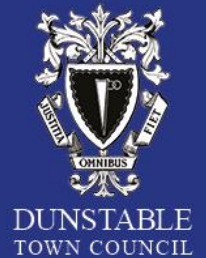


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**Paul Hodson**, Town Clerk and Chief Executive

Date: **Thursday, 18 June 2026**

Dear Councillor,

A meeting of the **Plans Sub-Committee** will be held on **Monday 29 June 2026** at Grove House in the Council Chamber at **6:15 pm**. To view the meeting live or afterwards use this link: [livestream](#). 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 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](mailto:democratic@dunstable.gov.uk) or 01582 513000 by 4 pm on Friday **26 June 2026**.

*This meeting will be filmed by the Council and broadcast live and will be capable of repeated viewing. If you are seated in the Council Chamber it is likely that the cameras will capture your image. By your presence you are deemed to consent to be filmed, and to the use of those images and sound recordings for webcasting or training purposes.*

*If you address the committee in person or via Teams, your contribution will be recorded and broadcast, unless this is during a private session, as permitted by the Access to Information provisions.*

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.*

To: All Members of the Plans Sub-Committee:  
Cllrs Richard Attwell (Town Mayor), Wendy Bater, Michelle Henderson, Nicholas Kotarski, Shaun Moulster, Johnson Tamara, Steve Collins and other Members of the Council for information.

## **AGENDA**

**1 Apologies for Absence**

**2 Declarations of Interest**

**3 Public Question Time**

**4 To agree the minutes of the meeting of 8 June 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 20 July 2026 at 6.15 pm**

**DUNSTABLE TOWN COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANS SUB-COMMITTEE**  
**HELD AT GROVE HOUSE, DUNSTABLE**  
**ON MONDAY 8 JUNE AT 6.20 pm**

Present: Councillor Richard Attwell (Town Mayor), Nicholas Kotarski, Shaun Moulster and Steve Collins

Present: None  
(Remotely)

Apologies: Councillor Wendy Bater

In Attendance: Georgia Pearson (Democratic Services Manager)

Public: Nil

**1. TO APPOINT A CHAIR AND VICE-CHAIR FOR THE ENSUING MUNICIPAL YEAR**

Councillor Nicholas Kotarski was appointed as Chair and Councillor Richard Attwell (Town Mayor) was appointed as Vice-Chair

**2. SPECIFIC DECLARATIONS OF INTEREST**

No specific declarations of interest were declared

**3. PUBLIC QUESTION TIME**

No questions were put forward ahead of the meeting.

**4. MINUTES OF THE PLANS SUB COMMITTEE HELD ON 11 MAY 2026**

**RESOLVED:** The Minutes of the meeting of the Plans Sub-Committee held on 11 May 2026 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

<b>1</b>	<b>CB/26/01489/FULL:</b>	12 Half Moon Lane
	<b>Proposal:</b>	Single storey front extension

	<b>Comments:</b>	No Objection
2	<b>CB/26/01155/FULL: Proposal: Comments:</b>	Unit D, Chiltern Park Industrial Estate, Boscombe Road Single storey side extension with roof lights No Objection
3	<b>CB/26/00760/FULL: Proposal: Comments:</b>	46 Allen Close Installation of air source heat pump to the rear No Objection
4	<b>CB/26/01230/FULL: Proposal: Comments:</b>	226 Jeans Way Conversion of existing conservatory with minor enlargement and addition of 2 velux windows, installation of rear dormer in existing loft conversion with 3 velux windows to front elevation, and replacement of garage door No Objection
5	<b>CB/26/01247/FULL: Proposal: Comments:</b>	52 Bibshall Crescent Erection of a first floor rear/side extension with rooflights, installation of new first floor side window and rooflights to the front No Objection
6	<b>CB/26/01336/FULL: Proposal: Comments:</b>	67 Jeans Way First floor side/rear extension and front rooflight No Objection
7	<b>CB/26/01587/FULL: Proposal: Comments:</b>	178 Chiltern Road Vehicular crossover extension No Objection
8	<b>CB/26/01204/FULL: Proposal: Comments:</b>	54 Maidenbower Avenue Erection of single storey rear, side and front extensions, removal of conservatory, with roof lights No Objection
9	<b>CB/26/01560/FULL: Proposal: Comments:</b>	55B High Street South Conversion of a shop (Class E) to a dwellinghouse (Class C3). Erection of a ground floor rear extension. Alterations to windows and doors. Upgrade drainage and minimal external alterations No Objection – so long as the retail unit is not affected. Clarification as it mentions first floor conversion however the ground floor was shown as conversion within plans.
10	<b>CB/26/01561/FULL: Proposal:</b>	13A Richard Street Conversion of a class E building to class C3 for 1 residential dwelling

