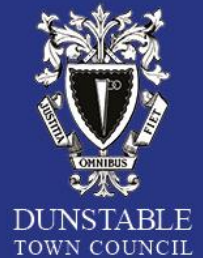


Dunstable Town Council
Grove House
76 High Street North
Dunstable
Bedfordshire
LU6 1NF

Tel: 01582 513000

E-mail: info@dunstable.gov.uk

Website: www.dunstable.gov.uk



Paul Hodson, Town Clerk and Chief Executive

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

Date: **5 September 2025**

Dear Councillor,

A meeting of the **Plans Sub Committee** will be held on **Monday 15 September 2025**, at **Grove House, Council Chamber** at **6.15 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, either in person or online via MS Teams. If you would like to ask a question, please contact the Council via democratic@dunstable.gov.uk or 01582 513000 by 4 pm on Friday 12 September 2025.

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 18 August 2025

5 Planning Applications

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

6 Licensing Applications

- a) to consider applications submitted to Central Bedfordshire Council since the last meeting of the Sub- Committee

Ahmed Omar - Chimnos Delight

7 Date of the next meeting - Monday 27 October 2025 at 6.15 pm

To: All Members

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 Henderson (Council Member), Peter Hollick (Council Member), Trevor Adams (Council Member), Sally Kimondo (Council Member) and Robert Blennerhassett (Council Member)

[Plans Minutes - 18 August 2025.pdf](#)

[Agenda 15 September 2025 - Planning + Licensing applications.pdf](#)

[25.005885 application form.pdf](#)

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DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, DUNSTABLE

ON MONDAY 18 AUGUST 2025 AT 6.30 pm

Present: Councillors Sally Kimondo (Town Mayor), Richard Attwell, (Deputy Mayor), Wendy Bater (Chair), Nicholas Kotarski, Louise O’Riordan and Robert Blennerhassett (substitute for Liz Jones)

Apologies: Liz Jones (Vice-Chair) and Johnson Tamara

In Attendance: 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

1	CB/25/02307/FULL:	3 Aidens Close
	Proposal:	Single storey rear conservatory
	Comments:	No objection
2	CB/25/02266/FULL:	68 Union Street
	Proposal:	Installation of external flue
	Comments:	No objection
3	CB/25/02128/FULL:	2 Ridgeway Lodge
	Proposal:	Erection of new dwelling and vehicle crossover.
	Comments:	Objection – on the grounds of overdevelopment
	CB/25/02348/FULL:	107 Westfield Road

4		Proposal:	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.
		Comments:	No objection
5	CB/25/02311/FULL:	Proposal:	5 Langdale Road 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
		Comments:	No objection
6	CB/25/02020/FULL:	Proposal:	United Reform Church, Edward Street Installation of two air conditioning units 783mm x 267mm.
		Comments:	No objection
7	CB/25/02225/FULL:	Proposal:	101 Drovers Road Erection of part single, part two storey rear extension with roof light. Two storey rear extension, demolition of existing side storage and chimney removal, new windows and doors. New front porch.
		Comments:	No objection
8	CB/25/02143/FULL:	Proposal:	19 Gilded Acre Erection of single storey rear extension, and conversion of garage with roof light.
		Comments:	No objection
9	CB/25/02234/FULL:	Proposal:	Land rear of 24 West Street Change of use from car park to hand car washing and valeting service. Erection of canopies, facilities, acoustic fence and enclosed wash area.
		Comments:	Objection – The development is not suitable for a residential area, the design and scale of the project would substantially affect the street scene, increased noise pollution. The scheme threatens to exacerbate traffic congestion
10	CB/25/02360/FULL:	Proposal:	Kingdom Hall, 56 Frenchs Avenue Installation of three external wall mounted air conditioning units and acoustic fence panels. Replacement/relocation of various windows, door sets, louvres, cladding and rainwater goods.
		Comments:	No objection

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 – 15 September 2025 – 6.15pm

