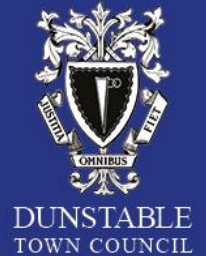


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Paul Hodson, Town Clerk and Chief Executive

Date: **Wednesday, 29 April 2026**

Dear Councillor,

A meeting of the **Plans Sub-Committee** will be held on **Monday May 11, 2026**, at Grove House in the Council Chamber at **6:30 PM**. Members of the public and press are 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 8 May 2026.

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



Yours faithfully



Paul Hodson
Town Clerk and Chief Executive

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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), Michelle Henderson (Council Member), Peter Hollick (Council Member), Trevor Adams (Council Member), Sally Kimondo (Council Member), Robert Blennerhassett (Council Member) and Shaun Moulster (Council Member).

AGENDA

1 Apologies for Absence

2 Declarations of Interest

3 Public Question Time

4 To agree the minutes of the meeting of 13 April 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 8 June 2026 at 6.15 pm

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

13 APRIL 2026

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

-
- 1 CB/26/00692/PADC:** Land at former Jewson Site, Beale Street
Proposal: Prior Approval for new dwelling houses on detached buildings in commercial or mixed use: creation of two addition floors for six dwellings
-
- 2 CB/26/00543/FULL:** 18 Lockington Crescent
Proposal: Demolition of single storey rear extension. Erection of part single and two story rear and first floor front extensions
-
- 3 CB/26/00484/FULL:** 5 Stuart Street
Proposal: Loft conversion with rear dormer window and front roof lights. Garage conversion with new raised gable end roof to create first floor with rear dormer and a front roof light. Change garage door to a window
-
- 4 CB/26/00794/FULL:** 9 Suncote Avenue
Proposal: Erection of first floor side extension and alteration to rear door
-
- 5 CB/25/02821/FULL:** 19-20 Queensway
Proposal: Installation of a ventilation extraction unit with an external chimney flue
-
- 6 CB/26/00666/FULL:** 18 Luton Road
Proposal: Change of use Class C3 dwelling house to Class C2 childrens care home
-
- 7 CB/26/00611/PAEC** 72-76 Union Street
Proposal: Prior Approval for Change of use from Commercial Business and Service (Class E) to dwellinghouses (Class C3):
Conversion of existing offices into three dwellinghouses
-

8	CB/26/00569/ADV:	16A Albion Street
	Proposal:	Advertisement: One non illuminated front fascia sign
9	CB/26/00520/FULL:	30-34 Broadwalk
	Proposal:	Installation of rear plant equipment with rear extraction vents and a front external seating area
10	CB/26/00521/ADV:	30-34 Broadwalk
	Proposal:	Advertisement: Three illuminated fascia signs and one illuminated projecting sign
11	CB/26/00746/ADV:	77-87 London Road
	Proposal:	Advertisement: Installation of one internally illuminated totem sign
12	CB/26/00771/FULL:	68 Union Street
	Proposal:	Change of use of former hot-food takeaway with first floor living accommodation (sui generis use) to two 1-bedroomed, self-contained flats, internal and external alterations, demolition of existing garage/store, provision of parking spaces and all ancillary works
13	CB/26/00651/FULL:	42 Periwinkle Lane
	Proposal:	Demolition of existing conservatory. Erection of single storey rear extension with roof light
14	CB/26/00660/FULL:	3 Turnpike Close
	Proposal:	Single storey rear extension and associated landscaping works
15	CB/26/00798/FULL:	Land to the rear of 44 to 50 Capron Road and 44 Capron Road
	Proposal:	Demolition of the detached workshop and garages, erection of a detached custom, self-build dwelling with associated garden and parking and the creation of a rear garden for 44 Capron Road.
16	CB/26/00808/FULL:	130 Victoria Street
	Proposal:	Demolition of existing conservatory, erection of a single storey rear and side extension, with rooflight, and rear bifold/sliding door

17 CB/26/00594/FULL: The Wheatsheaf
Proposal: Installation and retention of external works ancillary to the public house which comprises of: External decking to front and rear elevations including accessibility ramps to front and rear entrances. Installation of two covered seating pods to front elevation. Installation of a seasonal marquee in the rear garden and a television screen installed inside. Erection of rear boundary fencing and trellis screening, with a combined height of 3.6m and erection of side boundary fencing and trellis screening, with a combined height of 3m. Associated ancillary fixtures

18 CB/26/00359/FULL: 168 High Street North
Proposal: Installation of a rear extractor flue vent (Retrospective) and retention of the existing extractor flue.