**Comments:** No Objection

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**11 CB/26/01367/FULL:** Priory Academy, Britain Street  
**Proposal:** Erection of two single storey structures (student gym and SEN classroom) and a shipping container for storage.  
Retrospective  
**Comments:** No Objection

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**12 CB/26/01428/FULL:** 12 Albion Street  
**Proposal:** Change of use from offices (use class E) to a House in Multiple Occupation (HMO) for up to 4 persons (use class C4)  
**Comments:** Objection – Clarification needs to be made on which rooms are bedrooms and where the communal area will be allocated. 2 shower rooms for 4 bedrooms seems overcrowding.

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## **5. PLANNING DECISIONS**

The Sub-Committee noted the decisions of Central Bedfordshire Council in respect of recent planning applications.

## **6. LICENSING APPLICATIONS**

None

## **7. DATE OF NEXT MEETING**

Monday 26 June 2026 at 6.15pm

**The meeting closed at 6.48 pm**

**DUNSTABLE TOWN COUNCIL**

**PLANS SUB-COMMITTEE**

**MONDAY 29 JUNE 2026**

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

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**1      CB/26/01548/FULL:** Unit 4, Frenchs Avenue

**Proposal:** Change of Use from a warehouse (Use Class B8) to a Padel Club (Use Class E(d)). Creation of an indoor sports facility comprising three double padel courts, a small coffee/bar area, changing rooms, and toilets all within the existing building envelope

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**2      CB/26/01780/FULL:** 89 Great Northern Road,

**Proposal:** Single storey rear extension, roof alteration to the first floor rear elevation and loft conversion with front and rear dormers

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**3      CB/26/01648/FULL:** 48 Seamons Close

**Proposal:** Conversion of the front garage, changing the doors to a window, construction of a pitched roof with roof lights and infill of a side door

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**PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL NOT FOR  
DECISION**

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**1      CB/26/01915/NMA:** 34 Tring Road,

**Proposal:** Non-material amendment to planning permission CB/25/01410/FULL (Demolition of the side garage. Erection of a single storey side extension, part single and part two storey rear extension and associated external changes.)

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Amendment Sought: Minor revisions to size and positions of windows.

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**2**      **CB/26/01762/GPDE:** 7 First Avenue,

**Proposal:**                      Prior Notification of Householder Extension: Single storey rear extension, 5.12m beyond the rear wall of the original dwelling, maximum height of 3.0m & 2.80m to the eaves

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**DUNSTABLE TOWN COUNCIL**

**PLANS SUB-COMMITTEE**

**29 JUNE 2026**

**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/26/00900/FULL:</b>	22 Kirkstone Drive  Installation of an external platform lift to the front of the dwelling, creation of level access, extension of upper landing/platform, and relocation of external access steps.	No Objection	Granted
<b>CB/25/04057/FULL:</b>	24 Woodford Road,  Erection of a rear conservatory	No Objection	Granted
<b>CB/26/01224/FULL:</b>	98 Canesworde Road  Erection of a single storey side and rear extension, with three rooflights, replacement of existing flat roof over front bay window and garage with a pitched roof,		Granted

	front porch and partial garage conversion		
<b>CB/26/00588/FULL:</b>	112 London Road Erection of an outbuilding, garden room/storage structure	No Objection	Granted
<b>CB/26/01177/FULL:</b>	8 Graham Road Single storey front extension. Part single with a roof light and part two storey rear extension. Removal of existing chimney and new side window	No Objection	Granted
<b>CB/26/00963/FULL:</b>	5 Bernard Close, An erection of a new 2 bedroomed detached house.	Objection due to overdevelopment of the site.	Refused
<b>CB/26/00650/FULL:</b>	26 George Street, Single storey rear extension to attach to an existing rear extension, with associated internal alterations	No Objection	Granted
<b>CB/26/01100/FULL:</b>	18 Healey Road, Single storey rear extension with rooflights	No Objection	Granted

<b>CB/26/00568/FULL:</b>	16A Albion Street,  New front shop window and door, roller shutter and render	No Objection	Granted
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