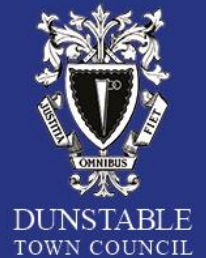


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**Paul Hodson**, Town Clerk and Chief Executive

Notice of a Meeting of the **Plans-Sub Committee**

Date: **Friday 8 November 2024**

Dear Councillor,

A meeting of the **Plans-Sub Committee** will be held on **Monday 18 November 2024**, at **Grove House; Council Chamber** at **6:30 PM**. To view the meeting live or afterwards use this link: [livestream](#). 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. If you would like to ask a question, please contact the Council via [democratic@dunstable.gov.uk](mailto:democratic@dunstable.gov.uk) or 01582 513000 by 4 pm on Friday 15 November 2024.

*This meeting will be filmed by the Council and broadcast live and will be capable of repeated viewing. If you are seated in the Council Chamber it is likely that the cameras will capture your image. By your presence you are deemed to consent to be filmed, and to the use of those images and sound recordings for webcasting or training purposes.*

*If you address the committee in person or via Teams, your contribution will be recorded and broadcast, unless this is during a private session, as permitted by the Access to Information provisions.*

Please see the below QR code to access the full agenda:



Yours faithfully

Paul Hodson  
Town Clerk and Chief Executive

*Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't.*

## **AGENDA**

### **1 Apologies for Absence**

### **2 Declarations of Interest**

### **3 Public Question Time**

### **4 To agree the minutes of the meeting of 4 November 2024**

Plans Minutes - 4 November 2024.pdf

### **5 Planning Applications**

a) to consider applications submitted to Central Bedfordshire Council since the last meeting of the Sub-Committee

b) to note recent decisions of The Planning Authority

Agenda 18 November - Planning + Licensing applications.pdf

### **6 Licensing Applications**

a)

a. to consider applications submitted to Central Bedfordshire Council since the last meeting of the Sub- Committee – None received

### **7 Date of the next meeting - Monday 2 December 2024 at 6:30 pm**

To: All Members and Officers:

Georgia Pearson (Democratic Services Manager), Peter Hollick (Council Member), Wendy Bater (Council Member), Kenson Gurney (Council Member), Matthew Brennan (Council Member), John Gurney (Council Member), Philip Crawley (Council Member), Liz Jones (Council Member), Johnson Tamara (Council Member), Paul Hodson (Town Clerk and Chief Executive), Gregory Alderman (Council Member), Louise O'Riordan (Council Member), Trevor Adams (Council Member), Mark Davis (Council Member), Matthew Neall (Council Member), Michelle Henderson (Council Member), Nicholas Kotarski (Council Member), Richard Attwell (Council Member), Robert Blennerhassett (Council Member), Sally Kimondo (Councillor),

# DUNSTABLE TOWN COUNCIL

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

### HELD AT GROVE HOUSE, DUNSTABLE

ON MONDAY 4 NOVEMBER 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: Councillor Liz Jones 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 7 October 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:

- 
- 1      **CB/24/02532/FULL:** Land adjacent 77 Canesworde Road,  
          **Proposal:** Erection of a self-build bungalow.  
          **Comments:** Objection due to overdevelopment and obstruction to street scene, contravenes with national standards.
- 
- 2      **CB/24/02678/FULL:** 8-10 Church Street,  
          **Proposal:** Conversion of office spaces to a two-bed flat on the first floor and a one-bed flat on the second floor. Installation of a new external staircase and external alterations.  
          **Comments:** No Objection
- 
- 3      **CB/24/02676/FULL:** 37 Capron Road,  
          **Proposal:** Demolition of garage, creation of a single storey rear extension with roof Lantern and internal alterations to ground floor.

**Comments:** No Objection

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**4 CB/24/02746/FULL:** 23 Cartmel Drive,  
**Proposal:** Single storey part front, part side and rear extensions, with part conversion and pitched roof over existing garage

**Comments:** No Objection

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**5 CB/24/02625/FULL:** Unit D, Chiltern Park Industrial Estate,  
**Proposal:** Erection of 2 extensions, extension A is 3 storeys (12m high) on the eastern side and extension B is 2 storeys (10m high) on the western side. Change of use from class B8 storage and distribution to Class B2, general industrial use.

