

Paul Hodson Town Clerk and Chief Executive

Date: 30 August 2024

Dear Councillor,

A meeting of the Council's Planning Sub-Committee will be held on **Monday 9 September 2024** at **the Council Chamber, Grove House commencing at 6:30 pm**. Members of the public and press are also welcome to attend in person. Members of the public may ask a question during the public session, either in person or online via MS Teams. Where possible, we ask that anyone who wishes to ask a question contacts the Council beforehand to enable a response to be prepared, via democratic@dunstable.gov.uk or 01582 513000 by 4 pm on Friday 6 September.

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 19 August 2024 as a true record (see page 3)
5. Planning Applications -
 - a) to consider applications submitted to Central Bedfordshire Council since the last meeting of the Sub-Committee (see page 5)
 - b) to note recent decisions of The Planning Authority (see page 7)
6. 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 19 AUGUST 2024 AT 6:30 pm

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

Apologies: Nil

In Attendance: Paul Hodson (Town Clerk and Chief Executive) and 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 5 August 2024 were approved as a correct record and were signed by the Chair.

5. CBC PLANNING DOCUMENT

The Sub-Committee received and noted the adoption of the revised Planning Obligations Document (SPD) from Central Bedfordshire Council.

6. 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/24/02168/FULL:** 49 Benning Avenue
Proposal: Single storey front extension
Comments: No Objection
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7. PLANNING DECISIONS

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

8. LICENSING APPLICATIONS

None Received

The Meeting Closed at 6:33 pm

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

9 SEPTEMBER 2024

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL

SINCE THE LAST MEETING OF THE SUB-COMMITTEE

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| 1 | CB/24/02057/FULL: 18 Olma Road,
Proposal: Two storey side extension and part single and part two storey rear extension. |
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| 2 | CB/24/01934/FULL: Basement and Ground Floor of 16 High Street North
Proposal: Change of use of the basement and ground floor of a vacant Class E unit, previously used as a bank, to an Adult Gaming Centre (sui generis use) |
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| 3 | CB/24/01947/FULL: 11 Mountview Avenue
Proposal: Part two storey and part single storey rear extension. |
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| 4 | CB/24/02312/FULL: 6 Hilton Avenue,
Proposal: Single storey front extension, first floor side/front extension and a new roof to the front porch. |
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| 5 | CB/24/02021/FULL: 64 High Street North,
Proposal: Siting of external kitchen extractor duct, cowl and fascia signage with internal alterations to form a new eatery. |
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| 6 | CB/24/02269/FULL: 62 Chiltern Road,
Proposal: Single storey side and rear extension, garage conversion with new secondary front entrance and associated changes. |
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| 7 | CB/24/02332/FULL: 34 Woodford Road,
Proposal: Erection of a two storey side extension and single storey porch/front extension. Demolition of existing garage. |
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| 8 | CB/24/02384/FULL: 15 Montgomery Grove,
Proposal: Loft conversion with a dormer to the rear and rooflights to the front. |
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| 9 | CB/24/02389/FULL: 14 Pynders Lane,
Proposal: Single storey rear extension. |
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| 10 | CB/24/01940/FULL: 16 High Street North,
Proposal: Alterations to shopfront to remove ATM machines and reconfiguration involving new entrance door. Alterations to remove rear window and |
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replace with rear entrance door with roller shutter.

- 11** **CB/24/01941/ADV:** 16 High Street North,
 Proposal: Advertisement: One internally illuminated fascia sign and one internally illuminated projecting sign.
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- 12** **CB/24/02206/FULL:** 20 Benning Avenue,
 Proposal: Removal of conservatory, single storey rear extension with internal alterations to dwelling.
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- 13** **CB/24/02022/ADV:** 64 High Street North,
 Proposal: Advertisement: Siting of external kitchen extractor duct, cowl and fascia signage with internal alterations to form a new eatery.
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- 14** **CB/24/02273/FULL:** 28 Worthington Road,
 Proposal: Single storey side and rear extension with roof lights. New Hip to Gable loft conversion with a rear dormer and front roof light.
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- 15** **CB/24/02256/FULL:** 4 Kingsbury Avenue,
 Proposal: Erection of single storey side extension.
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DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

9 SEPTEMBER 2024

COMPLETED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/24/01787/FULL:	52 Linden Road Replacement front porch with pitched roof. Garage conversion with pitched roof to the front, raise external walls and flat roof behind front pitched roof.	No Objection	Granted
CB/24/01980/FULL:	68 Houghton Road Loft conversion with rear dormer	No Objection	Granted
CB/24/01763/FULL:	Unit 21 and 22 Service Yard Erection of silos, flour dust extract unit and ancillary plant units (retrospective).	No Objection	Granted
CB/24/01964/FULL:	174 Jeans Way Single storey front extension.	No Objection	Granted
CB/24/01939/FULL:	1 Hillyfields Proposed single storey rear and side extension and conversion of garage to habitable space.	No Objection	Granted
CB/24/01946/FULL:	24 Cartmel Drive Erection of single storey front extension	No Objection	Granted
CB/24/01848/FULL:	40 Linden Road Change of use from House of Multiple Occupancy (HMO) to two dwellinghouses (Use Class C3), involving the sub-division of the building to create 1no. two-storey dwelling and 1no. ground floor apartment, together with alterations to windows and doors.	No Objection	Refused
CB/24/01527/FULL:	98 Dukeminster Road Erection of a rear conservatory and conversion of garage	No Objection	Granted
CB/24/01363/FULL:	22 Priory Road 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.	No Objection	Granted
CB/22/04762/FULL:	9 High Street South Change of Use of a commercial property to a mixed, part commercial and house in multiple occupation (HMO) consisting of 6 no. bedsits at first, second and third floor levels, with a shared kitchen at ground floor level, including alterations to a section of the building to form a	No Objection	Granted

	mansard roof, external alterations to windows and shop frontage.		
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