19 CB/26/00856/FULL: 4 Monks Close
Proposal: Erection of a single storey rear extension with roof light

20 CB/26/00818/FULL: 12 Weatherby
Proposal: Single storey side and rear extension with roof lights and front porch

21 CB/26/00627/FULL: 5 Langdale Close
Proposal: Removal of garage and erection of two storey side extension. Single storey side extension, roof alterations with porch canopy and installation of roof lights

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL NOT FOR DECISION

1 CB/26/00635/DOC: 4 Maypole Yard
Proposal: NOT FOR DECISION: Discharge of Condition 3 against planning permission ref. CB/25/02698/FULL (Single storey rear extension and erection of a detached store)

- 2 CB/26/00747/GDPE:** 44 Loring Road
Proposal: NOT FOR DECISION: Prior Notification of Householder Extension:
Single storey rear extension, 3.45m beyond the rear wall of the original dwelling, maximum height of 3.00m & 3.00m to the eaves.
-
- 3 CB/26/00339/GDPE:** 90 Evelyn Road
Proposal: NOT FOR DECISION: Prior Notification of Householder Extension:
Single storey rear extension, 6m beyond the rear wall of the original dwelling, maximum height of 4m & 3m to the eaves
-
- 4 CB/26/00836/LDCP:** 28 Drovers Way
Proposal: NOT FOR DECISION: Lawful Development Certificate Proposed:
Demolition of existing outbuildings and erection of single storey side extension with roof lights
-

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

13 APRIL 2026

B) COMPLETED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/25/03067/FULL:	Ground Floor, Admiral Place, 152 High Street North Change of use of ground floor snooker hall to an early years nursery, new front garden play area with security fencing and pergola, and minor fenestration changes	No objection	Refused
CB/26/00204/FULL:	52 Jeans Way Erection of detached outbuilding to form Annexe accommodation. Demolition of existing garden buildings and sheds	Objection – Building should not be used for permanent residential use	Granted
CB/25/03923/FULL:	562 Lowther Road 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	No objection	Withdrawn
CB/25/03518/FULL:	77 Hadrian Avenue Removal of front porch and conservatory. Erection of single storey rear extension with roof lanterns, new side window and increase in roof height over the utility room and toilet	No objection	Granted

CB/25/02802/FULL:	7 Longmeadow Change of use of a dwellinghouse (Use Class C3) into a childrens home (Class C2)	No objection subject to satisfactory parking arrangements for professionals	Refused
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DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

MONDAY 11 MARCH 2026

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

-
- 1 CB/26/00568/FULL:** 16A Albion Street
Proposal: New front shop window and door, roller shutter and render
-
- 2 CB/26/00596/FULL:** 39 Langdale Road
Proposal: Erection of a two-bed attached dwelling
-
- 3 CB/26/00777/FULL:** 7 Queensway Parade
Proposal: Change of use from retail shop (Class E(a)) to hot food takeaway (Sui Generis) and installation of a rear jet cowl (Retrospective)
-
- 4 CB/25/04057/FULL:** 24 Woodford Road
Proposal: Erection of rear conservatory
-
- 5 CB/26/00884/FULL:** 31 Pipers Croft
Proposal: Loft conversion with provision of a rear dormer with a Juliete balcony and front skylights
-
- 6 CB/26/01100/FULL:** 18 Healey Road
Proposal: Single storey rear extension with rooflights
-
- 7 CB/26/00839/FULL:** 26 Northfields
Proposal: Erection of a two storey side and a part single part two storey rear extension
-
- 8. CB/26/00953/FULL:** 56 Bibshall Crescent
Proposal: Loft conversion with front dormer window and pitched roof
-
- 9 CB/26/00771/FULL:** 8 Graham Road
Proposal: Single storey front extension. Part single with a roof light and part two storey rear extension. Removal of existing chimney and new side window
-

10 CB/26/00896/FULL: 5 Bernard Close
Proposal: Front porch extension, single storey rear extension, first floor rear extension above existing and demolition of existing garage

11 CB/26/00841/FULL: First and Second Floor of 11 High Street North
Proposal: Conversion of upper floor levels (first and second) to 4 residential studio flats with access via existing separate High Street entrance

12 CB/26/00650/FULL 26 George Street
Proposal: Demolition of rear extension, and erection of a single storey rear extension

13 CB/26/00588/FULL: 112 London Road
Proposal: Erection of an outbuilding, garden room/storage structure

14 CB/26/00963/FULL: 5 Bernard Close
Proposal: An erection of a new 2 bedroomed detached house.

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL NOT FOR DECISION

1 CB/26/00305/DOC: Building to the rear of 13 High Street North
Proposal: NOT FOR DECISION: Discharge of Condition 3 against planning permission ref. CB/24/01786/FULL (Demolition of single storey brick storage building and the erection of a two storey residential building comprising of two studio flats, together with associated works including the insertion of windows, doors, a refuse store and external staircase.)

2 CB/26/01198/GDPE: 125 Luton Road
Proposal: NOT FOR DECISION: Prior Notification of Householder Extension: Erection of a single storey rear extension, 6m beyond the rear wall of the original dwelling, maximum height of 3m and 3m to the eaves

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

13 APRIL 2026

B) COMPLETED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/26/00308/FULL:	9 Aldbanks Conversion of existing garage to an annex, alterations to fenestration and insertion of a window, ancillary use	Objection – Building should not be used for permanent residential use	Granted
CB/26/00151/FULL:	2 Friars Walk Garage conversion, and erection of a first floor side extension, removal of chimneys	No Objection	Granted
CB/26/00484/FULL:	5 Stuart Street Single storey rear extension	No objection	Granted
CB/25/02821/FULL:	19-20 Queensway Installation of a ventilation extraction unit with an external chimney flue	No objection	Refused
CB/26/00081/FULL:	2 Ridgeway Avenue Loft conversion with rear dormer window and front roof lights. Garage conversion with new raised gable end roof to create first floor with rear dormer and a front roof light. Change garage door to a window use	No objection	Granted