

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, DUNSTABLE

ON MONDAY 23 DECEMBER 2024 AT 6:30 pm

Present: Councillors Louise O’Riordan (Town Mayor), Sally Kimondo (Deputy Mayor), Nicholas Kotarski (Chair), Richard Attwell, Wendy Bater 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 9 December 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/24/03380/FULL: 16 Ridgeway Avenue,
Proposal: Single storey front/side extension, front porch and drop kerb.
Comments: No Objection |
| 2 | CB/24/03478/FULL: 73 Northfields,
Proposal: Erection of a single-storey rear extension (retrospective)
Comments: No Objection |
| 3 | CB/24/03420/FULL: 60 Mountview Avenue,
Proposal: Loft conversion with rear dormer and front roof lights (retrospective)
Comments: No Objection |
| 4 | CB/24/03451/FULL: Units 24 To 25, Verey Road, |

Proposal: Single storey rear extension, garage conversion and new dropped kerb to facilitate new driveway to park car. Construction of new silos, sub stations, generator room, vegetable tank and ancillary plant consisting of dust extractors and air compressors with air dryers to the side of service road to units 24 and 25 and single storey front extension to unit 25 (Retrospective)

Comments: No Objection

5 **CB/24/03530/LB:** The White Horse, 13 High Street North,

Proposal: Listed Building: Installation of a non-illuminated fascia sign to front elevation. Dark grey dibond aluminium, with the logo and individual letters in contrasting gold dibond aluminium, laser cut and applied with locators.

Comments: No Objection

6 **CB/24/03536/FULL:** Ryecroft, 198-200 West Street,

Proposal: Change of use from former residential care home (Use Class C2) to children's day nursery (Use Class E), provision of associated play area, landscaping, bin and cycle stores.

Comments: We do not agree with some of the assumptions made in the Transport Statement.

The number of drop offs by vehicles will be higher than estimated with parents likely to be on multiple drop offs or on their way to work. Consequently, walking and public transport will be time inefficient and inconvenient.

At peak times there will not be sufficient spaces for dropping off children on West Street and Leighton Court.

Each drop off will take at least 10 minutes with parents having to escort their children into the building and for checking in.

Parents will not be aware of the spaces in Leighton Court as they are accessed from a different road.

For their convenience parents are more likely to drop off on West Street including the South side meaning young children have to cross the busy West Street, creating a health and safety issue as well as further congestion.

Alternatively, they will use the Cemetery internal roads and/or the Cemetery Office access road, causing inconvenience to cemetery users, including those attending funerals. This is a concern for those who manage the Cemetery.

The assumption that because the staff will be on low pay will mean they will not be able to run a car is wrong.

Because of the low salary the workers are more likely to still be living at their parent's home as they will not be able to afford their own accommodation. This also means they will have disposable income to own a car or assisted by their parents to own a car especially to get to work. Alternatively, the workers may be in relationships where there is an accessible car.

This will therefore put pressure again on local parking and staff may resort to parking in the Cemetery car park, internal roads and access road where there are no current parking restrictions creating further inconvenience to Cemetery users. They are not likely to park in the town centre with the inconvenience of an extended walk.

7 **CB/24/03360/FULL:** Dunstable Health Centre, Church Street,

Proposal: Alterations to windows, doors and construction of an external fire escape.

Comments: No Objection

8 CB/24/03522/FULL: 99 Chiltern Road

Proposal: First floor rear and side extension.

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

Nil

The Meeting Closed at 6:51 pm