Dunstable Town Council

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

PUBLIC NOTICE OF MEETING

Plans Sub-Committee

Thursday, 29 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, 9 November 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

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 of 19 October 2026 as an accurate record

PLANNING APPLICATIONS TO BE CONSIDERED:

4. CB/26/02641/FULL - 56 Great Northern Road

Dropped kerb and off street parking with new rear fence and gate

5. CB/26/02779/FULL - 46 Beale Street

Retention and alteration of rear extension including reduction in footprint, removal of linking wall to the dwellinghouse and associated boundary alterations

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

Conversion and part demolition of building to residential, creation of additional storey and a part 4 storey part 3 storey rear extension (Block 1). Erection of a part 3 storey, part 4-storey residential building (Block 2) and a 4-storey residential building (Block 3) totalling 67 residential units and associated works. Demolition of storage units

7. CB/26/03047/FULL - 27 Lovers Walk

Single storey rear extension

8. CB/26/03053/LB - 20 High Street North

Listed Building. Installation of defibrillator and bleed kit cabinets to external wall

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

Change of Use of existing ground floor Use Class E (c) (i) to takeaway/restaurant (Use Class Sui Generis)

10. CB/26/03104/FULL - Unit 4, Frenchs Avenue

Change of use of an existing Class B8 warehouse (storage and distribution) to Class E(d) indoor sport and recreation, comprising three indoor padel courts, ancillary reception, changing rooms, showers, toilets, coffee/bar facilities and associated parking, without external building alterations.

11. CB/26/03143/FULL - 76 West Street

Conversion of former care home to 4 flats and 1 detached dwelling

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

Advertisement: 3 externally illuminated fascia signs

13. CB/26/03245/FULL - 56 Staveley Road

Part single storey front extension. First floor front dormer extension with cladding and front facing windows

PLANNING APPLICATIONS TO BE NOTED (NOT FOR DECISION):

14. CB/26/03147/NMA - Unit 30, Verey Road

Non-material amendment to planning permission CB/25/02759/FULL: Amendments sought to approved plans, mainly design changes to the roof and elevations.

15. CB/26/02911/PAES - 217 Luton Road

Prior Approval for the enlargement of a dwellinghouse by construction of additional storeys. Creation of an additional first floor to a maximum height of 7.83m

16. CB/26/03065/GPDE - 272 High Street North

Prior Notification of Householder Extension Single storey rear extension, 6.0m beyond the rear wall of the original dwelling, maximum height of 4.0m and 3.0m to the eaves

17. Completed Applications

To note the recent decisions of The Planning Authority.

18. Licensing Applications

None received

19. Date of the Next Meeting

Monday 30 November at 6.15 pm.

APPENDIX I — Public Documents

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

Plans SubCommittee-Minutes (11).pdf

17. Completed Applications

Completed Planning Applications 9.11.2026.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, 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: _____

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

9 NOVEMBER 2026

B) COMPLETED PLANNING APPLICATIONS

Application Number	Location and Proposal	Town Council View	Planning Authority Decision
CB/26/02581/FULL	31 Miletree Crescent, Single storey front extension.	No Objection	Granted
CB/26/02716/FULL	Unit 34, Eyncourt Road, External alterations including the installation of new cladding to the north, east and south elevations and new render to the west rear elevation.	No Objection	Granted
CB/26/02480/FULL	506 Lowther Road, Change of use for the retention of the part conversion of the existing garage to a dog grooming studio with home boarding within the dwelling and day care for two dogs or three from the same household (Retrospective)	No objection	Granted
CB/26/02379/FULL	8 Seamons Close,	No Objection	Application Withdrawn

	Siting of a detached outbuilding/workshop		
CB/26/02200/FULL	29 Sundown Avenue, Single storey rear extension to an outbuilding and alteration to the existing roof	No Objection	Granted
CB/26/02208/FULL	20 Edward Street, Single storey side/rear extension	No Objection	Granted
CB/26/00841/FULL	First and Second Floor of 11 High Street North, Conversion of upper floor levels (first and second) to 4 residential studio flats with access via existing separate High Street entrance	No Objection	Granted