

Paul Hodson Town Clerk and Chief Executive

Date: 28 June 2024

Dear Councillor,

A meeting of the Council's Planning Sub-Committee will be held on **Monday 8 July 2024** at **the Council Chamber, Grove House commencing at 6:15 pm**. Members of the public and press are welcome to attend, either online via MS Teams or in person. Anyone wishing to attend is asked to notify their intention to attend by emailing [democratic@dunstable.gov.uk](mailto:democratic@dunstable.gov.uk) by Friday 5 July 2024.

Please scan the below QR code to access the full agenda.



## AGENDA

1. Apologies for Absence
2. Public Question Time
3. Specific Declarations of Interest
4. To agree the minutes of the meeting of 10 June 2024 and 24 June 2024 as a true record (see pages 3 and 5)
5. To note CBC's adoption of the revised Planning Obligations Supplementary Planning Document (SPD) (see page 6)
6. Planning Applications -
  - a) to consider applications submitted to Central Bedfordshire Council since the last meeting of the Sub-Committee (see page 9)
  - b) to note recent decisions of The Planning Authority (see page 11)
7. Licensing Applications –
  - a) to consider applications submitted to Central Bedfordshire Council since the last meeting of the Sub-Committee - none received.

Yours faithfully

A handwritten signature in blue ink that reads "Paul Hodson". The signature is written in a cursive, flowing style.

Paul Hodson  
Town Clerk and Chief Executive

To: All Members of Plans Sub-Committee; Councillors Louise O’Riordan (Town Mayor), Sally Kimondo (Deputy Town Mayor), Wendy Bater, Nicholas Kotarski, Richard Attwell, Peter Hollick, Gregory Alderman, and other Members of the Council for information. **If unable to attend, Members are reminded to appoint a substitute from any other Member of the Council).** All Members of the Council are welcome to attend and speak but not vote at meetings of this Sub-Committee.

**DUNSTABLE TOWN COUNCIL**

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

**HELD AT GROVE HOUSE, DUNSTABLE**

**ON MONDAY 10 JUNE 2024 AT 6:15 pm**

Present: Councillors Louise O’Riordan (Town Mayor), Sally Kimondo (Deputy Mayor), Richard Attwell, Wendy Bater, Peter Hollick, and Nicholas Kotarski.

Apologies: Councillor Gregory Alderman

In Attendance: Councillors Liz Jones (Substituting for Councillor Gregory Alderman) and Kenson Gurney with Georgia Pearson (Democratic Services Manager)

Public: Nil

**2. PUBLIC QUESTION TIME**

No questions put forward to the council ahead of the meeting.

**3. SPECIFIC DECLARATIONS OF INTEREST**

Nil

**4. MINUTES**

The Minutes of the meeting of the Plans Sub-Committee held on 28 May 2024 were approved as a correct record following one minor amendment and were signed by the Chair.

**5. 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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<b>1</b>	<b>CB/24/01048/FULL:</b> 19 Garrett Close
	<b>Proposal:</b> Change of use of a residential dwelling (class C3A) to a residential care home (class C2) and creation of double vehicular cross-over.
	<b>Comments:</b> No Objection

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<b>2</b>	<b>CB/24/01060/FULL:</b> 49 Poynters Road
	<b>Proposal:</b> Removal of existing garage and conservatory, and erection of two storey rear extension with pitched roof.
	<b>Comments:</b> No Objection

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<b>3</b>	<b>CB/24/01381/FULL:</b> 15 Western Way
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**Proposal:** Erection of front porch and conversion of garage. Single storey rear, and first floor side extension. Conversion of loft space with rear dormer and front roof lights.

**Comments:** No Objection

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**5. PLANNING DECISIONS**

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

**6. LICENSING APPLICATIONS**

Nil.

