

Dunstable Town Council
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Paul Hodson, Town Clerk and Chief Executive

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

Date: **Wednesday 4 December 2024**

Dear Councillor,

A meeting of the **Plans-Sub Committee** will be held on **Monday 9 December 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 6 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 18 November 2024

[Plans Minutes - 18 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 9 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 23 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 Blennerhasset (Council Member), Sally Kimondo (Councillor),

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, DUNSTABLE

ON MONDAY 18 NOVEMBER 2024 AT 6:34 pm

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

Apologies: Councillors Richard Attwell and Wendy Bater

In Attendance: Councillor Liz Jones (substituting for Councillor Bater) 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 4 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:

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| 1 | CB/24/02931/FULL: 38 Canesworde Road,
Proposal: Erection of a single storey rear extension with a flat roof.
Comments: No Objection |
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| 2 | CB/24/03063/FULL: 112 Meadway,
Proposal: Single storey rear extension.
Comments: No Objection |
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| 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.
Comments: No Objection |
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| 4 | CB/24/03091/FULL: 61 Lockington Crescent,
Proposal: Erection of two storey rear/side and single storey rear extension. |

Comments: No Objection

5 CB/24/03125/FULL: 40 Linden Road,

Proposal: Change of use from Class C4 HMO to Class C3 dwelling and subdivision of building to provide 1, two-storey house and 1, ground-floor apartment

Comments: Objection due to over development

6 CB/24/03180/FULL: 11 Langdale Road,

Proposal: Roof alterations including hip to gable extension with rear facing dormer and front facing dormer.

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 6:53 pm

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

9 DECEMBER 2024

A) PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE

COUNCIL SINCE THE LAST MEETING OF THE SUB-COMMITTEE

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| 1 | CB/24/01566/FULL: 285 Luton Road
Proposal: Dropped kerb. |
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| 2 | CB/24/03091/FULL: 61 Lockington Crescent
Proposal: Erection of two storey rear/side and single storey rear extension. |
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| 3 | CB/24/03274/FULL: 18 Allen Close,
Proposal: Single and two storey front extensions. |
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| 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. |
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| 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. |
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| 6 | CB/24/03314/FULL: 102 Luton Road,
Proposal: Hipped to gable rear dormer loft conversion including two front roof lights. |
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| 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). |
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| 8 | CB/24/03103/FULL: 11A Bullpond Lane
Proposal: Erection of children's climbing frame to rear of garden. Retrospective. |
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| 9 | CB/24/03384/FULL: 1 Kingsbury Avenue
Proposal: Erection of front porch. |
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| 10 | CB/24/03368/FULL: 6 Tarnside Close
Proposal: Change of use from dwelling house (Class C3) to Children's Home (Class C2) |
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- 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.
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- 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.
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- 13** **CB/24/03407/FULL:** 49 Poynters Road
 Proposal: Single storey rear extension with three velux roof windows
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DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

9 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/24/02931/FULL:	38 Canesworde Road, Erection of a single storey rear extension with a flat roof.	No Objection	Granted
CB/24/02804/FULL:	24 Evelyn Road, Proposed front porch.	No Objection	Granted
CB/24/02884/FULL:	55 Beechwood Court, Replacement of glazed conservatory roof with lean to tiled pitched roof	No Objection	Granted
CB/24/01913/FULL:	51 Kirby Road, Single-storey rear/side extension, installation of two windows within the first-floor side elevation, loft conversion in roof space with 2no front elevation roof lights and 1no rear elevation roof light.	No Objection	Granted
CB/24/02826/FULL:	9 Millers Wey, 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.	No Objection	Granted
CB/24/02678/FULL:	8-10 Church Street, Conversion of office spaces into a two-bed flat on the first floor and a one-bed flat on the second floor, together with the installation of a new external staircase and external alterations.	No Objection	Application Withdrawn
CB/24/02463/FULL:	28 Ridgeway Avenue, Erection of a single-storey rear extension and garage conversion for home office with new wc and shower and new fiberglass flat roof.	No Objection	Granted
CB/24/02746/FULL:	23 Cartmel Drive, Single storey part front, part side and rear extensions, with part conversion and pitched roof over existing garage	No Objection	Granted
CB/24/02698/FULL:	Dunstable College, Kingsway, Proposed MUGA and associated fencing	Objection due to noise nuisance to neighbouring properties and this will cause more off streetcar parking for the area due to loss	Application Withdrawn

		of car parking space within the grounds.	
CB/24/02709/FULL:	Daledown, 2 Dale Road, Replacement, self-build dwelling	No Objection	Granted
CB/24/01934/FULL:	Basement and Ground Floor of 16 High Street North, Dunstable, Change of use of the basement and ground floor of a vacant Class E unit, previously occupied by a bank, to an Adult Gaming Centre (sui generis use)	No Objection	Granted
CB/24/01940/FULL:	16 High Street North, 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	No Objection	Granted
CB/24/01941/ADV:	16 High Street North, Advertisement: One internally illuminated fascia sign and one internally illuminated projecting sign	No Objection	Granted