

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

12th August 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 19th August 2019 at 7.00pm.**

De 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 29th July 2019 (*Attached*)

Recommendation: To approve the Minutes of the meeting held on 29th 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.)

CB/19/02130/FULL Demolition of existing residential dwelling and erection of 121 dwellings including the creation of a new vehicular access, recreational open space, parking infrastructure and associated landscaping and ancillary works.

The Gates Land East of Bedford Road Bidwell

For: Jarvis Homes Ltd

Members will find attached a report from the Town Councils planning consultant in relation to this application.

Members are advised that this planning application will not be officer delegated but will be presented to Development Management Committee.

CB/19/02056/FULL

New dwelling.

Greenside, 134 High Street, LU5 5DT

For: Nextgen Properties Ltd

Members will find attached a letter of objection in relation to this application.

CB/19/02053/OUT

Outline Application - for the provision of up to 350 residential dwellings and associated works

Land to the east of Houghton Park Road Houghton Regis

For: Bellcross Homes

Members will find attached a report from the Town Councils planning consultant in relation to this application.

Members will find attached a letter of objection in relation to this application.

Members are advised that this planning application will not be officer delegated but will be presented to Development Management Committee.

CB/19/01907/FULL

Erection of a single storey storage building to existing Autobox/BCS House

Bcs House, Blackburn Road, LU5 5BQ

For: Mr S Penwright

CB/19/02214/FULL Double storey side extension
1 Fareham Way, LU5 5RE
For: Mr & Mrs Michalski

CB/19/02165/FULL Part First Storey, Part Double Storey Side & Single Storey Rear
Extension
2 Olma Road, LU5 5AF
For: Mr P Scoropan

(b) Decision Notices

Permissions/Approvals/Consents:

None at time of going to print.

Refusals:

None at time of going to print.

Withdrawals:

None at time of going to print.

6. BUDGET REVIEW

Appendix A

Members will find **attached** the Planning budget to date.

Recommendation: To note the report.

7. LAND AT OAKWELL PARK, THORN ROAD – 48 NEW RESIDENTIAL UNITS

Members are advised that amendments to this application are due to be received and be considered at the next planning meeting. As the Town Council raised concerns in regard to the previous application members are being requested to seek the support of the town council's retained planning consultant, when responding to this application.

Recommendation: To request that the Town Councils retained planning consultant review the amended planning application and to provide a report to members for the meeting to be held on the 9th September 2019.

8. LOCAL PLAN

Members are advised that the Hearing Sessions closed on 25 July 2019. Further information regarding the next stage of the examination process will be available in due course.

Recommendation: To note the report.

9. NEIGHBOURHOOD PLAN

At the meeting of the Planning Committee held on the 29th July 2019 Members were advised that the Neighbourhood Plan Steering Group at its meeting held on the 17th July 2019, considered the public consultation quotations received and reported that they were unable to approve any of them. Following this conclusion, the Steering Group were then made aware that there could be possible

support for the regulation 14 consultation, from an alternative source. At the meeting it was resolved that further investigations be undertaken in seeking alternative sources of support for the Regulation 14 consultation and to receive a recommendation from the Neighbourhood Plan Steering Group at the next planning meeting.

The Neighbourhood Plan Steering Group at its meeting held on the 5th August 2019 considered a quotation of works received from BRCC (Bedfordshire Rural Communities Charity) detailing the work they were able to do in order to support the Steering Group in meeting the Regulation 14 obligation, **attached**. This quotation is significantly lower than the price detailed in the tender documents, £15,000.

The Town Council received a grant from Locality which still has over £3k remaining. Unfortunately, this grant is itemised over specific headings which cannot be used for anything else. It is proposed to contact Locality to obtain consent to vary headings to support the Regulation 14 consultation. If Members are supportive of the group working with BRCC then it is anticipated that the cost could be in the region of £7,500, this includes costs for additional support not listed i.e. a further community drop in event. As previously stated, if agreed with Locality some of these costs could be offset against the grant already received.

In addition to the group and BRCC's support, it is anticipated that officer support will also be required.

- Recommendations:**
- 1) **To support the Neighbourhood Plan Steering Group with their request to work with Bedfordshire Rural Communities Charity in order to fulfil the Regulation 14 obligation;**
 - 2) **That the funds for this, up to the value of £7,500, to be taken from budget code 401-4062 Neighbourhood Plan.**

10. STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS

Woodside Link – No substantive update to report.

A5 M1 Link – For information this major road project opened on the 11th May 2017.

All Saints View – No substantive update to report.

