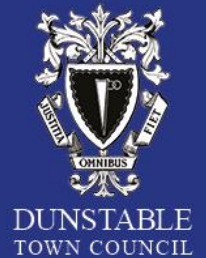


Dunstable Town Council
Grove House
76 High Street North
Dunstable
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LU6 1NF

Tel: 01582 513000
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Website: www.dunstable.gov.uk



Paul Hodson, Town Clerk and Chief Executive

Date: **Wednesday, 08 April 2026**

Dear Councillor,

A meeting of the **Plans Sub-Committee** will be held on **Monday April 13, 2026**, at Grove House in the Council Chamber at **6:15 PM**. Members of the public and press 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 or 01582 513000 by 4 pm on Friday 10 April 2026.

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



Yours faithfully



Paul Hodson
Town Clerk and Chief Executive

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

Democratic (Democratic Services Manager), 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), Michelle Henderson (Council Member), Paul Hodson (Town Clerk and Chief Executive), Peter Hollick (Council Member), Trevor Adams (Council Member), Sally Kimondo (Council Member), Robert Blennerhassett (Council Member), Shaun Moulster, Lisa Scheder (Head of Corporate Services (RFO)),

AGENDA

1 Apologies for Absence

2 Declarations of Interest

3 Public Question Time

4 To agree the minutes of the meeting of 16 March 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 -

KFC, White Lion Retail Park, Boscombe Road

7 Date of the next meeting - Monday 11 May 2026 at 6.15 pm

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, DUNSTABLE

ON MONDAY 16 MARCH AT 6.15 pm

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

Present: None
(Remotely)

Apologies: Councillor Sally Kimondo (Town Mayor),

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 23 FEBRUARY 2026

RESOLVED: The Minutes of the meeting of the Plans Sub-Committee held on 23 February 2026 were approved as a correct record and were signed by the Vice 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/26/00204/FULL:** 52 Jeans Way
Proposal: Erection of detached outbuilding to form Annexe accommodation. Demolition of existing garden buildings and sheds.

	Comments:	Objection - Building should not be used for permanent residential use
2	CB/26/00151/FULL Proposal:	2 Friars Walk Garage Conversion, and erection of a first-floor side extension, removal of chimneys
	Comments:	No objection
3	CB/26/00081/FULL: Proposal:	2 Ridgeway Avenue Loft conversion with rear dormer window and front roof lights. Garage conversion with new raised gable end roof to create first floor with rear dormer and a front roof light. Change garage door to a window
	Comments:	No objection
4	CB/26/00538/PAEC: Proposal:	Wentworth House, 83 High Street North Change of use from commercial/business/service (Class E) to dwellinghouses (Class C3): Conversion of ground, first and second floors to create 7 self-contained residential units
	Comments:	No objection
5	CB/25/04054/FULL: Proposal:	4 Victoria Street Conversion and extension of barn to form a dwelling
	Comments:	No objection
6	CB/26/00308/FULL: Proposal:	9 Aldbanks Conversion of existing garage to an annex, and alterations to fenestration, ancillary use
	Comments:	Objection - Building should not be used for permanent residential use
7	CB/26/00552/FULL: Proposal:	184 West Street Single storey rear extension, first floor side extension with replacement steps, new door surround and canopy. Alterations to the rear roof raising the eave height and retaining the existing ridge. Installation of rooflights to side and rear
	Comments:	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 13 April 2026 at 6.15pm

The meeting closed at 6.40 pm

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

13 APRIL 2026

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

-
- 1 CB/26/00692/PADC:** Land at former Jewson Site, Beale Street
Proposal: Prior Approval for new dwelling houses on detached buildings in commercial or mixed use: creation of two addition floors for six dwellings
-
- 2 CB/26/00543/FULL:** 18 Lockington Crescent
Proposal: Demolition of single storey rear extension. Erection of part single and two story rear and first floor front extensions
-
- 3 CB/26/00484/FULL:** 5 Stuart Street
Proposal: Loft conversion with rear dormer window and front roof lights. Garage conversion with new raised gable end roof to create first floor with rear dormer and a front roof light. Change garage door to a window
-
- 4 CB/26/00794/FULL:** 9 Suncote Avenue
Proposal: Erection of first floor side extension and alteration to rear door
-
- 5 CB/25/02821/FULL:** 19-20 Queensway
Proposal: Installation of a ventilation extraction unit with an external chimney flue
-
- 6 CB/26/00666/FULL:** 18 Luton Road
Proposal: Change of use Class C3 dwelling house to Class C2 childrens care home
-
- 7 CB/26/00611/PAEC** 72-76 Union Street
Proposal: Prior Approval for Change of use from Commercial Business and Service (Class E) to dwellinghouses (Class C3):
Conversion of existing offices into three dwellinghouses
-

