

**DUNSTABLE TOWN COUNCIL**

**PLANS SUB-COMMITTEE**

**5 JANUARY 2026**

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

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- 1      **CB/25/03429/FULL:** Kingdom Hall, 56 Frenchs 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
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- 2      **CB/25/02802/FULL:** 7 Long Meadow  
          **Proposal:** Change of use of a dwellinghouse (Use Class C3) into a children's home (Class C2)
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- 3      **CB/25/03542/FULL:** 28 Greenfield Close  
          **Proposal:** Replacement porch
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- 4      **CB/25/03253/FULL:** 44 Capron Road  
          **Proposal:** Proposed demolition of existing detached workshop buildings and garages and provide 1no. detached Self-build and custom dwelling with associated garden and parking.
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- 5      **CB/25/03726/REG3:** 6 Spinney Crescent  
          **Proposal:** Erection of a rear extension
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- 6      **CB/25/03441/FULL:** Former Site of Chestnut House  
          **Proposal:** Proposed hand car wash including two modular buildings (temporary)
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- 7      **CB/25/03834/FULL:** 81 & 83 High Street North  
          **Proposal:** Change of use and conversion of office to form 9 flats with off street parking, cycle parking and shared amenity space
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- 8      **CB/25/03835/LB:** 81 & 83 High Street North  
          **Proposal:** Listed Building: Change of use and conversion of office to form 9 flats with off street parking, cycle parking and shared amenity space
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- 9      **CB/25/03565/FULL:** 32 Wilbury Drive

	<b>Proposal:</b>	Single storey side and front extensions. Two storey rear extension and front dormer extension
<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>11</b>	<b>CB/25/03875/FULL:</b>	23 Clifton Road
	<b>Proposal:</b>	Single storey rear extension
<b>12</b>	<b>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>13</b>	<b>CB/25/03837/LB:</b>	13A Richard Street
	<b>Proposal:</b>	Change of Use from Class E to Class C3 residential dwelling
<b>14</b>	<b>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>15</b>	<b>CB/25/03784/FULL:</b>	49 Wilbury Drive
	<b>Proposal:</b>	Single storey rear extension following demolition of existing garage

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

<b>1</b>	<b>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

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

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- 1**      **CB/25/03435/LDCP:** 42 Markham Crescent  
             **Proposal:** NOT FOR DECISION: Lawful Development Certificate Proposed: A single storey side extension, with internal alterations
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- 2**      **CB/25/03242/LDCP:** 15 Sundown Avenue  
             **Proposal:** NOT FOR DECISION: Lawful Development Certificate Proposed: Change of use from dwellinghouse (Class C3) to 6-bedroom HMO (Class C4)
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- 3**      **CB/25/03625/DOC:** 4-6 High Street North  
             **Proposal:** NOT FOR DECISION: Discharge of condition 2,3, and 4 against planning permission CB/25/00609/PAEC (Prior approval: Change of use from commercial/business/service(class E) to dwelling houses (class C3) Conversion of refurbishment of the upper first & second floor areas of the building to form six new one- & two-bedroom residential apartments)
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- 4**      **CB/25/03507/DOC:** Unit D, Chiltern Park Industrial Estate  
             **Proposal:** NOT FOR DECISION: Discharge of conditions 4,5 and 6 against planning application CB/25/00993/FULL (Proposed extension with rooflights and change of use from Class B8 to Cass B2)
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- 5**      **CB/25/03670/GPDE:** 18 Calcutt Close  
             **Proposal:** NOT FOR DECISION: Prior notification of Householder Extension: Single storey rear extension,4.20m beyond the rear wall of the original dwelling, maximum height of 3.55m & 2.90m to the eaves.
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**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/25/03164/FULL:</b>	2 Palma Close Conversion of a 3-bed dwelling (C3a) to a 2 bed children's care home (C2 residential institution)	<p>Objection</p> <p>Planning application makes inadequate arrangements for waste collection. This is not considered within the planning document.</p> <p>The proposed development would result in a material intensification of use that would generate additional comings and goings and activity that would result in a harmful neighbour amenity impact in terms of noise and disturbance. As such, the proposal would have a detrimental impact on the amenities of the surrounding occupiers in conflict with Policy HQ1 of the Central Bedfordshire Local Plan (2021) and Section 12 of the NPPF (2024).</p> <p>The Staff Bedroom is too small and does not comply with national policy standards, The proposal would fail to provide adequate space standards for the future occupiers of the care home, conflicting with Policy H2 of the Central Bedfordshire Local Plan, Chapter 11 of the Central Bedfordshire Design Guide (August 2023), Section 12 of the NPPF and Technical housing standards - nationally described space standard (2015).</p> <p>Given the high number of staff that would be attending the property, two day carers, social workers, managers, no provision for ambulance parking, the proposed development fails to make adequate provision for off street parking to accommodate the additional parking demands that would arise from the proposal, thereby leading to an increase in on street parking, resulting in unacceptable additional hazards and inconvenience to users of the highway</p>	Withdrawn

		and posing a highway safety risk, conflicting with Policies T2 and T3 of the Central Bedfordshire Local Plan (2021), the Parking Standards for New Developments SPD, and Section 9 of the National Planning Policy Framework (2024).	
<b>CB/25/03150/FULL:</b>	7 Beech Green Proposed demolition of side extension and front porch and erection of a single storey side extension and enlarged front porch, alterations to windows and doors	No objection	Granted
<b>CB/25/03120/FULL:</b>	17 Osborne Road Erection of a single storey rear extension, new windows, doors, and rooflights	No objection	Granted
<b>CB/25/02882/FULL:</b>	46 Buckwood Avenue Erection of a single storey side extension, with new door to the rear	No objection	Granted
<b>CB/25/03042/FULL:</b>	25 Wingate Road Erection of a single storey part front extension, with conversion of garage into habitable space, and height increase, new windows and doors	No objection	Granted
<b>CB/25/02960/FULL:</b>	Land at Chalklands Square Erection of a public art tower adjacent to unit 12 of Chalklands Square development	No objection	Granted
<b>CB/25/02819/FULL:</b>	23A High Street North Conversion of the first-floor level, former lounge and night club premises, use class Sui Generis to Class C residential, comprising of three flats and insertion of windows to the southeast elevation	No objection	Refused