Linnere – Bellway, Morrisons, Barrett have all expressed an interest in development of this land. It is anticipated that applications, totalling 600 dwellings are expected around September time. The extension to Thornhill School has been agreed with Central Bedfordshire Council who will initially fund the project until funds can be taken back from s106 monies.

Bidwell West – It is anticipated that planning applications for some of the remaining development sites will be coming forward fairly soon.

Kingsland – No substantive update to report.

Windsor Drive – No substantive update to report.

Section 106 Monies – No substantive update to report.

Recommendation: **To note the information**

Houghton Regis Town Council
Planning Committee
29th July 2019 at 7.00pm

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

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

Public: 3

9997 APOLOGIES AND SUBSTITUTIONS

None.

9998 QUESTIONS FROM THE PUBLIC

A member of the public asked why Cllr Carroll's information had been removed from the Houghton Regis Town Council website and stated his disappointment that Central Bedfordshire Council had not yet processed the declarations of interest for Houghton Regis Town Council Councillors.

The member of public was advised that an updated version would be supplied to the Town Clerk in due course.

9999 SPECIFIC DECLARATIONS OF INTEREST

None.

10000 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 8th July 2019 for consideration.

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

10001 PLANNING MATTERS

(a) The following planning applications were considered:

Non - Delegated

CB/19/01602/FULL New substation and hardstanding
Land to West of Houghton Regis, Watling Street
For: Bidwell West (Works) Ltd

Comments: Houghton Regis Town Council objects to this application and supports and reiterates the objections put forward from Highways as detailed below:

The proposal is to establish a substation just behind the new highway boundary of the new link road for the Bidwell West urban expansion. This proposed location is close to the future bus stops and due to the alignment of the Link Road there is a probability that any vehicles parking on the carriageway to visit this building will cause a hazard to traffic on the highway.

CB/19/01771/FULL Rear single storey extension, replacement porch and internal alterations
39 Manor Park, LU5 5BU
For: Mr Everitt

Comments: No objections

CB/19/01834/FULL Two storey side extension
116 Plaiters Way, LU5 6JE
For: Mr Mick

Comments: No objections

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

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

- **Overdevelopment of the area**
- **The site is a County wildlife site**
- **Insufficient space for the quantity of garages**
- **Lack of parking provision**
- **This application is contrary to the saved policies of the South Bedfordshire Local Plan**
- **Inadequate space availability for the manoeuvring of HGV vehicles**
- **Out of keeping with the surroundings of Dog Kennel Down**

CB/19/01480/FULL Conversion of existing garage into additional living space
57 Yew Street, LU5 5PA

Comments: No objections***For noting***

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) The following decision notices were noted:***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

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

Resolved: To note the information.

10003 STREET NAMING

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

Members discussed theme options and agreed to suggest:

Viking Gods
Old English flower names
Butterflies
Chalkdown flowers
Entertainers from the 1930's to 1960's

Members were invited to provide more detailed specifics via e-mail to the Corporate Services Manager on the suggested themes.

Resolved: To provide Viking Gods, Old English flower names, Butterflies Chalkdown flowers and entertainers from the 1930's to 1960's as theme names for the Linnere Development.

10004 NEIGHBOURHOOD PLAN

Members were advised that the Neighbourhood Plan Steering Group at its meeting held on the 17th July 2019, considered the public consultation quotations received and reported that they were unable to approve any of them at present. The Steering Group had since been made aware that there could be possible support for the regulation 14 consultation, from an alternative source. It was anticipated that the consultation period would now commence following the start of the new academic year.

Resolved: To agree to further investigations being undertaken in seeking alternative sources of support for the Regulation 14 consultation and to receive a recommendation from the Neighbourhood Plan Steering Group at the next planning meeting.

10005 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN- UPDATE/PROGRESS

Woodside Link – No substantive update to report.

A5 M1 Link – Members were advised that although the main ownership of this land was with Highways England, some land in this area was owned by Central Bedfordshire Council Highways.

Central Bedfordshire Council Highways have agreed to the transfer of ownership of all the land to themselves, however, in order for this to happen documentation needs to be in place. Members were informed that Central Bedfordshire Council Highways are mindful of the improvements that could be made to lining on this road.

All Saints View – No substantive update to report.

Linnere – Members were informed that vegetation removal on Linnere had been carried out fully in accordance with their ecology method statements and had been personally overseen on site by their ecology consultants. An exclusion zone had been implemented in areas where active bird nests were identified.

Bidwell West – Members were advised that two planning applications would be presented to them at the meeting to be held on the 19th August 2019, one for land East of Bidwell Road. As members were aware, this additional site has not been included in the strategic growth planned for this area and therefore members requested that the Town Council Planning Consultant look at this application along with one for an area of land East of Houghton Park Road and provide a report for members to consider at the next meeting.

