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**Paul Hodson**, Town Clerk and Chief Executive

Notice of a Meeting of the **Plans Sub-Committee**

Date: **Friday 8 August 2025**

Dear Councillor,

A meeting of the **Plans Sub-Committee** will be held on **Monday 18 August 2025**, at **Council Chamber, Grove House** at **6:30 PM**. Members of the public and press are also welcome to attend in person. Members of the public may ask a question during the public session in person. If you would like to ask a question, please contact the Council via [democratic@dunstable.gov.uk](mailto:democratic@dunstable.gov.uk) or 01582 513000 by 4 pm on Friday 15 August.

Please see the below QR code to access the full agenda:



Yours faithfully

Paul Hodson  
Town Clerk and Chief Executive

*Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't.*

## **AGENDA**

### **1 Apologies for Absence**

### **2 Declarations of Interest**

### **3 Public Question Time**

### **4 To agree the minutes of the meeting of 28 July 2025**

### **5 Planning Applications**

- a) to consider applications submitted to Central Bedfordshire Council since the last meeting of the Sub-Committee
- b) to note the recent decisions of The Planning Authority

### **6 Licensing Applications**

a)

- a. to consider applications submitted to Central Bedfordshire Council since the last meeting of the Sub- Committee – None received

### **7 Date of the next meeting - Monday 15 September 2025 at 6.15 pm**

[Plans Minutes - 28 July 2025 \(1\).pdf](#)

[Agenda 18 August - Planning + Licensing applications \(3\).pdf](#)

To: All Members of the **Plans Sub-Committee:**

Democratic (Democratic Services Manager), John Gurney (Council Member), Liz Jones (Council Member), Wendy Bater (Council Member), Kenson Gurney (Council Member), Matthew Brennan (Council Member), Philip Crawley (Council Member), Matthew Neall (Council Member), Mark Davis (Council Member), Gregory Alderman (Council Member), Richard Attwell (Council Member), Johnson Tamara (Council Member), Nicholas Kotarski (Council Member), Louise O'Riordan (Council Member), Michelle

**DUNSTABLE TOWN COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANS SUB-COMMITTEE**  
**HELD AT GROVE HOUSE, DUNSTABLE**  
**ON MONDAY 28 JULY 2025 AT 6.30 pm**

Present: Councillors Sally Kimondo (Town Mayor), Richard Attwell, (Deputy Mayor), Wendy Bater (Chair), Liz Jones (Vice-Chair), Nicholas Kotarski, Louise O’Riordan and Johnson Tamara

Apologies: None

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

Public: None

**1. SPECIFIC DECLARATIONS OF INTEREST**

There were no specific declarations of interest.

**2. PUBLIC QUESTION TIME**

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

**3. MINUTES**

The Minutes of the meeting of the Plans Sub-Committee held on 30 June 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

<b>1</b>	<b>CB/25/02120/FULL: Proposal:</b>	31 Northfields Change of use from residential dwelling to a children’s care home
	<b>Comments:</b>	Whilst we have no objection to the application we are concerned that there may be changes to the usage of the building in the future
<b>2</b>	<b>CB/25/01661/FULL: Proposal:</b>	10 Beech Green Part single, part two storey side extension, with rear facing dormers and associated external alterations. The ground floor is a double garage, store and utility room.
	<b>Comments:</b>	No objection

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<b>3</b>	<b>CB/25/02162/FULL:</b>	6 Graham Road
	<b>Proposal:</b>	Erection of first floor extension, with new window and light tube.
	<b>Comments:</b>	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. Date of the next meeting – 18 August 2025**

**The meeting closed at 6.55 pm**

**DUNSTABLE TOWN COUNCIL**  
**PLANS SUB-COMMITTEE**

**18 AUGUST 2025**

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

1	<b>CB/25/02307/FULL:</b>	3 Aidens Close <b>Proposal:</b> Single storey rear conservatory
2	<b>CB/25/02266/FULL:</b>	68 Union Street <b>Proposal:</b> Installation of external flue.
3	<b>CB/25/02128/FULL:</b>	2 Ridgeway Avenue <b>Proposal:</b> Erection new dwelling and vehicle crossover.
4	<b>CB/25/02348/FULL:</b>	107 Westfield Road <b>Proposal:</b> Demolition of existing garage and side annex. Erection of a single storey rear extension with skylight, two storey side and rear extensions and chimney removal, new windows and doors. New front porch.
5	<b>CB/25/02311/FULL:</b>	5 Langdale Road <b>Proposal:</b> Two flat roof dormers to the front elevation having change of materials, also roof being replaced with pitched roof. Hanging tiles to be replaced with cladding, and new windows. Width and depth of dormers to remain the same. Existing concrete double roman tiles to main roof, changed with plain concrete tiles of a similar colour to the existing.
6	<b>CB/25/02020/FULL:</b>	United Reform Church, Edward Street <b>Proposal:</b> Installation of two air conditioning units 783mm x 267mm
7	<b>CB/25/02225/FULL:</b>	101 Drovers Way <b>Proposal:</b> Erection of part single, part two storey rear extension with roof light. Two storey side extension, demolition of existing side storage and chimney removal, new windows and doors. New front porch.
8	<b>CB/25/02143/FULL:</b>	19 Gilded Acre <b>Proposal:</b> Erection of single storey rear extension, and conversion of garage with roof light.
9	<b>CB/25/02234/FULL:</b>	Land rear of 24 West Street <b>Proposal:</b> Change of use from car park to hand car washing and valeting service. Erection of canopies, facilities, acoustic fence and enclosed wash area.
10	<b>CB/25/02360/FULL:</b>	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, cladding and rainwater goods. removal, new windows and doors.

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**DUNSTABLE TOWN COUNCIL**

**PLANS SUB-COMMITTEE**

**18 AUGUST 2025**

**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/25/01724/FULL</b>	35 Willoughby Close Erection of an outbuilding for use as dog grooming business	No Objection	Granted
<b>CB/25/01797/FULL</b>	107 Luton Road Erection of a single storey rear extension, including a basement and solar panels, replacement of an existing first floor side window	No objection	Granted
<b>CB/25/01636/FULL</b>	60 First Avenue Erection of a single storey side and rear extension, two storey side extension and roof alterations. Demolition of garage.	No Objection	Granted

Henderson (Council Member), Paul Hodson (Town Clerk and Chief Executive), Trevor Adams (Council Member), Sally Kimondo (Councillor), Robert Blennerhassett (Council Member), Rachel Connor (Corporate Communications & Marketing Officer), Lisa Scheder (Head of Corporate Services (RFO)),