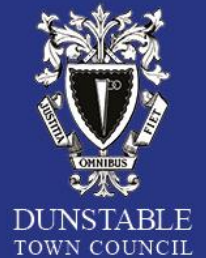


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Paul Hodson, Town Clerk and Chief Executive

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

Date: **Monday 6 January 2025**

Dear Councillor,

A meeting of the **Plans-Sub Committee** will be held on **Monday 13 January 2025**, at **Grove House** 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 10 January 2025.

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 23 December 2024**

[Plans Minutes - 23 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 13 January - Planning + Licensing applications.pdf](#)

6 Licensing Applications

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 3 February 2025 at 6.30 pm

To: All Members:

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), 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 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:

-
- | | |
|---|---|
| 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

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

13 JANUARY 2025

A) PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDFORDSHIRE

COUNCIL SINCE THE LAST MEETING OF THE SUB-COMMITTEE

-
- 1 **CB/24/03659/FULL:** 26 Buttermere Avenue,
 Proposal: Single storey front, side and rear extensions with roof lights
-
- 2 **CB/24/03545/ADV:** The White Horse, 13 High Street North,
 Proposal: Advertisement: Installation of a non-illuminated fascia sign to front elevation.
-
- 3 **CB/24/03452/FULL:** 71 to 77 High Street North,
 Proposal: Second floor rear extensions including an extension of fire escape
-
- 4 **CB/24/03664/FULL:** 42 Goldstone Crescent,
 Proposal: Single storey front porch extension
-
- 5 **CB/25/00001/FULL:** 47 Lockington Crescent,
 Proposal: Single story rear extension with roof lights, garage conversion and front porch extension
-

DUNSTABLE TOWN COUNCIL

PLANS SUB-COMMITTEE

13 JANUARY 2025

B) COMPLETED PLANNING APPLICATIONS

<u>Application No</u>	<u>Location and Proposal</u>	<u>Town Council View</u>	<u>Planning Authority Decision</u>
CB/24/03274/FULL:	18 Allen Close, Single and two storey front extensions	No Objection	Application Withdrawn
CB/24/03192/FULL:	54 Southwood Road, Erection of a single storey front porch, with the roof extending over to the front bay window	No Objection	Granted
CB/24/03180/FULL:	11 Langdale Road, Roof alterations including hip to gable extension with rear facing dormer and front facing dormer.	No Objection	Granted
CB/24/01566/FULL:	285 Luton Road, Dropped kerb	No Objection	Granted
CB/24/03091/FULL:	61 Lockington Crescent, Erection of two storey rear/side and single storey rear extension	Objection due to access restriction to the garage and a lack of parking	Application Withdrawn
CB/24/03063/FULL:	112 Meadway, Single storey rear extension	No Objection	Granted
CB/24/03046/FULL:	Dunstable Bowling Club, 17 Hawthorn Close, Erection of five detached dwellings & garages and associated works following demolition of Bowls Club building	No Objection	Application Withdrawn
CB/24/02625/FULL:	Unit D, Chiltern Park Industrial Estate, Erection of 2 extensions and change of use from class B8 storage and distribution to Class B2, general industrial use	No Objection	Application Withdrawn
CB/23/01110/FULL:	36-36A High Street North, Conversion of 1st and 2nd floors from office / plant rooms to 4no residential flats (C3) with reinstatement of timber sash windows.	No Objection	Granted
CB/23/01111/LB:	36-36A High Street North, Listed Building: Conversion of 1st and 2nd floors from office / plant rooms to 4no residential flats (C3) with reinstatement of timber sash windows.	No Objection	Granted