Kingsland – No substantive update to report.

Windsor Drive – No substantive update to report.

Section 106 Monies – At the previous planning meeting held on the 8th July 2019, Members requested that information in regard to the two oldest s106 contributions be presented at the next planning meeting.

Members saw that SB/08/00388/FULL Land at Sandringham Drive – There was £29,716.19 remaining for the provision and maintenance of works to the Amenity Land and SB/07/01448/OUT Land at Houghton Quarry - £10,246.42 + £12,408.22 for transportation measures, public transport service and infrastructure provision works to and in connection with the existing public highway network and sustainable modes of transport together with monitoring and feasibility studies.

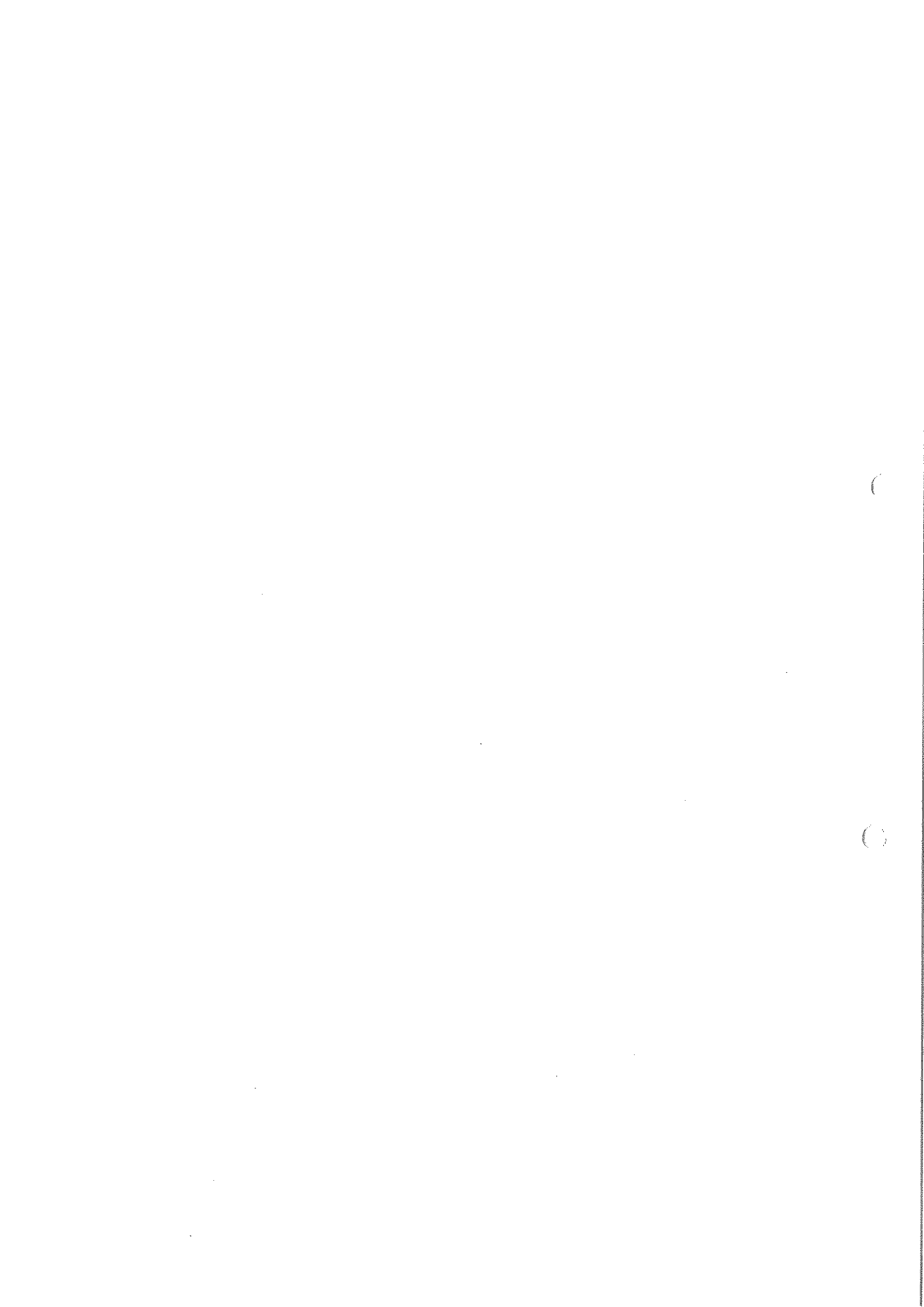
Members were further advised that the Town Council had applied for s106 monies to support the installation of floodlights to illuminate the flagpoles, additional defibrillators and for energy efficiency measures.

