



HOUGHTON REGIS TOWN COUNCIL
Peel Street, Houghton Regis, Bedfordshire LU5 5EY

Town Mayor: **Cllr M S Kennedy**

Tel: 01582 708540

Town Clerk: **Clare Evans**

E-mail: info@houghtonregis.org.uk

22nd July 2019

To: Members of the Planning Committee

Cllrs: D Dixon-Wilkinson (Chairman), J Carroll, D Jones, M S Kennedy, S Thorne, K Wattingham and T Welch.

(Copies to all Councillors for information)

Notice of Meeting

You are hereby summoned to a Meeting of the **Planning Committee** to be held at the Council Offices, Peel Street on **Monday 29th July 2019 at 7.00pm.**

Debbie Marsh

THIS MEETING MAY BE FILMED/RECORDED

Debbie Marsh
Corporate Services Manager

Agenda

- 1. APOLOGIES AND SUBSTITUTIONS**
- 2. QUESTIONS FROM THE PUBLIC**

In accordance with approved Standing Orders 1(e)-1(l) Members of the public may make representations, ask questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

The total period of time designated for public participation at a meeting shall not exceed 15 minutes and an individual member of the public shall not speak for more than 3 minutes unless directed by the chairman of the meeting.

- 3. SPECIFIC DECLARATIONS OF INTEREST & REQUESTS FOR DISPENSATIONS**

Under the Localism Act 2011 (sections 26-37 and Schedule 4) and in accordance with the Council's Code of Conduct, Members are required to declare any interests which are not currently entered in the member's register of interests or if he/she has not notified the Monitoring Officer of any such interest.

Members are invited to submit any requests for Dispensations for consideration.

**This meeting may be filmed by the Council for subsequent broadcast online and can be viewed at <http://www.houghtonregis.org.uk/minutes>*

Phones and other equipment may be used to film, audio record, tweet or blog from this meeting by an individual Council member or a member of the public. The use of images or recordings arising from this is not under the Council's control.

No part of the meeting room is exempt from public filming unless the meeting resolves to go into exempt session.

4. MINUTES

To approve the Minutes of the meeting held on the 8th July 2019.
(Attached)

Recommendation: To approve the Minutes of the meeting held on 8th July 2019 and for these to be signed by the Chairman.

5. PLANNING MATTERS

Members are advised that, on receipt of a planning application Central Bedfordshire Council will send the Town Council a full set of plans and a copy of the planning application form only. All supporting documents, that have previously been printed and posted, will only be available on their website. Therefore, members are advised that should they require sight of these documents that they request them prior to the meeting.

(a) To consider the following applications:

(This agenda will be subject to change if additional items are received before the meeting.)

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|---|--|
| CB/19/01602/FULL | New substation and hardstanding Land to West of Houghton Regis, Watling Street For: Bidwell West (Works) Ltd |
| CB/19/01771/FULL | Rear single storey extension, replacement porch and internal alterations 39 Manor Park, LU5 5BU For: Mr Everitt |
| CB/19/01834/FULL | Two storey side extension 116 Plaiters Way, LU5 6JE For: Mr Mick |
| CB/19/01919/FULL | Erection of 20 no. B2 industrial units with associated parking, access and landscaping and upgrading of public right of way For: Option Two Development Ltd |
| CB/19/01480/FULL | Conversion of existing garage into additional living space 57 Yew Street, LU5 5PA |
| <i>For noting</i> CB/TRE/19/00264 | Works to trees protected by a Tree Preservation Order: Horse Chestnut reduce to approximately 1 metre above crown break (8 metres) to significantly reduce weight. Land North of Tennyson Avenue, between 97 & 119, Tennyson Avenue |

(b) Decision Notices

Permissions/Approvals/Consents:

| | |
|------------------|--|
| CB/19/00835/LB | Complete refurbishment work to the interior and exterior fabric of the building including doors and windows and demolition of the existing single storey rear porch 1 The Red House. The Green |
| CB/19/01068/FULL | Proposed change of use from dwelling to 14 bed care home – semi independent support & accommodation for 16-21 year olds, looked after or children in care Hillside, Chalk Hill |
| CB/19/00994/VOC | Variation of Condition on Application CB/18/00811/RM dated 04/09/18. Vary Condition No. 1 To substitute previously listed plans (layouts, house types and garage arrangements on plots 32, 34, 49-51, 56-57, 59-60, 62-63, 72-73, 68, 70, 74, 76-80, 83-86, 88 and 91) Parcel 1, Bidwell West, Thorn Road |
| CB/19/01577/LB | Re-laying of churchyard path All Saints Parish Church, Bedford Road |

Refusals:

| | |
|------------------|---|
| CB/19/00431/FULL | New dwelling house 1 Keaton Close, LU5 5SW |
|------------------|---|

Withdrawals:

| | |
|------------------|--|
| CB/19/00789/FULL | Tree house to rear 116 Douglas Crescent, LU5 5AT |
| CB/19/00849/LB | Re-laying of churchyard path All Saints Parish Church, Bedford Road |

6. LOCAL PLAN

The Central Bedfordshire Local Plan was submitted to government on 30 April 2018. The examination includes a series of hearings on what the Inspector deems to be critical issues affecting the Plan. These hearings are still ongoing.