**The Meeting Closed at 6:25 pm**

**DUNSTABLE TOWN COUNCIL**

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

**HELD AT GROVE HOUSE, DUNSTABLE**

**ON MONDAY 24 JUNE 2024 AT 6:30 pm**

Present: Councillors Louise O’Riordan (Town Mayor), Sally Kimondo (Deputy Mayor), Greg Alderman, Richard Attwell, Wendy Bater, Peter Hollick, and Nicholas Kotarski.

Apologies: None

In Attendance: Councillors Liz Jones, Mark Davis, Trevor Adams, Robert Blennerhasset, John Gurney, Kenson Gurney and Johnson Tamara with Paul Hodson (Town Clerk & Chief Executive)

Public: Nil

**2. PUBLIC QUESTION TIME**

No questions were put forward to the Council ahead of the meeting.

**3. SPECIFIC DECLARATIONS OF INTEREST**

Councillors Kenson Gurney and John Gurney declared a non-pecuniary interest as members of CBC.

**4. CB/23/03863/REG3 (Dunstable East)**

Members confirmed their opposition to the application as presented. Members discussed the arguments made against the Town Council’s submission by the Planning Officer. Members queried why CBC’s recommendation stated that things had moved on since the MasterPlan, but did not explain how or why. The MasterPlan is in place until it is superseded, and the Town Council requests CBC to uphold the MasterPlan.

Members AGREED that Councillor Kotarski present the Council’s view to Central Bedfordshire Council’s Development Management Committee.

**The Meeting Closed at 6:53 pm**

# **Central Bedfordshire Council**

Planning Obligations  
Supplementary Planning Document (SPD)  
Adoption Statement  
**14th June 2024**

**A great place to live and work.**

## **Adoption Statement for the Planning Obligations Supplementary Planning Document (SPD)**

### **Town and Country Planning (Local Development) (England) Regulations 2012 (as amended)**

Central Bedfordshire Council formally adopted the Planning Obligations Supplementary Planning Document (SPD) on 4th June 2024.

The Planning Obligations SPD supports policies in the adopted Local Plan and will be considered a material consideration in the determination of planning applications.

The SPD, together with a Consultation Statement setting out the responses received and the modifications made to the document as a result, are available to view on the Council's [website](#).

Paper copies of the SPD will be made available for inspection as soon as practicable in all public libraries in Central Bedfordshire. A copy will also be available to view on request during normal office hours at:

Central Bedfordshire Council  
Priory House  
Monks Walk  
Chicksands  
Shefford  
Bedfordshire  
SG17 5TQ

Requests to view the document should be emailed to the Local Plans Team at [localplan@centralbedfordshire.gov.uk](mailto:localplan@centralbedfordshire.gov.uk). Requests can also be made by writing to the address above, or by phone on 0300 300 8307.

Any person with sufficient interest in the decision to adopt the Planning Obligations SPD may apply to the High Court for permission to apply for judicial review of this decision. Any such application must be made promptly and, in any event, not later than 3 months after the date on which the SPD was adopted.