8	CB/26/00569/ADV:	16A Albion Street
	Proposal:	Advertisement: One non illuminated front fascia sign
9	CB/26/00520/FULL:	30-34 Broadwalk
	Proposal:	Installation of rear plant equipment with rear extraction vents and a front external seating area
10	CB/26/00521/ADV:	30-34 Broadwalk
	Proposal:	Advertisement: Three illuminated fascia signs and one illuminated projecting sign
11	CB/26/00746/ADV:	77-87 London Road
	Proposal:	Advertisement: Installation of one internally illuminated totem sign
12	CB/26/00771/FULL:	68 Union Street
	Proposal:	Change of use of former hot-food takeaway with first floor living accommodation (sui generis use) to two 1-bedroomed, self-contained flats, internal and external alterations, demolition of existing garage/store, provision of parking spaces and all ancillary works
13	CB/26/00651/FULL:	42 Periwinkle Lane
	Proposal:	Demolition of existing conservatory. Erection of single storey rear extension with roof light
14	CB/26/00660/FULL:	3 Turnpike Close
	Proposal:	Single storey rear extension and associated landscaping works
15	CB/26/00798/FULL:	Land to the rear of 44 to 50 Capron Road and 44 Capron Road
	Proposal:	Demolition of the detached workshop and garages, erection of a detached custom, self-build dwelling with associated garden and parking and the creation of a rear garden for 44 Capron Road.
16	CB/26/00808/FULL:	130 Victoria Street
	Proposal:	Demolition of existing conservatory, erection of a single storey rear and side extension, with rooflight, and rear bifold/sliding door

17 CB/26/00594/FULL: The Wheatsheaf
Proposal: Installation and retention of external works ancillary to the public house which comprises of: External decking to front and rear elevations including accessibility ramps to front and rear entrances. Installation of two covered seating pods to front elevation. Installation of a seasonal marquee in the rear garden and a television screen installed inside. Erection of rear boundary fencing and trellis screening, with a combined height of 3.6m and erection of side boundary fencing and trellis screening, with a combined height of 3m. Associated ancillary fixtures

18 CB/26/00359/FULL: 168 High Street North
Proposal: Installation of a rear extractor flue vent (Retrospective) and retention of the existing extractor flue.

19 CB/26/00856/FULL: 4 Monks Close
Proposal: Erection of a single storey rear extension with roof light

20 CB/26/00818/FULL: 12 Weatherby
Proposal: Single storey side and rear extension with roof lights and front porch

21 CB/26/00627/FULL: 5 Langdale Close
Proposal: Removal of garage and erection of two storey side extension. Single storey side extension, roof alterations with porch canopy and installation of roof lights

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL NOT FOR DECISION

1 CB/26/00635/DOC: 4 Maypole Yard
Proposal: NOT FOR DECISION: Discharge of Condition 3 against planning permission ref. CB/25/02698/FULL (Single storey rear extension and erection of a detached store)

- 2 CB/26/00747/GDPE:** 44 Loring Road
Proposal: NOT FOR DECISION: Prior Notification of Householder Extension:
Single storey rear extension, 3.45m beyond the rear wall of the original dwelling, maximum height of 3.00m & 3.00m to the eaves.
-
- 3 CB/26/00339/GDPE:** 90 Evelyn Road
Proposal: NOT FOR DECISION: Prior Notification of Householder Extension:
Single storey rear extension, 6m beyond the rear wall of the original dwelling, maximum height of 4m & 3m to the eaves
-
- 4 CB/26/00836/LDCP:** 28 Drovers Way
Proposal: NOT FOR DECISION: Lawful Development Certificate Proposed:
Demolition of existing outbuildings and erection of single storey side extension with roof lights
-

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

13 APRIL 2026

B) COMPLETED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/25/03067/FULL:	Ground Floor, Admiral Place, 152 High Street North Change of use of ground floor snooker hall to an early years nursery, new front garden play area with security fencing and pergola, and minor fenestration changes	No objection	Refused
CB/26/00204/FULL:	52 Jeans Way Erection of detached outbuilding to form Annexe accommodation. Demolition of existing garden buildings and sheds	Objection – Building should not be used for permanent residential use	Granted
CB/25/03923/FULL:	562 Lowther Road Erection of a single storey rear extension, first floor front and side extensions, roof lights to front, and a rear Juliet balcony, solar panels, and a front porch	No objection	Withdrawn
CB/25/03518/FULL:	77 Hadrian Avenue Removal of front porch and conservatory. Erection of single storey rear extension with roof lanterns, new side window and increase in roof height over the utility room and toilet	No objection	Granted

CB/25/02802/FULL:	7 Longmeadow Change of use of a dwellinghouse (Use Class C3) into a childrens home (Class C2)	No objection subject to satisfactory parking arrangements for professionals	Refused
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Premises Licence Application

Full variation of premises licence

Application received on 25th November 2025

Name of applicant Demipower (2017) Limited

Premises address KFC, White Lion Retail Park, Boscombe Road, Dunstable, Bedfordshire, LU5 4WL

Variation to extend the opening hours to 24 hours & to extend the hours of late night refreshment on and off the premises to 23:00hrs to 05:00hrs

Description of the premises

Fast Food Restaurant

The full application can be viewed by arrangement. If you wish to make a representation, please do so via email by **02nd April 2026**. 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, Licensing Team, Thorn turn Depot, Grendall Lane, Houghton Regis, LU5 6GJ