

Dunstable Town Council

Grove House, 76 High Street North, Dunstable, Beds, LU6 1NF

PUBLIC NOTICE OF MEETING

Plans Sub-Committee

Thursday, 8 October 2026

Dear All,

Notice is hereby given of a public meeting of the Plans Sub-Committee to be held at 6:15 PM on Monday, 19 October 2026 at Council Chamber.

Members of the public and press are welcome to attend in person. To submit a question, please contact the Council at democratic@dunstable.gov.uk or call 01582 513000 by 4 pm on the Friday immediately before the meeting.



Yours Sincerely

A handwritten signature in blue ink, appearing to read 'Paul Hodson'. The signature is fluid and cursive, with the first name 'Paul' and last name 'Hodson' clearly distinguishable.

Paul Hodson

Town Clerk and Chief Executive to Dunstable Town Council

Apologies for Absence

1. Declarations of Interest

2. Public Question Time

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

To resolve that the minutes of the meeting held on Monday, 28 September 2026, having been circulated, be confirmed as a correct record and signed by the Chair (LGA 1972 Schedule 12 para 41).

PLANNING APPLICATIONS TO BE CONSIDERED:

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

Advertisement 2 internally illuminated fascia signs

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

Siting of a detached outbuilding/workshop

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

Demolition of the garage, erection of a detached dwelling and garage

7. CB/26/02783/FULL — 38 Frenchs Gate

Demolition of garage, construction of single storey rear extension with rooflight, new side boundary wall and gate

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

Erection of a single storey side extension with rooflight. Demolition of garage door entry wall

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

Single storey rear extension with roof light

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

Conversion and extension to a dwelling to create a house of multiple occupation (HMO) for 7 tenants (Sui Generis Use Class). Single storey side and rear extension with a first floor side extension.

PLANNING APPLICATIONS TO BE NOTED (NOT FOR DECISION):

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

Prior Notification of Householder Extension: Single storey rear extension with roof lantern, 6.0m beyond the rear wall of the original dwelling, maximum height of 3.4m & 3.0m to the eaves.

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

Discharge of Conditions 3, 4, 5 and 8 against planning permission CB/25/04054/FULL

13. Completed Applications

To note the recent decisions of The Planning Authority.

14. Licensing Applications

None Received

15. Date of the Next Meeting

Monday 28 September at 6.15 pm.

APPENDIX I — Public Documents

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

Plans SubCommittee-Draft-Minutes.pdf

13. Completed Applications

Completed Planning Applications 19.10.2026.pdf

14. Licensing Applications

Licensing Application Notice (Accessible) The Sportsman, Katherine Drive, Dunstable, LU5 4NP.pdf

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, 28 September 2026

Attendance

Present: Councillors Kotarski (Chair), Bater, Collins, Henderson, Tamara

Apologies: Councillors Attwell, Moulster

Also present: Paul Hodson, Jackie Carrington

21 Declarations of Interest

None

22 Public Question Time

No questions

23 To agree the minutes of the meeting of the meeting of 7 September 2026 as an accurate record

The minutes of the meeting of the Plans Sub-Committee held on 7 September 2026 were approved as a correct record and were signed by Chair

24 CB/26/02389/FULL - 179 Spoodell

No Objection

25 CB/26/02410/FULL - Dunstable Snooker Club, Admiral Place

Objection on the grounds of Health and Safety of children. Play Area too near main road. Insufficient parking and high risk of non-compliant parking and drop off zone. Inappropriate adult venue next door which shares the car park. Inappropriate location as adjacent to licensed bar which is used in the daytime.

26 CB/26/02480/FULL - 506 Lowther Road,

No Objection

27 CB/26/02581/FULL - 31 Miletrees Crescent

No Objection

28 CB/26/02716/FULL - Unit 34, Eyncourt Road

No Objection

29 CB/26/02697/DOC - Unit 30, Verey Road

Noted

30 Completed Applications

Noted

31 Licensing Applications

Noted

32 To Review Planning Committee Reform Advice

The Town Clerk & Chief Executive summarised the report.

Members noted The Town and Country Planning (Discharge of Local Planning Functions) (England) Regulations 2026

33 Date of the Next Meeting

Noted

The meeting closed at 19:00.

Signed: _____

Chair of the Plans Sub-Committee

Date: _____

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

19 OCTOBER 2026

B) COMPLETED PLANNING APPLICATIONS

<u>Application Number</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/26/01980/FULL	33 Staveley Road, Garage conversion, with insertion of a front window and increased roof height	No Objection	Granted
CB/26/02167/FULL	30 Miletree Crescent, Single storey front extension	No Objection	Granted
CB/26/00923/FULL	22 Beech Green, Part conversion of garage to habitable use, single storey rear extension and a single storey side and rear extension with roof lantern. Demolition of outbuilding	No Objection	Granted
CB/26/01759/FULL	87 West Street, Creation of an additional floor and change of use, from a residential dwelling to a house of multiple occupation	No objection to the application; however, members noted the absence of visible bin storage provision and the lack of adequate cycle storage in the submitted plans	Refused

CB/26/02229/FULL	7 Hillcroft, Demolition of existing side and rear covered areas, construction of single storey rear and side extension	No Objection	Granted
CB/26/01503/FULL	21 High Street North, Erection of first and second floor rear extension, loft conversion with a rear dormer window and front rooflights, split of existing first and second floor flats to become 4 flats and 1 additional studio flat within the roofspace.	Objection to the application on the grounds of overdevelopment, inadequate bathroom space within the proposed units, and a lack of visibility for bin storage.	Refused

Premises Licence Application

New premises licence

Application received on 13/10/2026

Name of applicant: Star Pubs Trading Ltd

Premises address: The Sportsman, Katherine Drive, Dunstable, LU5 4NP

Licensable activities

Live Music (indoors), Recorded Music (indoors), Sale of Alcohol (on and off)
Monday to Saturday 11:00hrs to 01:00hrs / Sunday 12:00hrs to 23:30hrs

Late Night Refreshment

Monday to Saturday 23:00hrs to 01:00hrs / Sunday 23:00hrs to 23:30hrs

Description of the premises

Public House

The full application can be viewed by arrangement. If you wish to make a representation, please do so via email by **10th November 2026**. Any such representation must relate to one or more of the four licensing objectives: the prevention of crime & disorder; public safety; the prevention of public nuisance and the protection of children from harm.

It is an offence knowingly or recklessly to make a false statement in connection with an application, the maximum fine for which a person is liable on summary conviction is a level 5 fine on the standard scale.

Contact us...

by telephone: 0300 300 8307
by email: licensing@centralbedfordshire.gov.uk
on the web: www.centralbedfordshire.gov.uk

Write to Central Bedfordshire Council, Thorn Turn,
Grendall Lane, Houghton Regis, LU5 6GJ