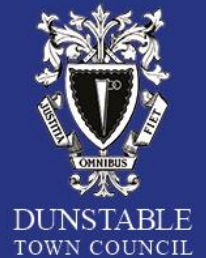


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Paul Hodson, Town Clerk and Chief Executive

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

Date: **Monday 16 December 2024**

Dear Councillor,

A meeting of the **Plans-Sub Committee** will be held on **Monday, December 23, 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 or 01582 513000 by 4 pm on Friday 20 December 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 9 December 2024**

[Plans Minutes - 9 December 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 23 December - Planning + Licensing applications.pdf](#)

6 Licensing Applications

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 13 January 2025 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 9 DECEMBER 2024 AT 6:30 pm

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

Apologies:

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 18 November 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/24/01566/FULL: 285 Luton Road,
Proposal: Dropped kerb.
Comments: No Objection |
| 2 | CB/24/03091/FULL: 61 Lockington Crescent,
Proposal: Erection of two storey rear/side and single storey rear extension.
Comments: Objection due to access restriction to the garage and a lack of parking |
| 3 | CB/24/03274/FULL: 18 Allen Close,
Proposal: Single and two storey front extensions.
Comments: No Objection |
| 4 | CB/24/02855/FULL: 8 Printers Way,
Proposal: Single storey rear extension, garage conversion and new dropped kerb to facilitate new driveway to park car. |

	Comments: No Objection
5	CB/24/03192/FULL: 54 Southwood Road, Proposal: Erection of a single storey front porch, with the roof extending over to the front bay window. Comments: No Objection
6	CB/24/03314/FULL: 102 Luton Road, Proposal: Hipped to gable rear dormer loft conversion including two front roof lights. Comments: No Objection
7	CB/24/03297/FULL: 109 Mentmore Crescent, Proposal: Removal of existing brick retaining wall and extension of the patio area by 1.5m in depth and replacing this with a gabion basket to the same height as before, reduction of the garden level and installation of a gabion basket at the rear boundary. The rear gabion wall height is 1.5m or less. (Retrospective). Comments: No Objection
8	CB/24/03103/FULL: 11A Bullpond Lane Proposal: Erection of children's climbing frame to rear of garden. Retrospective. Comments: No Objection
9	CB/24/03384/FULL: 1 Kingsbury Avenue Proposal: Erection of front porch. Comments: No Objection
10	CB/24/03368/FULL: 6 Tarnside Close Proposal: Change of use from dwelling house (Class C3) to Children's Home (Class C2) Comments: No Objection
11	CB/24/02542/FULL: 7 Queensway Parade Proposal: 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. Comments: No Objection
12	CB/24/03434/FULL: Unit C, Chiltern Park Industrial Estate, Boscombe Road Proposal: Removal of existing link and portal style roof, to extend existing link with new mono pitch roof. Comments: No Objection
13	CB/24/03407/FULL: 49 Poynters Road Proposal: Single storey rear extension with three velux roof windows 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 6:48 pm

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

23 DECEMBER 2024

A) PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE

COUNCIL SINCE THE LAST MEETING OF THE SUB-COMMITTEE

-
- 1 **CB/24/03380/FULL:** 16 Ridgeway Avenue,
 Proposal: Single storey front/side extension, front porch and drop kerb
-
- 2 **CB/24/03478/FULL:** 73 Northfields,
 Proposal: Erection of a single-storey rear extension (retrospective)
-
- 3 **CB/24/03420/FULL:** 60 Mountview Avenue,
 Proposal: Loft conversion with rear dormer and front roof lights (retrospective)
-
- 4 **CB/24/03451/FULL:** Units 24 To 25, Verey Road,
 Proposal: 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)
-
- 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.
-
- 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.
-
- 7 **CB/24/03360/FULL:** Dunstable Health Centre, Church Street,
 Proposal: Alterations to windows, doors and construction of an external fire escape
-
- 8 **CB/24/03522/FULL:** 99 Chiltern Road,
 Proposal: First floor rear and side extension.
-

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

23 DECEMBER 2024

B) COMPLETED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/24/00658/FULL:	70 West Street, Demolition of existing building. Erection of building to create five self-contained flats. Associated bicycle and bin storage.	No Objection	Granted