

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
2	CB/25/02802/FULL Proposal:	7 Long Meadow Change of use of a dwellinghouse (Use Class C3) into a children's home (Class C2)
	Comments:	No objection subject to satisfactory parking arrangements for professionals
3	CB/25/03542/FULL: Proposal:	28 Greenfield Close Replacement porch
	Comments:	No objection
4	CB/25/03253/FULL: Proposal:	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
	Comments:	No objection subject to satisfactory parking arrangements for both residential properties
5	CB/25/03726/REG3: Proposal:	6 Spinney Crescent Erection of rear extension
	Comments:	No objection
6	CB/25/03441/FULL Proposal:	Former Site of Chestnut House Proposed hand car wash including two modular buildings (temporary)
	Comments:	Objection due to noise pollution, location in middle of residential area, backing up of traffic onto High Street
7	CB/25/03834/FULL: Proposal:	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
	Comments:	No Objection
8	CB/25/03834/LB: Proposal:	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
	Comments:	No objection
9	CB/25/03565/FULL: Proposal:	32 Wilbury Drive Single storey side and front extensions. Two storey rear extension and front dormer extension
	Comments:	No objection
10	CB/25/03876/FULL:	Unit 1 and 2, Lawrence Way

Proposal:	External alterations to Units 1 and 2, including installation of new cladding and material changes to the elevations
Comments:	No objection
11 CB/25/03876/FULL:	23 Clifton Road
Proposal:	Single storey rear extension
Comments:	No objection
12 CB/25/03569/FULL	9 Linden Road
Proposal:	Single and two storey side extensions. Single storey rear extension with roof lanterns and a front porch
Comments:	No objection
13 CB/25/03837/FULL:	13A Richard Street
Proposal:	Change of Use from Class E to Class C3 residential dwelling
Comments:	No Objection
14 CB/25/03797/FULL:	The Crown, 9 High Street North
Proposal:	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
Comments:	Objection – concerns regarding capacity and safety of residents also concerns about residential waste disposal
15 CB/25/03784/FULL:	49 Wilbury Drive
Proposal:	Single storey rear extension following demolition of existing garage
Comments:	No objection

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78

1 CB/25/02793/FULL:	Footpath to the front of 5-7 West Street
Proposal:	Installation of one new communications kiosk with integral defibrillator and rear advertising display
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 2 February 2026 at 6.15pm

The meeting closed at 6.45 pm