Recommendation: To note the report.

7. STREET NAMING

Members are being requested to consider ideas for road naming. Members are being asked to provide 2 or 3 themes with some street name examples for each.

Recommendation: To provide theme names and street names for the Linnere Development.

8. NEIGHBOURHOOD PLAN

Members are advised that the Neighbourhood Plan Steering Group at its meeting held on the 17th July 2019, considered the public consultation quotations received and decided that they were unable to approve any of them at present. The Steering Group have since been made aware that

**Houghton Regis Town Council
Planning Committee
8th July 2019 at 7.00pm**

Present: Councillors: D Dixon-Wilkinson Chairman
J Carroll
Y Farrell Substitution
M S Kennedy
S Thorne
K Wattingham
T Welch

Officers: Debbie Marsh Corporate Services Manager
Louise Senior Head of Democratic Services

Public: 1

Apologies: Councillor: D Jones

9984 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Jones (Cllr Farrell substituted)

9985 QUESTIONS FROM THE PUBLIC

None.

9986 SPECIFIC DECLARATIONS OF INTEREST

None.

9987 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 18th June 2019 for consideration.

Resolved To confirm the Minutes of the meeting held on 18th June 2019 and for these to be signed by the Chairman.

9988 PLANNING MATTERS

(a) The following planning applications were considered:

Non - Delegated

CB/19/01629/FULL Single storey rear extension & part garage conversion
14 Lake View, LU5 5GJ
For: Mr & Mrs Mayling

Comments: No objections

CB/19/01134/FULL Two storey rear extension and single storey front extension.
22 Drury Lane, Houghton Regis, Dunstable, LU5 5ED
For: Mr M Kapelski

Comments: No objections

CB/19/00547/FULL Proposed Garden Fence. Retrospective.
46 Bidwell Hill, Houghton Regis, Dunstable, LU5 5EP
For: Miss P Isherwood

Comments: Houghton Regis Town Council objects to this planning application for the following reasons:

- Not in keeping with the local area
- Negative visual impact on the character of the neighbourhood
- Overbearing and dominating
- Too high

CB/19/01657/FULL Part single part two storey rear extension and extension to garage
42 Douglas Crescent, Houghton Regis, Dunstable, LU5 5AT
For: Mr J Saulle

Comments: No objections

(b) The following decision notices were noted:

CB/19/01631/LDCP Lawful Development Certificate Proposed: Construction of a 2 bedroom mobile home for ancillary use to the existing dwelling.
6 Meads Close, Houghton Regis, Dunstable, LU5 5LY
For: Mr I Mackay

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

9989 LOCAL PLAN

No substantive update to report.

Resolved: To note the information.

9990 NEIGHBOURHOOD PLAN

Members of the Neighbourhood Plan Steering Group met to appoint four members of the group, whose role would be to consider completed tenders and to discuss their findings with the rest of the group at a meeting scheduled to be held on the 17th July 2019. It was proposed that a recommendation on the approved contractor would be presented to the Planning Committee at its meeting to be held on the 29th July 2019.

Resolved: To note the information.

9991 BURY SPINNEY, THORN ROAD, LU5 6JQ

Members were informed that the appeal decision had been published, by the Planning Inspectorate, for Bury Spinney, Thorn Road.

Resolved: To note the information

**9992 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN-
UPDATE/PROGRESS**

Woodside Link – No substantive update to report.

A5 M1 Link – No substantive update to report.

All Saints View – No substantive update to report.

Bidwell West – For information Members were advised that amendments had been made to CB/19/01218/RM Parcels 6A & 6B Land West of Bidwell. Erection of 625 dwellings. The changes principally related to detailed design changes in response to the initial consultation (from the Town Council response dated 29th April 2019).

The following changes particularly related to the Town Council comments:

- Increased design in the proposed dwellings. For example, inclusion of chimneys, and extra detailing in the elevations. Blue doors had been included around focal points (such as around the play areas) for increased interest.
- To reflect parking guidance and to make parking spaces more usable
- Improved landscaping
- Increasing pedestrian connections to the wider environment

Kingsland – No substantive update to report.

Windsor Drive – No substantive update to report.

Section 106 Monies – No substantive update to report, an update was requested for presentation at the next Planning meeting.

Resolved: To note the information

The Chairman declared the meeting closed at 7.27pm

Dated this 27th day of July 2019

Chairman

DRAFT