL:</b> <b>Proposal:</b>	32 Wilbury Drive Single storey side and front extensions. Two storey rear extension and front dormer extension
	<b>Comments:</b>	No objection
<b>10</b>	<b>CB/25/03876/FULL:</b>	Unit 1 and 2, Lawrence Way

<b>Proposal:</b>	External alterations to Units 1 and 2, including installation of new cladding and material changes to the elevations
<b>Comments:</b>	No objection
<b>11 CB/25/03876/FULL:</b>	23 Clifton Road
<b>Proposal:</b>	Single storey rear extension
<b>Comments:</b>	No objection
<b>12 CB/25/03569/FULL</b>	9 Linden Road
<b>Proposal:</b>	Single and two storey side extensions. Single storey rear extension with roof lanterns and a front porch
<b>Comments:</b>	No objection
<b>13 CB/25/03837/FULL:</b>	13A Richard Street
<b>Proposal:</b>	Change of Use from Class E to Class C3 residential dwelling
<b>Comments:</b>	No Objection
<b>14 CB/25/03797/FULL:</b>	The Crown, 9 High Street North
<b>Proposal:</b>	First floor extension to create a seven bed HMO (Sui-generis) Creation of a residential apartment to the ground floor with the existing drinking establishment and restaurant to remain in a reduced in capacity
<b>Comments:</b>	Objection – concerns regarding capacity and safety of residents also concerns about residential waste disposal
<b>15 CB/25/03784/FULL:</b>	49 Wilbury Drive
<b>Proposal:</b>	Single storey rear extension following demolition of existing garage
<b>Comments:</b>	No objection

**TOWN AND COUNTRY PLANNING ACT 1990**  
**APPEAL UNDER SECTION 78**

<b>1 CB/25/02793/FULL:</b>	Footpath to the front of 5-7 West Street
<b>Proposal:</b>	Installation of one new communications kiosk with integral defibrillator and rear advertising display
<b>Comments:</b>	No objection

## 5. PLANNING DECISIONS

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

## 6. LICENSING APPLICATIONS

None received

**7. DATE OF NEXT MEETING**

Monday 2 February 2026 at 6.15pm

**The meeting closed at 6.45 pm**

**DUNSTABLE TOWN COUNCIL**  
**PLANS SUB-COMMITTEE**  
**2 FEBRUARY 2026**

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

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1      **CB/25/03823/FULL:** 152 Chiltern Road

**Proposal:** Demolition of rear conservatory. Loft conversion, hip to gable extension with front and rear dormers and front skylight

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2      **CB/25/03664/FULL:** 10 Icknield Street

**Proposal:** Conversion of C3 dwelling house to a HMO (House of Multiple Occupation) scheme comprising of 7 units

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3      **CB/25/03567/FULL:** 44 Oldhill

**Proposal:** Construction of a front porch

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4      **CB/25/04035/FULL:** 5 Wingate Road

**Proposal:** Erection of a single storey wrap around extension. New front door. Replacement of conservatory. First floor side extension. Roof light.

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5      **CB/25/03616/FULL:** 26 Northfields

**Proposal:** Two storey side and rear extension with single storey rear extension

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6      **CB/26/00075/FULL:** 2 Palma Close

**Proposal:** Change the Use from a three bed dwelling (C3a) to a one bed children's care home (C2 residential institution)

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**PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL NOT FOR DECISION**

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1      **CB/25/03703/DOC:** Watling House, High Street North

**Proposal:** NOT FOR DECISION: Discharge of Conditions 3 and 4 against Prior Approval application ref. CB/25/00547/PAEC (Prior Approval: Change of use from commercial/business/service (Class E) to dwellinghouses

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(Class C3): Conversion of ground, first and second floors to create 98 self-contained residential units)

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**2 CB/26/00058/LDCP:** 8 Gardeners Close

**Proposal:** NOT FOR DECISION: Lawful Development Certificate Proposed: Erection of a single storey side extension, with roof lights

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**3 CB/26/00062/LDCP:** Weatherfield Special School, Brewers Hill Road

**Proposal:**

NOT FOR DECISION: Lawful Development Certificate Proposed: Single storey front infill extension.

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**4 CB/26/00033/LDCP:** 42 Beale Street

**Proposal:**

NOT FOR DECISION: Lawful Development Certificate Proposed: Conversion of garage to habitable space

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**5 CB/25/03929/DOC:** 25-27 High Street North

**Proposal:** NOT FOR DECISION: Discharge of Condition 3 against planning permission ref. CB/21/04261/FULL (Conversion of existing first floor Restaurant/ Bar and erection of second floor extension to form 4 residential dwellings (2 x 2 bed flat, 1 x 1 bed flat and 1 Studio flat) and provision of associated bin storage and cycle parking)

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**DUNSTABLE TOWN COUNCIL**

**PLANS SUB-COMMITTEE**

**2 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/25/03726/REG3:</b>	6 Spinney Crescent Erection of rear extension	No Objection	Regulation 3 Granted
<b>CB/25/03441/FULL:</b>	Former Site of Chestnut House Proposed hand car wash including two modular buildings (temporary)	Objection due to noise pollution, location in middle of residential area, backing up of traffic onto High Street	Refused
<b>CB/25/03542/FULL:</b>	28 Greenfield Close Replacement porch	No objection	Granted
<b>CB/25/03149/FULL:</b>	71 Wolseley Drive Erection of a single storey rear extension	No objection	Granted
<b>CB/25/03253/FULL:</b>	44 Capron Road Proposed demolition of existing detached workshop buildings and garages and provide 1no. detached Self-build and custom dwelling with associated garden and parking.	No objection subject to satisfactory parking arrangements for both residential properties	Refused