

**DUNSTABLE TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANS SUB-COMMITTEE**

**HELD AT GROVE HOUSE, DUNSTABLE**

**ON TUESDAY 1 AUGUST 2023 AT 7.00 P.M.**

Present: Councillors Liz Jones (Town Mayor & Chairman), Louise O’Riordan (Deputy Mayor), Nick Kotarski (Vice-Chairman), Gregory Alderman (substituting for Councillor Brennan), Trevor Adams, Richard Attwell and Robert Blennerhasset.

Apologies: Councillor Matthew Brennan

In Attendance: Councillor Wendy Bater and John Crawley (Head of Grounds & Environmental Services)

Public: Nil

**1. SPECIFIC DECLARATIONS OF INTEREST**

Nil

**2. 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:

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**1 CB/23/02066/FULL:** 2 Ennerdale Avenue  
**Proposal:** Render to external walls  
**Comments:** No Objection

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**2 CB/23/02034/FULL:** 39 London Road  
**Proposal:** Erection of a replacement outbuilding  
**Previous planning proposal - CB/23/01287/FULL -** Erection of a detached annexe following the demolition of an existing outbuilding – outcome – no objection.  
**Comments:** No objection, but members were concerned about a lack of information on waste provision and sewage connections for the toilet and were further concerned that the replacement outbuilding could become a habitable dwelling in the future.

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<b>3</b>	<b>CB/23/02010/FULL:</b> 7 Kingsbury Avenue
	<b>Proposal:</b> Erection of single storey rear extension, garage conversion into a habitable room and alterations to front porch roof <b>Previous planning proposal - CB/23/00563/FULL -</b> Erection of single storey rear extension, garage conversion into a habitable room and alterations to front porch roof – outcome – no objection
	<b>Comments:</b> No Objection
<b>4</b>	<b>CB/23/02204/FULL:</b> H K Trading, 318 High Street North
	<b>Proposal:</b> Erection of a single storey extension to the front of the existing warehouse
	<b>Comments:</b> No Objection
<b>5</b>	<b>CB/23/02200/FULL:</b> 22 West Street,
	<b>Proposal:</b> Part demolition of existing building, erection of a two-storey rear extension with rear balcony and first floor roof terrace and an additional first floor extension above existing commercial unit with associated frontage upgrades to facilitate a mixed used development consisting of 5 studio flats and retained commercial use at ground floor.
	<b>Comments:</b> No Objection
<b>6</b>	<b>CB/23/01612/FULL:</b> 21 & 23 & 25 West Street
	<b>Proposal:</b> Conversion of first floors and roof space with first floor extension to create 4 dwellings. New rear external first floor stairs for access, with rear external entrance door, new windows, and changes to existing windows
	<b>Comments:</b> No Objection
<b>7</b>	<b>CB/23/02138/FULL:</b> 78 West Hill
	<b>Proposal:</b> Oak orangery to replace existing conservatory, and replacement windows.
	<b>Comments:</b> No Objection
<b>8</b>	<b>CB/23/02139/FULL:</b> 19 Loring Road
	<b>Proposal:</b> Erection of first floor rear extension
	<b>Comments:</b> No Objection
<b>9</b>	<b>CB/23/02097/FULL:</b> 9 Great Northern Road
	<b>Proposal:</b> Two storey rear extension and internal alterations
	<b>Comments:</b> No Objection
<b>10</b>	<b>CB/23/01782/FULL:</b> 70 Katherine Drive
	<b>Proposal:</b> Erection of single storey rear extension and front porch
	<b>Comments:</b> No Objection

<b>11</b>	<b>CB/23/02272/FULL:</b>	16 Langdale Close <b>Proposal:</b> Demolition of conservatory and erection of part two storey and part single storey rear extension. Front extension to garage, and pitched roof over existing garage and front projection. <b>Comments:</b> No Objection
<b>12</b>	<b>CB/23/02274/FULL:</b>	23 Meadway <b>Proposal:</b> Single storey rear extension following removal of conservatory. Loft conversion with front & rear dormers <b>Comments:</b> No Objection
<b>13</b>	<b>CB/23/02223/FULL:</b>	4 Garrett Close <b>Proposal:</b> Rear and side two storey extension <b>Previous planning proposal - CB/23/01278/FULL -</b> Erection of a rear and side two storey extension – outcome – no objection. <b>Comments:</b> No Objection
<b>14</b>	<b>CB/23/02322/FULL:</b>	92 West Hill <b>Proposal:</b> Construction of new front porch and rear utility room. Change windows and doors to rear and side elevation. <b>Comments:</b> No Objection
<b>15</b>	<b>CB/23/02249/FULL:</b>	15 Kingsway <b>Proposal:</b> Demolition of outhouse and garage. Erection of single storey rear and side extensions. <b>Comments:</b> No Objection
<b>16</b>	<b>CB/23/02307/FULL:</b>	40 Coombe Drive <b>Proposal:</b> First Floor Side Extension <b>Comments:</b> No Objection
<b>17</b>	<b>CB/23/02217/FULL:</b>	86 Garden Road <b>Proposal:</b> Single storey front and side extension, part one and part two storey rear extension, alterations to fenestration <b>Comments:</b> No Objection
<b>18</b>	<b>CB/23/02161/FULL:</b>	13 Monks Close <b>Proposal:</b> Erection of a part single, part two storey rear extension and rear dormer windows. Conversion of garage and first floor side extension. Front rooflights, front porch and alterations. Additional car parking spaces and new crossover. <b>Comments:</b> No Objection

### **3. PLANNING DECISIONS**

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

### **4. LICENSING APPLICATIONS**

None received.

**The Meeting Closed at 19:35**