# **Central Bedfordshire in contact**

**Find us online:** [www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)

**Call:** 0300 300 8307

**Email:** [localplan@centralbedfordshire.gov.uk](mailto:localplan@centralbedfordshire.gov.uk)

**Write to:** Central Bedfordshire Council, Priory House,  
Monks Walk, Chicksands, Shefford, Bedfordshire SG17 5TQ



**DUNSTABLE TOWN COUNCIL**

**PLANS SUB-COMMITTEE**

**8 JULY 2024**

**PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE**

**COUNCIL SINCE THE LAST MEETING OF THE SUB-COMMITTEE**

<b>1</b>	<b>CB/24/01380/FULL:</b>	21 Lovers Walk
	<b>Proposal:</b>	Single storey side/rear extension.
<b>2</b>	<b>CB/24/01381/FULL:</b>	15 Western Way
	<b>Proposal:</b>	Advertisement: Installation of 3 fascia signs.
<b>3</b>	<b>CB/24/01382/FULL:</b>	4 Kingsbury Avenue
	<b>Proposal:</b>	Erection of single storey side and part rear extension.
<b>4</b>	<b>CB/24/01142/FULL:</b>	26 Frenchs Gate
	<b>Proposal:</b>	Loft conversion including a rear dormer.
<b>5</b>	<b>CB/24/01625/FULL:</b>	7 Derwent Drive
	<b>Proposal:</b>	Single storey front extension.
<b>6</b>	<b>CB/24/01410/FULL:</b>	86 Wilbury Drive
	<b>Proposal:</b>	Single storey side extension with rooflights.
<b>7</b>	<b>CB/24/01554/FULL:</b>	64 Garden Road
	<b>Proposal:</b>	Part two storey and part single storey rear extension.
<b>8</b>	<b>CB/24/01363/FULL:</b>	22 Priory Road
	<b>Proposal:</b>	Demolition of existing conservatory and erection of single storey rear extension to rear. Insertion of new French doors & Juliet balcony at ground floor level to rear. External works to comprise new hardsurfacing to front parking area and new external decking & paving to rear.
<b>9</b>	<b>CB/24/01745/FULL:</b>	Unit 22, Woodside Industrial Estate
	<b>Proposal:</b>	Change of use from Class B8 Storage and Distribution to B2 General Industrial use.
<b>10</b>	<b>CB/24/01603/FULL:</b>	8 Woodford Road
	<b>Proposal:</b>	Garage conversion to create ground floor front rear extensions, and first floor side extension with side window.

<b>11</b>	<b>CB/24/00720/FULL:</b>	18 Matthew Street
	<b>Proposal:</b>	Change of use of an office building to a HMO (House of Multiple Occupation).
<b>12</b>	<b>CB/24/01479/FULL:</b>	94 Chiltern Road
	<b>Proposal:</b>	Dropped kerb and new driveway.
<b>13</b>	<b>CB/24/01565/FULL:</b>	285 Luton Road
	<b>Proposal:</b>	Demolition of existing rear extension and erection of enlarged replacement rear extension.
<b>14</b>	<b>CB/24/01673/FULL:</b>	7 Kingscroft Avenue
	<b>Proposal:</b>	Proposed single storey rear extension, demolition of existing conservatory, internal alterations and garage conversion
<b>15</b>	<b>CB/24/01695/FULL:</b>	51 Poynters Road
	<b>Proposal:</b>	Erection of an attached 2 storey dwelling and alteration to the dropped kerb access to the existing dwelling.
<b>16</b>	<b>CB/24/01371/ADV:</b>	318 High Street North
	<b>Proposal:</b>	Advertisement: Relocation of existing totem sign.

**DUNSTABLE TOWN COUNCIL**

**PLANS SUB-COMMITTEE**

**8 JULY 2024**

**COMPLETED PLANNING APPLICATIONS**

<b><u>Application No</u></b>	<b><u>Location and Proposal</u></b>	<b><u>Town Council View</u></b>	<b><u>Planning Authority Decision</u></b>
<b>CB/24/01081/FULL:</b>	<b>67B West Street,</b> Replacement PVCu windows on first floor rear elevation	No Objection	Granted
<b>CB/24/01106/ADV:</b>	<b>Units DC1 And DC2 Prologis,</b> Advertisement: Retention of illuminated, wall mounted sign 1 & 2 and non illuminated wall sign 3	No Objection	Granted
<b>CB/24/01157/FULL:</b>	<b>20 Apollo Close,</b> Erection of single storey side and rear extension	No Objection	Granted
<b>CB/22/00893/FULL:</b>	<b>5 Station Road,</b> Conversion of single dwelling into 1 x 1 bed (2 person) flat and 1 x 3 bed (4 person) flat. Single storey side extension, 2 front dormers and rear dormer extension. Erection of a new garden fence to subdivide gardens.	No Objection	Granted