

Paul Hodson Town Clerk and Chief Executive

Date: 9 August 2024

Dear Councillor,

A meeting of the Council's Planning Sub-Committee will be held on **Monday 19 August 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 16 August 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 5 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 6)
 - 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 5 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, and Peter Hollick

Apologies: Councillor Richard Attwell

In Attendance: Councillor Robert Blennerhasset 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 8 July 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/24/01786/FULL:** Building to the rear of 13 High Street North,
Proposal: Demolition of single storey brick storage building and erection of a two-storey residential building, comprising of two studio flats, together with associated works including the insertion of windows, doors, a refuse store and external staircase.
Comments: No Objection
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- 2 CB/24/01835/FULL:** 30 Buckwood Avenue

	Proposal:	Erection of a single storey front and side extension and associated works.
	Comments:	No Objection
3	CB/24/01527/FULL:	98 Dukeminster Road
	Proposal:	Erection of a rear conservatory and conversion of garage.
	Comments:	No Objection
4	CB/24/01828/FULL:	6 Hilton Avenue
	Proposal:	First floor side extension with new pitched roof on porch and ground rear.
	Comments:	Application Withdrawn
5	CB/24/01980/FULL:	68 Houghton Road
	Proposal:	Loft conversion with rear dormer.
	Comments:	No Objection
6	CB/24/01964/FULL:	174 Jeans Way
	Proposal:	Single storey front extension.
	Comments:	No Objection
7	CB/24/01939/FULL:	1 Hillyfields
	Proposal:	Proposed single storey rear and side extension and conversion of garage to habitable space.
	Comments:	No Objection
8	CB/24/01946/FULL:	24 Cartmel Drive
	Proposal:	Erection of single storey front extension.
	Comments:	No Objection
9	CB/24/01848/FULL:	40 Linden Road
	Proposal:	Change of use from Class C4 HMO to Class C3 dwellinghouse. Subdivision of building to provide 1no. two-storey house and 1no. ground floor apartment. Alterations to windows and doors.
	Comments:	No Objection
10	CB/24/01787/FULL:	52 Linden Road
	Proposal:	Replacement front porch with pitched roof. Garage conversion with pitched roof to the front, raise external walls and flat roof behind front pitched roof.
	Comments:	No Objection
11	CB/24/01763/FULL:	Unit 21 and 22 Service Yard
	Proposal:	Erection of silos, flour dust extract and ancillary plant units (retrospective).
	Comments:	No Objection
12	CB/24/01660/FULL:	McDonalds, 2-8 Luton Road,
	Proposal:	Installation of four rapid electric vehicle charging stations and ancillary equipment. Six existing parking spaces to become EV charging bays.
	Comments:	No Objection

7. PLANNING DECISIONS

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

8. LICENSING APPLICATIONS

La Pasteria, Pizza Bar, 36 High Street North, Dunstable, LU6 1LA

Licensable activities

- Recorded music indoors and sale of alcohol on the premises Monday to Sunday 12pm until 11pm.

Comments – No Objection

The Meeting Closed at 6:49 pm

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

19 AUGUST 2024

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL

SINCE THE LAST MEETING OF THE SUB-COMMITTEE

- 1 CB/24/02168/FULL:** 49 Benning Avenue
Proposal: Single storey front extension.
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DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

19 AUGUST 2024

COMPLETED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/24/01835/FULL:	30 Buckwood Avenue Erection of a single storey front and side extension and associated works.	No Objection	Granted
CB/24/01828/FULL:	6 Hilton Avenue First floor side extension with new pitched roof on porch and ground rear.	Application Withdrawn at the time of the meeting	Application Withdrawn
CB/24/01673/FULL:	7 Kingscroft Avenue Proposed single storey rear extension, demolition of existing conservatory, internal alterations, garage conversion and wider window to side flank wall.	No Objection	Granted
CB/24/01695/FULL:	51 Poynters Road Erection of an attached 2 storey dwelling and alteration to the dropped kerb access to the existing dwelling.	No Objection	Refused
CB/24/01371/ADV:	318 High Street North Advertisement: Relocation of existing totem sign.	No Objection	Granted
CB/24/01745/FULL:	Unit 22, Woodside Industrial Estate Change of use from Class B8 Storage and Distribution to B2 General Industrial use (retrospective)	No Objection	Granted
CB/24/01603/FULL:	8 Woodford Road Garage conversion to create ground floor front and rear extensions. Sloping pitched roof to existing garage, first floor side window and associated works	No Objection	Granted
CB/24/01142/FULL:	26 Frenchs Gate Loft conversion including a rear dormer	No Objection	Granted
CB/24/00720/FULL:	18 Matthew Street Change of use of an office building to a HMO (House of Multiple Occupation)	Objection due to lack of detail, lack of sanitary provision and potential over development.	Refused
CB/24/01479/FULL:	94 Chiltern Road Dropped kerb and new driveway	No Objection	Granted

CB/24/01565/FULL:	285 Luton Road Demolition of existing rear extension and erection of enlarged replacement rear extension	No Objection	Granted
CB/24/01625/FULL:	7 Derwent Drive Single storey front extension	No Objection	Granted
CB/24/01134/FULL:	Land rear of 24 West Street, Change of use from car park to hand car washing and valeting service. Erection of canopies and facilities.	Objection on the grounds of noise pollution concerns for the surrounding neighbours due to the work being carried out 9am-5pm, 7 days a week.	Refused