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, 9 November 2026

Attendance

Present: Councillors Kotarski (Chair), Attwell (until 18:46), Bater, Collins, Henderson, Moulster

Also present: Georgia Pearson, Matthew Brennan — Cllr

Public: 1

223 Declarations of Interest

Cllr Kotarski and Cllr Attwell declared that they had undertaken site visits to Unit 4.

224 Public Question Time

Mr Bedford addressed the committee during Public Question Time in relation to agenda item 10, concerning a proposed three-court indoor paddle wellbeing centre, highlighting the benefits to all of the community and its ages.

225 To agree the minutes of the meeting of 19 October 2026 as an accurate record

The minutes of the meeting of the Plans Sub-Committee held on 19 October 2026 were approved as a correct record and were signed by Chair

226 CB/26/02641/FULL - 56 Great Northern Road

No Objection

227 CB/26/02779/FULL - 46 Beale Street

Objection on the grounds of suspected HMO and overdevelopment, residents have raised concerns regarding the facilities being added into the 'store room' such as a toilet and shower facilities.

228 CB/26/02949/FULL - Former Jewsons Site, Beale Street

Objection due to overdevelopment, insufficient parking for each flat proposed and lack of refuge facilities. Concerns raised due to work already being undertaken when the planning application has not yet been granted. Change of street scene for onlooking neighbours due to

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height of the buildings and impact on highways due to the increase of cars in the area. Not enough section 106 funding contributions from the developer.

229 CB/26/03047/FULL - 27 Lovers Walk

No Objection

230 CB/26/03053/LB - 20 High Street North

No Objection

231 CB/26/03071/FULL - Previous Santander Bank building, 11 High Street North

No objection with the expectation that the existing vape shop operation would cease.

Town Mayor Richard Attwell left the meeting at 18:46.

232 CB/26/03104/FULL - Unit 4, Frenchs Avenue

No objection noting the wellbeing and exercise benefits of the proposed use for all of the community within Dunstable

233 CB/26/03143/FULL - 76 West Street

No Objection however concerns over sufficient parking spaces and bin storage

234 CB/26/03151/ADV — Unit 12, Chalklands Place

No Objection

235 CB/26/03245/FULL - 56 Staveley Road

No Objection

236 CB/26/03147/NMA - Unit 30, Verey Road

Noted

237 CB/26/02911/PAES - 217 Luton Road

Noted

238 CB/26/03065/GPDE - 272 High Street North

Noted

239 Completed Applications

Noted

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240 Licensing Applications

Noted

241 Date of the Next Meeting

Monday 30 November 2026 at 6:15pm

The meeting closed at 18:52.

Signed: _____

Chair of the Plans Sub-Committee

Date: _____

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