Dunstable Town Council

Minutes of the Plans Sub-Committee

Held at the Council Chamber, Grove House, 76 High Street North, Dunstable, Beds, LU6 1NF

On Monday, 19 October 2026

Attendance

Present: Councillors Kotarski (Chair), Attwell, Bater, Collins, Moulster, Tamara

Apologies: Councillor Henderson

Also present: Georgia Pearson

Public: 3

1 Declarations of Interest

Councillor Kotarski declared an interest in agenda item 4, being a patient at the dental surgery referenced in that application. Councillor Bater also declared an interest in agenda item 4, owing to living opposite the building in question. Councillor Collins declared an interest in agenda item 6, having visited the site and the neighbouring residents who had objected to the application and who were also present at the meeting.

2 Public Question Time

3 members of the public were present

3 To agree the minutes of the meeting – Monday, 28 September 2026

The minutes of the meeting of the Plans Sub-Committee held on 28 September 2026 were approved as a correct record and were signed by Chair

4 CB/26/02180/ADV - Dental Surgeons, 84 Great Northern Road

No Objection

5 CB/26/02379/FULL - 8 Seamons Close

No Objection

6 CB/26/02496/FULL - 5 Bernard Close

Objection on the grounds that the application is materially no different from a previously refused application and has merely been re-sited, the proposed dwelling would be sited immediately on the boundary of the neighbouring property, resulting in a loss of light to that

property. Insufficient parking provision for both the proposed development and neighbouring properties. Access and ingress issues, including fire safety concerns, as parking associated with the proposed development would prevent emergency vehicles from accessing the site if required The application engages conservation considerations and overdevelopment to the site.

7 CB/26/02783/FULL — 38 Frenchs Gate

No Objection

8 CB/26/02854/FULL - 44 Suncote Avenue

No Objection

9 CB/26/02874/FULL - 8 Icknield Street

Objection on the grounds that it is substantially identical to the previously refused planning application, differing only in minor aesthetic respects, and constitutes overdevelopment of the site.

10 CB/26/03001/FULL - 9 Linden Road

Objection on the grounds of overdevelopment, insufficient parking provision, and inadequate bin storage facilities for the proposed 7 tenants.

11 CB/26/01739/GPDE - 47 Ridgeway Drive

Noted

12 CB/26/02931/DOC - 4 Victoria Street

Noted

13 Completed Applications

Noted

14 Licensing Applications

No objection to the licensing application; however, it was the view of the Sub-Committee that any proposed music should be performed indoors only, and that any extension to permitted hours should apply to Fridays and Saturdays only, given the close proximity of residential areas that would be affected by late-night activity and noise.

15 Date of the Next Meeting

9 November 2026 at 6:15pm

The meeting closed at 18:58.

Signed: _____

Chair of the Plans Sub-Committee

Date: _____