

Paul Hodson Town Clerk and Chief Executive

Date: 30 September 2024

Dear Councillor,

A meeting of the Council's Planning Sub-Committee will be held on **Monday 7 October 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](mailto:democratic@dunstable.gov.uk) or 01582 513000 by 4 pm on Friday 4 October.

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 9 September 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 – 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 9 SEPTEMBER 2024 AT 6:30 pm**

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

Apologies: Councillor Gregory Alderman

In Attendance: 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 19 August 2024 were approved as a correct record 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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- 1 CB/24/02057/FULL:** 18 Olma Road,  
**Proposal:** Two storey side extension and part single and part two storey rear extension.  
**Comments:** No Objection
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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)  
**Comments:** No Objection
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- 3 CB/24/01947/FULL:** 11 Mountview Avenue  
**Proposal:** Part two storey and part single storey rear extension.  
**Comments:** No Objection
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4	<b>CB/24/02312/FULL:</b> 6 Hilton Avenue, <b>Proposal:</b> Single storey front extension, first floor side/front extension and a new roof to the front porch. <b>Comments:</b> No Objection
5	<b>CB/24/02021/FULL:</b> 64 High Street North, <b>Proposal:</b> Siting of external kitchen extractor duct, cowl and fascia signage with internal alterations to form a new eatery. <b>Comments:</b> No Objection
6	<b>CB/24/02269/FULL:</b> 62 Chiltern Road, <b>Proposal:</b> Single storey side and rear extension, garage conversion with new secondary front entrance and associated changes. <b>Comments:</b> No Objection
7	<b>CB/24/02332/FULL:</b> 34 Woodford Road, <b>Proposal:</b> Erection of a two storey side extension and single storey porch/front extension. Demolition of existing garage. <b>Comments:</b> No Objection
8	<b>CB/24/02384/FULL:</b> 15 Montgomery Grove, <b>Proposal:</b> Loft conversion with a dormer to the rear and rooflights to the front. <b>Comments:</b> No Objection
9	<b>CB/24/02389/FULL:</b> 14 Pynders Lane, <b>Proposal:</b> Single storey rear extension. <b>Comments:</b> No Objection
10	<b>CB/24/01940/FULL:</b> 16 High Street North, <b>Proposal:</b> Alterations to shopfront to remove ATM machines and reconfiguration involving new entrance door. Alterations to remove rear window and replace with rear entrance door with roller shutter. <b>Comments:</b> No Objection
11	<b>CB/24/01941/ADV:</b> 16 High Street North, <b>Proposal:</b> Advertisement: One internally illuminated fascia sign and one internally illuminated projecting sign. <b>Comments:</b> No Objection
12	<b>CB/24/02206/FULL:</b> 20 Benning Avenue, <b>Proposal:</b> Removal of conservatory, single storey rear extension with internal alterations to dwelling. <b>Comments:</b> No Objection
13	<b>CB/24/02022/ADV:</b> 64 High Street North, <b>Proposal:</b> Advertisement: Siting of external kitchen extractor duct, cowl and fascia signage with internal alterations to form a new eatery. <b>Comments:</b> No Objection
14	<b>CB/24/02273/FULL:</b> 28 Worthington Road, <b>Proposal:</b> Single storey side and rear extension with roof lights. New Hip to Gable loft conversion with a rear dormer and front roof light. <b>Comments:</b> No Objection
15	<b>CB/24/02256/FULL:</b> 4 Kingsbury Avenue, <b>Proposal:</b> Erection of single storey side extension.

