

DUNSTABLE TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANS SUB-COMMITTEE
HELD AT GROVE HOUSE, DUNSTABLE
ON MONDAY 12 MAY 2025 AT 6:30 pm

Present: Councillors Louise O’Riordan (Town Mayor), Nicholas Kotarski (Chair), Councillor Wendy Bater, Gregory Alderman, Richard Attwell, Peter Hollick and Councillor Liz Jones (substituting for Councillor Sally Kimondo)

Apologies: Councillor Sally Kimondo (Deputy Mayor)

In Attendance: Paul Hodson (Town Clerk and Chief Executive) and Jackie Carrington (Democratic Services Manager)

Public: Nil

2. PUBLIC QUESTION TIME

None

3. SPECIFIC DECLARATIONS OF INTEREST

None

4. MINUTES

The Minutes of the meeting of the Plans Sub-Committee held on 28 April 2025 were approved as a correct record and were signed by the Chair.

5. 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:

CB/25/01250/FULL:

1 46 Buckwood Avenue,

Proposal: Single storey rear extension with rooflight
Comments: No Objection

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CB/25/01083/FULL: Land to rear of 4 -6 High Street North,

Proposal: 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

Comments: No Objection

3 CB/25/01240/FULL: Dunstable Baptist Church, St Marys Gate

Proposal: Listed Building: Re-roofing of single storey section of existing building including overhauling, re-painting and replacing existing fascia and

Comments: guttering as necessary
No Objection

4 CB/25/01224 /FULL:56 Burr Street,

Proposal: Single storey rear/side extension following removal of lean-to elevation

Comments: No Objection

5 CB/25/01080/FULL: Land to Rear of, 183-183A Poynters Road

Proposal: Change of Use from previous separated 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.

Comments: We have concerns but note that Central Bedfordshire Council have the same concerns, but we have No Objection

6 CB/25/00908/FULL; 5 Mentmore Crescent,

Proposal: Erection of single storey front and rear extensions with roof lantern and roof lights. Garage conversion.

Comments: No objection

7 CB/25/00823/FULL: 9 Worthington Road,

Proposal: Erection of single storey front, side and rear extension following removal of an outbuilding

Comments: No Objection

8 CB/25/01170/FULL: 9 Priory Road,

Proposal: Internal alterations to include toilet within the outbuilding

Comments: No Objection but we would like it noted that the area is not to be used as a dwelling in the future

9 CB/25/01053/FULL: 37 and 39 High Street South,

Proposal: Installation of doors and alterations to existing windows and doors to rear and side of the building

Comments: No objection but we would like it noted that historical evidence is that these properties flood on a regular basis both from the front and from the rear. Any doors added need to have a flood defence system in place that is used daily.

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- 10 CB/25/01201/FULL:** 59-61 Lowther Road,
Proposal: Removal and replacement of mechanical plant on garage roof at the rear of yard. Replacement fence and gates.

Comments: No Objection

- 11 CB/25/01232/FULL:** 99 Drovers Way
Proposal: Erection of a single storey rear extension, and roof light
Comments: No Objection
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7. PLANNING DECISIONS

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

8. LICENSING APPLICATIONS

None

The Meeting Closed at 6:58 pm