

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, DUNSTABLE

ON MONDAY 8 DECEMBER 2025 AT 6.15 pm

Present: Wendy Bater (Chair), Nicholas Kotarski, Matthew Brennan (sub-Sally Kimondo, Peter Hollick (sub-Richard Attwell) and Johnson Tamara

Apologies: Councillors Sally Kimondo (Town Mayor), Richard Attwell, (Deputy Mayor) and Louise O'Riordan

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

Public: Four

1. TO ELECT VICE-CHAIR FOR PLANS-SUB COMMITTEE

Following the resignation of Councillor Liz Jones

It was proposed, seconded and

RESOLVED: That Councillor Johnson Tamara be elected the Vice-Chair of the Plans-Sub Committee

2. SPECIFIC DECLARATIONS OF INTEREST

No specific declarations of interest were declared

3. PUBLIC QUESTION TIME

No questions were put forward to the Council ahead of the meeting.

4. MINUTES OF THE PLANS SUB COMMITTEE HELD ON 17 NOVEMBER 2025

RESOLVED: The Minutes of the meeting of the Plans Sub-Committee held on 17 November 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

1

CB/25/03042/FULL: Unit 30, Verey Road,

Proposal: Demolition of the existing building and erection of a new building within a flexible range of uses (Classes E(g)(iii) Light Industrial, B2 General Industrial and / or B8 Storage and Distribution) with ancillary offices, together with all other associated works

Comments: No Objection

2 **CB/25/03216/FULL:** 19 Ridgeway Avenue

Proposal: Garage converted into living space. Erection of a ground floor wrap-around extension, a partial first floor wrap-around extension, and centralisation of the approved loft dormer, balcony's and roof lights, internal alterations.

Comments: No Objection

3 **CB/25/03164/FULL:** 2 Palma Close

Proposal: Conversion of 3 bed dwelling (C3a) to a 2 bed children's care home (C2 residential institution)

Comments: Objection

Planning application makes inadequate arrangements for waste collection. This is not considered within the planning document.

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).

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).

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 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).

4	CB/25/03179/FULL:	57 Tring Road
	Proposal:	Two storey rear extension and erection of a detached annexe for ancillary use
	Comments:	No objection
5	CB/25/03191/FULL:	7 High Street North
	Proposal:	Roof alterations to create a third floor for a new dwelling (Use Class C3) with associated refuse storage, amenity and secure cycle parking
	Comments:	No objection
6	CB/25/03273/REG3:	39 Benning Avenue
	Proposal:	Erection of single storey rear extension and internal alterations
	Comments:	No objection
7	CB/25/03149/FULL:	71 Wolseley Drive
	Proposal:	Erection of single storey rear extension
	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

The Wheatsheaf, 82 High Street North

Comments: Objection: The prevention of public nuisance due to longer hours and noise from establishment.

7. STREET NAMING

Land at former Jewsons Site, Beale Street, proposed Street Name Merchant Place

Comments: Members suggest Beale View or Mill View (The Beal family owned a flour mill in this street)

8. DATE OF NEXT MEETING

Monday 5 January 2026 at 6.15pm

The meeting closed at 7.15 pm