The meeting closed at 6.55 pm

DUNSTABLE TOWN COUNCIL
PLANS SUB-COMMITTEE

15 September 2025

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

1	CB/25/02470/FULL:	10 Icknield Street Proposal: Loft conversion, with rear dormer and roof lights
2	CB/25/02473/FULL:	27 Oakwood Avenue Proposal: Replacement windows to rear and front elevations and replacement doors to rear and side elevations
3	CB/25/02525/FULL:	54 Maidenbower Avenue Proposal: Single storey side and rear extension with roof lantern
4	CB/25/02529/FULL:	20 Kirkstone Drive Proposal: Two storey side extension and demolition of conservatory
5	CB/25/02514/FULL:	32 & 34 Capron Road Proposal: Single storey rear extension to 32 and 34 Capron Road
6	CB/25/02565:	12 Ennerdale Avenue Proposal: Demolition of existing conservatory with rendering of external elevations, alterations to existing openings and insertion of a window. Loft extension with rear box dormer and hip to gable extension to roof
7	CB/25/02419/FULL:	9A Linden Road Proposal: Erection of a first floor extension above existing side extension, and a new window
8	CB/25/02639/FULL:	2 Birchside Proposal: Part single and two storey front extension, garage conversion, new window to first floor rear elevation, driveway alterations to provide off street parking Erection of single storey rear extension, and conversion of garage with roof light.
9	CB/25/02617/FULL:	38 High Street North Proposal: Conversion of first and second floor to provide one, two bedroom flat service
10	CB/25/02456/LB:	The Old Mill, West Street Proposal: Listed Building: Replacement of internal staircase on the first floor

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

18 AUGUST 2025

B) COMPLETED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/25/02128/FULL	2 Ridgeway Avenue, Erection of new dwelling and vehicle crossover	Objection on the grounds of overdevelopment	Application withdrawn
CB/25/02307/FULL	3 Aidens Close Single storey rear conservatory	No objection	Granted
CB/25/02162/FULL	6 Graham Road Erection of first floor rear extension, with new window, and light tube	No Objection	Granted
CB/25/02120/FULL	31 Northfields Change of use from a residential dwelling to a children's care home	No Objection to the application we are concerned that there may be changes to the usage of the building in the future	Refused
CB/25/01661/FULL	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	No Objection	Application withdrawn
CB/25/01993/FULL	7 Queensway Parade Change of use from Class E(a) shop to a sui generis, hot food takeaway (retrospective)	We support Central Bedfordshire Council officers' decision but, want it noted of our displeasure about retrospective nature of application. There are also concerns regarding the change of use to a sit in restaurant and the privacy of the future residential development opposite which has already been approved by planning.	Refused

CB/25/01595/FULL	9 Holmwood Close Single storey side extension with roof lantern, and infill extension to garage, with garage conversion	No Objection	Granted
CB/25/01719/ADV	Kingdom Hall, Frenches Avenue Advertisement: Non-illuminated wall mounted lettering and panel sign	No Objection	Granted
CB/25/00617/FULL	71 Wolseley Drive Two storey side extension	No Objection	Granted



CENTRAL BEDFORDSHIRE COUNCIL

LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982

APPLICATION FOR STREET TRADING CONSENT

TO: The Licensing Team, Public Protection, Central Bedfordshire Council, Watling House, High Street North, Dunstable, Beds LU6 1LF

I/We apply under the provisions of the above Act for a street trading consent. I/We submit the following particulars:

1. a) Full name (Block capitals): Ahmed Omar
b) Date of Birth: 26-06-1991
c) Trading name: chimnosDelight
2. a) Home address: 9 Trentishoe Crescent, Furzton, Milton Keynes, MK4 1HF
b) Telephone number: 07828398962
3. Will you be the sole operator of the stall/vehicle? Yes / No: Yes If 'no' how often will you operate the stall/vehicle?
PLEASE NOTE All applicants and nominated assistants are required to submit 2 passport type photographs.

If the answer to 3 is 'no', please give details below:

4. Full names, addresses, dates of birth of all other people working on your stall are required:

5. Have you, or any person associated with this application, been convicted of any offence in the last 10 years? Yes / No: No

If 'Yes' please give details of name and offence(s)
Court Code and date of conviction, Offence code and date of offence, Fine, penalty or sentence:

6. Are there any prosecutions pending against you or any person associated with this application? Yes / No:
No

If 'Yes' please give details of name and offence(s) - (Alleged offence - Date of court hearing):

7. Description of articles to be sold (Please note, a separate application must be completed for each stall, van, barrow etc):
Chimney cake, ice cream and brownies etc

