

**DUNSTABLE TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANS SUB-COMMITTEE**

**HELD AT GROVE HOUSE, DUNSTABLE**

**ON MONDAY 13 APRIL AT 6.15 pm**

Present: Councillor Sally Kimondo (Town Mayor), Councillors Richard Attwell (Deputy Mayor), Wendy Bater (Chair), Nicholas Kotarski and Tamara Johnson

Present: None

(Remotely)

Apologies: Councillor Peter Hollick

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 16 MARCH 2026**

**RESOLVED:** The Minutes of the meeting of the Plans Sub-Committee held on 16 March 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

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|----------------------------|--|
| <b>1 CB/26/00692/PADC:</b> | Land at former Jewson Site, Beale Street   |
| <b>Proposal:</b>           | Prior Approval for new dwelling houses on detached buildings in commercial or mixed use: creation of two addition floors for six dwellings |
| <b>Comments:</b>           | Objection – Due to Traffic Congestion, Detrimental to other residents, Overdevelopment and Lack of Parking                                 |
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<b>2</b>	<b>CB/26/00543/FULL</b> <b>Proposal:</b> <b>Comments:</b>	18 Lockington Crescent Demolition of single storey rear extension. Erection of part single- and two-story rear and first floor front extensions No objection
<b>3</b>	<b>CB/26/00484/FULL:</b> <b>Proposal:</b> <b>Comments:</b>	5 Stuart Street 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 No objection
<b>4</b>	<b>CB/26/00794/FULL:</b> <b>Proposal:</b> <b>Comments:</b>	9 Suncote Avenue Erection of first floor side extension and alteration to rear door No objection
<b>5</b>	<b>CB/25/02821/FULL:</b> <b>Proposal:</b> <b>Comments:</b>	19-20 Queensway Installation of a ventilation extraction unit with an external chimney flue No objection
<b>6</b>	<b>CB/26/00666/FULL:</b> <b>Proposal:</b> <b>Comments:</b>	18 Luton Road Change of use Class C3 dwelling house to Class C2 children's care home Objection – Lack of parking for professional service – Bathroom shared with adults no separate bathroom for children, staff room too small, no room provided for staff to sleep
<b>7</b>	<b>CB/26/00661/FULL:</b> <b>Proposal:</b> <b>Comments:</b>	72-76 Union Street Prior Approval for Change of use from Commercial Business and Service (Class E) to dwellinghouses (Class C3): Conversion of existing offices into three dwellinghouses No Objection
<b>8</b>	<b>CB/26/00569/ADV:</b> <b>Proposal:</b> <b>Comments:</b>	16A Albion Street Advertisement: One non illuminated front fascia sign No Objection
<b>9</b>	<b>CB/26/00520/FULL:</b> <b>Proposal:</b> <b>Comments:</b>	30-34 Broadwalk Installation of rear plant equipment with rear extraction vents and a front external seating area No objection
<b>10</b>	<b>CB/26/00521/ADV:</b> <b>Proposal:</b>	30-34 Broadwalk Advertisement: Three illuminated fascia signs and one illuminated projecting sign

	<b>Comments:</b>	No objection
<b>11</b>	<b>CB/26/00746/ADV:</b> <b>Proposal:</b>	77-87 London Road Advertisement: Installation of one internally illuminated totem sign
	<b>Comments:</b>	No objection
<b>12</b>	<b>CB/26/00771/FULL:</b> <b>Proposal:</b>	68 Union Street 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
	<b>Comments:</b>	No Objection
<b>13</b>	<b>CB/26/00651/FULL:</b> <b>Proposal:</b>	42 Periwinkle Lane Demolition of existing conservatory. Erection of single storey rear extension with roof light
	<b>Comments:</b>	No Objection
<b>14</b>	<b>CB/26/00660/FULL:</b> <b>Proposal:</b>	3 Turnpike Close Single storey rear extension and associated landscaping works
	<b>Comments:</b>	No Objection
<b>15</b>	<b>CB/26/00798/FULL</b> <b>Proposal:</b>	Land to rear of 44 to 50 Capron Road and 44 Capron Road 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
	<b>Comments:</b>	No objection
<b>16</b>	<b>CB/26/00808/FULL:</b> <b>Proposal:</b>	130 Victoria Street Demolition of existing conservatory, erection of a single storey rear and side extension, with rooflight, and rear bifold/sliding door
	<b>Comments:</b>	No objection
<b>17</b>	<b>CB/26/00594/FULL:</b> <b>Proposal:</b>	The Wheatsheaf 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

**Comments:** Objection – Application should be retrospective not Full, Noise Pollution given residents proximity to Television, Changes to Street Scene

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**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  
**Comments:** No objection

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**19 CB/26/00856/FULL:** 4 Monks Close  
**Proposal:** Erection of a single storey rear extension with roof light  
**Comments:** No Objection

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**20 CB/26/00818/FULL:** 12 Weatherby  
**Proposal:** Single storey side and rear extension with roof lights and front porch  
**Comments:** No Objection

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**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  
**Comments:** No Objection

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## **5. PLANNING DECISIONS**

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

## **6. LICENSING APPLICATIONS**

KFC, White Lion Retail Park, Boscombe Road

**Comments:** No objection

## **7. DATE OF NEXT MEETING**

Monday 13 April 2026 at 6.15pm

**The meeting closed at 6.50 pm**