**Comments:** No Objection

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**6 CB/24/02698/FULL:** Dunstable College, Kingsway,  
**Proposal:** Proposed MUGA and associated fencing.  
**Comments:** Objection due to noise nuisance to neighbouring properties and this will cause more off street car parking for the area due to loss of car parking space within the grounds.

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**7 CB/24/01913/FULL:** 51 Kirby Road,  
**Proposal:** Part two-storey and part single-storey rear extension with rear first floor juliet balcony and loft conversion with front and rear roof lights and additional windows within side elevation.

**Comments:** No Objection

---

**8 CB/24/02826/FULL:** 9 Millers Way,  
**Proposal:** Demolition of existing conservatory and garage. Erection of a two storey side extension and a part two storey part single storey rear extension and outbuilding.

**Comments:** No Objection.

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**9 CB/24/02804/FULL:** 24 Evelyn Road,  
**Proposal:** Proposed front porch

**Comments:** No Objection

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**10 CB/24/02884/FULL:** 55 Beechwood Court,  
**Proposal:** Replacement of glazed Conservatory roof with lean to tiled pitched roof

**Comments:** No Objection

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**11 CB/24/02463/FULL:** 28 Ridgeway Avenue,  
**Proposal:** Erection of a single-storey rear extension and garage conversion for home office with new wc and shower and new fiberglass flat roof

**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**

Nil

**The Meeting Closed at 6:52 pm**

**DUNSTABLE TOWN COUNCIL**

**PLANS SUB-COMMITTEE**

**18 NOVEMBER 2024**

**A) PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE**

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

- 
- 1      **CB/24/02931/FULL:** 38 Canesworde Road,  
          **Proposal:** Erection of a single storey rear extension with a flat roof.
- 
- 2      **CB/24/03063/FULL:** 112 Meadway,  
          **Proposal:** Single storey rear extension.
- 
- 3      **CB/24/03046/FULL:** Dunstable Bowling Club, 17 Hawthorn Close,  
          **Proposal:** Erection of five detached dwellings & garages and associated works following demolition of Bowls Club building.
- 
- 4      **CB/24/03091/FULL:** 61 Lockington Crescent,  
          **Proposal:** Erection of two storey rear/side and single storey rear extension.
- 
- 5      **CB/24/03125/FULL:** 40 Linden Road,  
          **Proposal:** Change of use from Class C4 HMO to Class C3 dwelling and sub-division of building to provide 1, two-storey house and 1, ground-floor apartment
- 
- 6      **CB/24/03180/FULL:** 11 Langdale Road,  
          **Proposal:** Roof alterations including hip to gable extension with rear facing dormer and front facing dormer.
-

**DUNSTABLE TOWN COUNCIL**

**PLANS SUB-COMMITTEE**

**18 NOVEMBER 2024**

**B) 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/24/02676/FULL:</b>	<b>37 Capron Road,</b> Demolition of garage, creation of a single storey rear extension with roof Lantern and internal alterations to ground floor.	No Objection	Granted
<b>CB/24/02321/FULL:</b>	<b>9 Priory Road,</b> Erection of a front porch, single storey rear ground and first floor side extensions and garage conversion.	No objection so long as all is complete in line with the archaeology report.	Granted
<b>CB/24/02060/FULL:</b>	<b>18 Beecroft Way,</b> Single storey rear extension	No Objection	Granted
<b>CB/24/02605/FULL:</b>	<b>22 Edward Street,</b> Part single and part two storey rear extension following part demolition of existing rear elevation.	No Objection	Granted
<b>CB/20/04312/FULL:</b>	<b>St Marys Rc Church, 82 West Street,</b> Demolition of Presbytery. Erection of a block of 8 flats and a bungalow and associated works.	No Objection	Application Withdrawn
<b>CB/20/04313/LB:</b>	<b>St Marys Rc Church, 82 West Street,</b> Demolition of Presbytery. Erection of a block of 8 flats and a bungalow and associated works.	No Objection	Application Withdrawn
<b>CB/24/02532/FULL:</b>	<b>Land adjacent 77 Canesworde Road,</b> Erection of a self-build bungalow.	Objection due to overdevelopment and obstruction to street scene, contravenes with national standards.	Refused