8. Trading site (If this is a fixed position please give details and enclose a map):
The Square, Dunstable LU6 3SN

9. Evidence you have obtained any necessary permissions to trade at your chosen site (e.g. if private property, the permission of the owner):

10. How long a period of consent are you applying for - 12 months or one off (up to 2 months):
12 months

11. Proposed days and times of trading:
Mon-Sunday 9am to 6pm

12. a) Type of stall/vehicle and size:
4.30m length and 2.62m height

b) Brief description of your proposed stall/vehicle (please include a colour photograph of the stall):
Converted horse trailer

Vehicle registration number (if applicable):

13. Would you like to provide any tables or chairs for customers, please show details on the map you provide: No

14. Address of premises used for storage/accommodation of stall/vehicle and, if appropriate food:
65 Eaton Valley Road, Luton, LU2 0SN

15. Do you have Public Liability Insurance in the sum of £5 million? Yes / No:

If 'Yes' please enclose a copy of the policy.

If 'No' give details of any Public Liability Insurance, you presently have and indicate whether you would be willing to obtain £5 million Public Liability Insurance:

16. Will you be using any equipment that may give rise to complaints (e.g. generators)?

Yes

I have a generator but it doesn't make loud noise it's very quiet

17. What arrangements are there for the disposal of waste?

I will arrange waste collection with council or waste collection company

FOOD CONSENTS

18. Please give details about your food handling experience to date (if applicable):

I have done level 2 hygiene and I am redoing level 2 or level 3 hygiene and food safety training

19. a) Have you ever attended a food hygiene course offered by the local authority?

Yes / No:

No

b) If 'yes' when and where?

20. Are you at present registered with Central Bedfordshire Council as a food premises?

Yes / No: No

If 'yes' please give date of registration:

Date of registration:

Registration reference:

BUSINESS INTERESTS

21. a) Have you traded in Central Bedfordshire before? Yes / No: No

b) If the answer to 21a is yes, please give details (Where, how long etc):

22. a) Have you traded in any other town/city? Yes / No:

No

b) If 'yes' please give details:

OTHER INFORMATION

23. Please give any other details that you wish to be considered when dealing with your application:

I used to own a dessert shop in Luton called Ahmed's desserts Ltd that has now closed now I am pursuing street trading mobile dessert trailer

I/We declare that I/We are not under 18 years of age and I/We certify that, to the best of my/our knowledge and belief, the above particulars are correct.

Any person who, in connection with an application for a street trading consent, makes a false statement which he knows to be false in any material respect, or which he does not believe to be true, shall be guilty of an offence.

Dated .18/07/2025.....

Signed.Ahmed Omar Abdi Mohammed.....

I have paid the relevant fee online reference No-
Or a fee of £ 529.10 accompanies this application. (Cheques to be made payable to Central Bedfordshire Council).

Checklist:

- | | |
|--|-------------------------------------|
| I have completed the application | <input checked="" type="checkbox"/> |
| I have enclosed evidence of the landowner's permission | <input type="checkbox"/> |
| I have enclosed any relevant plans | <input checked="" type="checkbox"/> |
| I have enclosed a photograph of the stall/vehicle | <input checked="" type="checkbox"/> |
| I have enclosed evidence of Public Liability Insurance | <input checked="" type="checkbox"/> |
| I have enclosed the fee or made payment online | <input checked="" type="checkbox"/> |
| I have enclosed 2 passport type photographs of myself and others associated with this application. | <input checked="" type="checkbox"/> |

Please quote reference number for online payment

This form will be retained electronically by Central Bedfordshire Council to enable the provision of licences, registrations, consents, notices and other permissions required by legislation . These details may be provided to the Police, Home Office, Driver and Vehicle Standards Agency, Department of the Environment Food and Rural Affairs, Food Standards Agency, Gambling Commission, Immigration Service, Her Majesties Revenue and Customs, Department for Work and Pensions and other persons where there is a legal requirement or right to do so. Please be assured that your details will be safeguarded securely and only used for this sole purpose and will not be divulged to any other individuals or organisations without your consent.

Your data will only be held for as long as is necessary or as governed by other statutory regulations and will be disposed of securely.

If you have any questions contact the [information governance team](#)

You can find out more about how data is managed at Central Bedfordshire Council by [clicking here](#)