

Paul Hodson Town Clerk and Chief Executive

Date: 26 July 2024

Dear Councillor,

A meeting of the Council's Planning Sub-Committee will be held on **Monday 5 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 2 August.

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 8 July 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 8)
6. Licensing Applications –
 - a) to consider applications submitted to Central Bedfordshire Council since the last meeting of the Sub-Committee – (see page 10)

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 8 JULY 2024 AT 6:15 pm

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

Apologies: Nil

In Attendance: Lisa Scheder (Head of Corporate Services and RFO)

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 10 June 2024 and 24 June 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:

1 CB/24/01380/FULL: 21 Lovers Walk,
Proposal: Single storey side/rear extension.
Comments: No objection

2 CB/24/01381/FULL: 15 Western Way
Proposal: Erection of front porch and conversion of garage. Single storey rear, and first floor side extension. Conversion of loft space with hip to gable, rear dormer and front roof lights.
Comments: No objection

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| 3 | CB/24/01382/FULL: 4 Kingsbury Avenue Proposal: Erection of single storey side and part rear extension. Comments: No objection |
| 4 | CB/24/01142/FULL: 26 Frenchs Gate Proposal: Loft conversion including a rear dormer. Comments: No objection |
| 5 | CB/24/01625/FULL: 7 Derwent Drive Proposal: Single storey front extension. Comments: No objection |
| 6 | CB/24/01410/FULL: 86 Wilbury Drive Proposal: Single storey side extension with rooflights.. Comments: No objection |
| 7 | CB/24/01554/FULL: 64 Garden Road Proposal: Part two storey and part single storey rear extension. Comments: No objection |
| 8 | CB/24/01363/FULL: 22 Priory Road Proposal: 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 hard surfacing to front parking area and new external decking & paving to rear. Comments: No objection |
| 9 | CB/24/01745/FULL: Unit 22, Woodside Industrial Estate Proposal: Change of use from Class B8 Storage and Distribution to B2 General Industrial use. Comments: No objection |
| 10 | CB/24/01603/FULL: 8 Woodford Road Proposal: Garage conversion to create ground floor front rear extensions, and first floor side extension with side window. Comments: No objection |
| 11 | CB/24/00720/FULL: 18 Matthew Street Proposal: Change of use of an office building to a HMO (House of Multiple Occupation). Comments: Objection due to lack of detail, lack of sanitary provision and potential over development. |
| 12 | CB/24/01479/FULL: 94 Chiltern Road, Proposal: Dropped kerb and new driveway. Comments: No objection |
| 13 | CB/24/01565/FULL: 285 Luton Road, Proposal: Demolition of existing rear extension and erection of enlarged replacement rear extension. Comments: No objection |
| 14 | CB/24/01673/FULL: 7 Kingscroft Avenue Proposal: Proposed single storey rear extension, demolition of existing conservatory, internal alterations and garage conversion Comments: No objection |

15 CB/24/01695/FULL: 51 Poynters Road

Proposal: Erection of an attached 2 storey dwelling and alteration to the dropped kerb access to the existing dwelling.

Comments: No objection

16 CB/24/01371/FULL: 318 High Street North

Proposal: Advertisement: Relocation of existing totem sign.

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

None received.

The Meeting Closed at 7:00 pm

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

5 AUGUST 2024

PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL

SINCE THE LAST MEETING OF THE SUB-COMMITTEE

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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.
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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.
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- 3 **CB/24/01527/FULL:** 98 Dukeminster Road
 Proposal: Erection of a rear conservatory and conversion of garage.
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- 4 **CB/24/01828/FULL:** 6 Hilton Avenue
 Proposal: First floor side extension with new pitched roof on porch and ground rear.
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- 5 **CB/24/01980/FULL:** 68 Houghton Road
 Proposal: Loft conversion with rear dormer.
-
- 6 **CB/24/01964/FULL:** 174 Jeans Way
 Proposal: Single storey front extension.
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- 7 **CB/24/01939/FULL:** 1 Hillyfields
 Proposal: Proposed single storey rear and side extension and conversion of garage to habitable space.
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- 8 **CB/24/01946/FULL:** 24 Cartmel Drive
 Proposal: Erection of single storey front extension.
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- 9 **CB/24/01848/FULL:** 40 Linden Road
 Proposal: Change of use from Class C4 HMO to Class C3 dwellinghouse. Sub-division of building to provide 1no. two-storey house and 1no. ground-floor apartment. Alterations to windows and doors.
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- 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.

11 CB/24/01763/FULL: Unit 21 and 22 Service Yard

Proposal: Erection of silos, flour dust extract and ancillary plant units (retrospective).

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.

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

5 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/24/01382/FULL: | 4 Kingsbury Avenue Erection of single storey side and part rear extension | No Objection | Application Withdrawn |
| CB/24/01048/FULL: | 19 Garrett Close Change of use of a residential dwelling (class C3A) to a residential care home (class C2) and creation of double vehicular cross-over. | No Objection | Refused |
| CB/24/01381/FULL: | 15 Western Way Erection of front porch and conversion of garage. Single storey rear, and first floor side extension. Conversion of loft space with hip to gable, rear dormer and front roof lights. | No Objection | Granted |
| CB/24/01380/FULL: | 21 Lovers Walk Single storey side/rear extension | No Objection | Granted |
| CB/24/01060/FULL: | 49 Poynters Road Removal of existing garage and conservatory, and erection of two storey rear extension with pitched roof. | No Objection | Application Withdrawn |
| CB/24/01343/FULL: | 28 Birchside Two storey front extension | No Objection | Granted |
| CB/24/01346/FULL: | 9 Hillyfields Single storey rear/side extension. | No Objection | Granted |
| CB/24/01058/FULL: | 7 Queensway Parade Change of use from retail (Use Class E(a)) to hot food takeaway with eat-in provision (sui generis Use) and the installation of a flue. | No Objection | Application Withdrawn |
| CB/24/01059/ADV: | 7 Queensway Parade Advertisement: Display of three non-illuminated fascia signs. | No Objection | Granted |
| CB/24/01272/FULL: | 5 Gorham Way Erection of single storey front, side and rear extension. | No Objection | Granted |
| CB/24/00864/FULL: | 27 Benning Avenue Part single and part two storey rear extension with single storey front extension. | No Objection | Granted |

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|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------|
| CB/23/03863/REG3: | Site of former Dunstable Library Construction of a part 3, 4 and part 5 storey building with ground floor multi-purpose space and 40 one-bedroom apartments. | See Plans Minutes 12 February 2024 | Granted |
| CB/24/01410/FULL: | 86 Wilbury Drive Single storey side extension with rooflights | No Objection | Granted |
| CB/24/01554/FULL: | 64 Garden Road Part two storey and part single storey rear extension | No Objection | Granted |

Premises Licence Application

New premises licence

Application received on 26th June 2024

Name of applicant Jurgen Zace

Premises address 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.

Description of the premises

Restaurant

The full application can be viewed by arrangement. If you wish to make a representation, please do so via email by **24th July 2024**. Any such representation must relate to one or more of the four licensing objectives: the prevention of crime & disorder; public safety; the prevention of public nuisance and the protection of children from harm.

It is an offence knowingly or recklessly to make a false statement in connection with an application, the maximum fine for which a person is liable on summary conviction is a level 5 fine on the standard scale.

Contact us...

by telephone: 0300 300 8307

by email: licensing@centralbedfordshire.gov.uk

on the web: www.centralbedfordshire.gov.uk

Write to Central Bedfordshire Council, Thorn Turn, Grendall Lane,
Houghton Regis, LU5 6GJ