**7. PLANNING DECISIONS**

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

**8. LICENSING APPLICATIONS**

Nil

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

**DUNSTABLE TOWN COUNCIL**

**PLANS SUB-COMMITTEE**

**7 OCTOBER 2024**

**PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE COUNCIL**

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

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| 1 | <b>CB/24/02467/FULL:</b> 28 Clifton Road,<br><b>Proposal:</b> Single storey rear extension. |
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| 2 | <b>CB/24/02454/REG3:</b> 64 Luton Road,<br><b>Proposal:</b> Siting of a portacabin to be used as a classroom (retrospective) |
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| 3 | <b>CB/23/03751/FULL:</b> 58 Seamons Close<br><b>Proposal:</b> Erection of a single storey front extension and a two-storey side extension with dormer to the front elevation. |
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| 4 | <b>CB/24/02591/FULL:</b> 43 West Parade,<br><b>Proposal:</b> Two storey rear extension. |
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| 5 | <b>CB/24/02549/FULL:</b> 7 Beecroft Way,<br><b>Proposal:</b> Single storey front extension. |
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| 6 | <b>CB/24/02149/ADV:</b> Unit DC1 Prologis, Boscombe Road,<br><b>Proposal:</b> Advertisement: Installation of 4 non-illuminated fascia signs.<br>Retrospective. |
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| 7 | <b>CB/24/02451/FULL:</b> Dunstable College, Kingsway,<br><b>Proposal:</b> Siting of portacabin to be used as a classroom. |
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| 8 | <b>CB/24/02321/FULL:</b> 9 Priory Road,<br><b>Proposal:</b> Erection of a front porch, single storey rear ground and first floor side extensions and garage conversion. |
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| 9 | <b>CB/24/02060/FULL:</b> 18 Beecroft Way,<br><b>Proposal:</b> Single storey rear extension. |
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| 10 | <b>CB/24/02613/FULL:</b> 268 Luton Road,<br><b>Proposal:</b> Single storey rear extension |
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| 11 | <b>CB/24/02605/FULL:</b> 22 Edward Street,<br><b>Proposal:</b> Part single and part two storey rear extension following part demolition of |
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existing rear elevation.

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**12**      **CB/24/02709/FULL:** Daledown, 2 Dale Road  
                 **Proposal:** Replacement dwelling

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**DUNSTABLE TOWN COUNCIL**

**PLANS SUB-COMMITTEE**

**7 OCTOBER 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/24/01947/FULL:</b>	<b>11 Mountview Avenue</b> Part two storey and part single storey rear extension.	No Objection	Granted
<b>CB/24/02269/FULL:</b>	<b>62 Chiltern Road</b> Single storey side and rear extension, garage conversion with new secondary front entrance and associated changes	No Objection	Granted
<b>CB/24/02057/FULL:</b>	<b>18 Olma Road</b> Two storey side extension and part single and part two storey rear extension.	No Objection	Granted
<b>CB/24/02168/FULL:</b>	<b>49 Benning Avenue,</b> Single storey front extension.	No Objection	Granted
<b>CB/24/01660/FULL:</b>	<b>McDonalds, 2-8 Luton Road</b> Installation of four rapid electric vehicle charging stations and ancillary equipment. Six existing parking spaces to become EV charging bays.	No Objection	Granted
<b>CB/23/00254/FULL:</b>	<b>17 Victoria Street,</b> Retrospective installation of two air conditioning compressor units, new air vent ducting 650x 650mm x 4m and a 600/600mm Air Duct inlet. Installation of a new rooflight window in hip part of the parish house facing rear garden.	No Objection	Granted
<b>CB/22/01850/FULL:</b>	<b>First Floor, 5A Queensway Parade</b> Erection of two front dormer and two rear dormer windows to facilitate the conversion of the first floor & roof space to provide 4 flats.	The Council objects to the application on the grounds of insufficient provision of storage for domestic and commercial waste, street scene change which is out of character with the area and over development of the site	Granted
<b>CB/24/02389/FULL</b>	<b>14 Pynders Lane,</b> Single storey rear extension	No Objection	Granted



<b>CB/24/02206/FULL</b>	<b>20 Benning Avenue,</b> Removal of conservatory, single storey rear extension with internal alterations to dwelling	No Objection	Granted
<b>CB/24/02312/FULL</b>	<b>6 Hilton Avenue</b> Single storey front extension, first floor side/front extension and a new roof to the front porch	No Objection	Granted
<b>CB/24/02021/FULL</b>	<b>64 High Street North,</b> Siting of external kitchen extractor duct, cowl and fascia signage with internal alterations to form a new eatery	No Objection	Granted
<b>CB/24/02273/FULL</b>	<b>28 Worthington Road,</b> Single storey side and rear extension with roof lights. New Hip to Gable loft conversion with a rear dormer and front roof light	No Objection	Granted
<b>CB/21/05529/FULL</b>	<b>Former Jewson site, Beale Street,</b> Conversion of an existing office building plus erection of a three-storey rear extension, erection of one 4-storey building and one part 3, part 4-storey building to accommodate a total of 51 residential units and associated works, following demolition of existing storage units.	The outline application was considered by the Central Bedfordshire Council Development Management Committee this month	Granted
<b>CB/16/04660/FULL</b>	<b>45-65 Lowther Road Car Park,</b> Wood cabin structure with modern brick facade to be used for additional shop space (Resubmission of CB/16/01613/FULL)	Objection. Members object to this proposal as they believe the development would be incongruous and out of keeping with the existing street scene.	Not Proceeded with