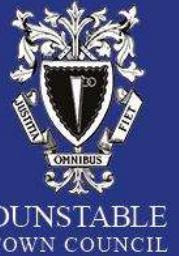


Dunstable Town Council
Grove House
76 High Street North
Dunstable
Bedfordshire
LU6 1NF



Tel: 01582 513000
E-mail: info@dunstable.gov.uk
Website: www.dunstable.gov.uk

Paul Hodson, Town Clerk and Chief Executive

Date: **Thursday, 12 February 2026**

Dear Councillor,

A meeting of the **Plans Sub-Committee** will be held on **Monday 23 February 2026**, 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. If you intend to raise a question, it is helpful to let us know beforehand to give councillors a chance to prepare an informed answer. Please contact the Council via democratic@dunstable.gov.uk or 01582 513000 by 4 pm on Friday **20 February 2026**.

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



Yours faithfully

A handwritten signature in black ink that reads 'Paul Hodson'.

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.

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

John Gurney (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), Trevor Adams (Council Member), Sally Kimondo (Council Member) and Robert Blennerhassett (Council Member)

AGENDA

1 Apologies for Absence

2 Declarations of Interest

3 Public Question Time

4 To agree the minutes of the meeting of 2 February 2026

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 – None received

7 Date of the next meeting - Monday 16 March 2026 at 6.15 pm

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANS SUB-COMMITTEE HELD AT GROVE HOUSE, DUNSTABLE ON MONDAY 2 FEBRUARY AT 6.15 pm

Present: Councillor Sally Kimondo (Town Mayor), Councillors Richard Attwell (Deputy Mayor), Johnson Tamara (Vice Chair), Nicholas Kotarski, Peter Hollick, Kenson Gurney and Matthew Brennan

Present: None
(Remotely)

Apologies: Wendy Bater (Chair), Louise O'Riordan

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

Public: Four

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 5 JANUARY 2026

RESOLVED: The Minutes of the meeting of the Plans Sub-Committee held on 5 January 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

1 CB/25/03823/FULL: 152 Chiltern Road

	Proposal: Demolition of rear conservatory. Loft conversion, hip to gable extension with front and rear dormers and front skylight	
	Comments: No Objection	
2 CB/25/03664/FULL	Proposal: 10 Icknield Street Conversion of C3 dwelling house to a HMO (House of Multiple Occupation) scheme comprising of 7 units	
	Comments: No objection subject to adequate cycle provisions and satisfactory waste disposal arrangements	
3 CB/25/03567/FULL:	Proposal: 44 Oldhill Construction of a front porch	
	Comments: No objection	
4 CB/25/04035/FULL:	Proposal: 5 Wingate Road Erection of a single storey wrap around extension. New front door. Replacement of conservatory. First floor side extension Roof light	
	Comments: No objection	
5 CB/25/03616/FULL:	Proposal: 26 Northfields Two storey side and rear extension with single storey rear extension	
	Comments: No objection	
6 CB/26/00075/FULL:	Proposal: 2 Palma Close Change the Use from a three bed dwelling (C3a) to a one bed children's care home (C2 residential institution)	
	Comments: Objection due to the landlord/occupier will have to make their own commercial waste collection arrangements as this is not a service Central Bedfordshire Council provides. 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 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)

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 23 February 2026 at 6.15pm

The meeting closed at 6.45 pm

DUNSTABLE TOWN COUNCIL
PLANS SUB-COMMITTEE
23 FEBRUARY 2026

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

1 **CB/25/03934/PAEC:** 61-61a High Street South
Proposal: Prior Approval for Change of use from a Commercial Business and Service (Class E) to dwellinghouses (Class C3): Conversion of existing office building to five, 1 bedroom flats and two, 2 bedroom flats

2 **CB/25/03518/FULL:** 77 Hadrian Avenue
Proposal: Removal of front porch and conservatory. Erection of single storey rear extension with a roof lanterns and new side window

3 **CB/25/03989/FULL:** 45 Loring Road
Proposal: Single storey side and rear extension with 5 roof lights

4 **CB/26/00143/FULL:** 12 Broadwalk
Proposal: Change of Use from Use Class D2/Sui Generis to Use Class E Banking Hub. Alterations to front windows and door, creation of ramp with railings and an external ATM. Installation to the rear of 2 louvres, 1 extract fan and an electric condenser

5 **CB/26/00144/ADV:** 12 Broadwalk
Proposal: Advertisement: 1 externally illuminated fascia, 1 externally illuminated heritage projecting sign, non-illuminate advertisement on the ATM, 2 internally illuminated banking hub posters, 1 non-illuminated DDA sign, 1 non-illuminated CCTV sign and 1 non-illuminated opening hours sign

6 **CB/26/00057/REG3:** Weatherfield Special School
Proposal: Replacement and installation of new boundary gates and fencing as part of a safeguarding project.

7 **CB/26/04007/FULL:** 26 Mardale Avenue
Proposal: Erection of garden annex

8 **CB/25/03923/FULL:** 562 Lowther Road
Proposal: Erection of a single storey rear extension, first floor front and side extensions, roof lights to front, and a rear Juliet balcony, solar panels, and a front porch

9 **CB/25/03948/FULL:** 5 Penrith Avenue
Proposal: Single and two storey rear extensions with single storey front extension, including parapet wall detail & alterations to fenestration

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL NOT FOR DECISION

1 **CB/26/00205/GPDE:** 42 Markham Crescent
Proposal: NOT FOR DECISION: Prior Notification of Householder Extension: Single storey rear extension 3.15m beyond the rear wall of the original dwelling, maximum height of 3m & 3m to the eaves

2 **CB/26/00133/GPDE:** 91 Tring Road
Proposal: NOT FOR DECISION: Prior Notification of Householder Extension: Single storey rear extension, 6 m beyond the rear wall of the original dwelling, maximum height of 3m & 2.90 m to the eaves.

4 **CB/26/00309/LDCP:** 4 Miletree Crescent
Proposal: NOT FOR DECISION: Lawful Development Certificate Proposed: Front porch

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

2 FEBRUARY 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/25/03784/FULL:	49 Wilbury Drive, Single storey rear extension following demolition of existing garage	No Objection	Granted
CB/25/03565/FULL:	32 Wilbury Drive, Single storey side and front extensions. Two storey rear extension and front dormer extension)	No Objection	Granted
CB/25/03876/FULL:	Unit 1 and 2 Lawrence Way External alterations to Units 1 and 2, including installation of new cladding and material changes to the elevations	No objection	Granted
CB/25/03149/FULL:	71 Wolseley Drive Erection of a single storey rear extension	No objection	Granted
CB/25/03253/FULL:	23 Clifton Road Single storey rear extension	No objection	Refused
CB/25/03569/FULL:	9 Linden Road, Single and two storey side extensions. Single storey rear extension with roof lanterns and a front porch	No Objection	Granted
CB/25/03834/FULL:	81 & 83 High Street North, Change of use and conversion of office to form 9 flats with off street parking, cycle parking and	No Objection	Refused

	shared amenity space		
CB/25/03429/FULL:	Kingdom Hall, Frenchs Avenue 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	Granted
CB/25/02596/FULL:	BP Petrol Station, Tring Road Partial redevelopment of the site to include the removal of the existing building, construction of a new sales building with jet wash, and associated works (retention of existing forecourt)	No objection	Refused
CB/25/02234/FULL:	Land at 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.	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	Granted