Resolved: To note the information

The Chairman declared the meeting closed at 8.42pm

Dated this 19th day of August 2019.

Chairman



Application Ref. CB/19/02130/FULL, 121 dwellings at The Gates, East of Bedford Road, Bidwell

Recommendation

a) It is recommended the Town Council raises objections to the scheme as proposed, for the following reasons:

- The layout of the buildings adjoining the Bedford Road frontage should be changed so that these homes face the road reflecting the layout of the original hamlet and with respect to the setting of the adjoining listed building,
- The dwellings facing Bedford Road should be designed to reflect the materials and scale of the hamlet,
- The children's play area should be relocated elsewhere in the site to avoid placing close to a road and not adjoining a pond for reasons of safety,
- The spine road through the estate should be re-designed to reduce traffic speeds, reduce the lengths of straight carriageway and use the resulting design to introduce more landscaping into the street scene and reduce the appearance of a dense urban setting

b) The Town Council would review its objections if an amended scheme which incorporates all these changes were submitted, but in view of the scheme being in advance of any nearby service, shopping or community facilities, would seek a s.106 contribution being negotiated towards these being provided, plus a play facility aimed at young teenagers, and a bus service to connect the site with the facilities in the town centre.

1. Description

1.1 Bidwell is a small group of mostly homes and farm buildings either side of the Bedford Road, currently separate from Houghton Regis, located at the foot of the hill north of the town centre. The site is situated on the eastern side of Bedford Road, with a frontage onto the road and includes the paddocks at the rear which extend to the southern edge of the Rugby Club. A footpath / right of way (Chiltern Way) runs north-south along the eastern boundary. There is a small row of terraced houses fronting Bedford Road north of the site and the Red Cow Farm, a grade II listed building to the south.

1.2 The site is not included in the Masterplan Area for Houghton Regis North development and under the current Local Plan (2004) is within a green belt designation. The proposed Local Plan (the Examination period has recently concluded and the Inspectors' conclusions are awaited) contains one allocation for development at Bidwell – HAS28 in the Small / Medium Allocations, for 40 homes on the Bidwell Gospel hall site.

1.3 The Design & Access Statement supporting the application illustrates that the HRN Masterplan proposals will see Bidwell including the application site, enveloped by new development; immediately to the east of the site will be a landscape belt carrying the current right of way with housing beyond.

1.4 The site is just over 4ha in size, a gentle slope to the north, currently with a house and various out-buildings. There are trees and hedges on the site mostly along its boundaries and between the house and Bedford Road, otherwise the site comprises rough-grazing / pasture.

1.5 The proposal is wholly residential, demolition of the existing buildings and 121 new homes made up of a mix of houses and flats:

Private Dwellings (Total 85); 7 x 4 Bed Houses; 46 x 3 Bed Houses; 23 x 2 Bed Houses;
9 x 2 Bed Flats.

Affordable Dwellings (Total 36); 1 x 4 Bed House; 6 x 3 Bed Houses; 10 x 2 Bed Houses;
13 x 2 Bed Flats; 6 x 1 Bed Flats.

1.6 The balance between private and affordable dwellings accords with the Central Beds requirements. The affordable dwellings are in two groups: one near the boundary with the rugby club and the other on the southern edge.

1.7 The site would be served by a single road access point from the Bedford Road frontage with pavements either side, leading to a spine road connecting to a number of cul-de-sacs. The scheme includes two areas of open space, one with a play area adjoining an attenuation pond on the Bedford Road frontage next to the access road, the second a ribbon of grass and planting along the eastern boundary retaining the hedgerow and trees plus an access pathway.

1.8 There are 236 car parking spaces shown, a mix of allocated / on-plot spaces and unallocated / visitor parking. A Travel Plan report accompanies the application which highlights the walking / footpath opportunities, cycling and bus stops / routes close to the site. The location of the development means that access to local school(s), community facilities, shops and Houghton Regis centre would be the most important to facilitate to avoid unnecessary car-based journeys. The Design & Access Statement describes the facilities available in Houghton Regis, those which will be provided within the HRN development, and the excellent (car-based) connections northwards to the A5 dual carriageway and southwards to Houghton Regis and Dunstable.

2. Planning Policy

2.1 The Planning Statement supporting the application balances three policy matters: the requirement to determine applications in accordance with the adopted local plan (2004), the anticipated matters which the draft Central Beds Local Plan will need to embrace before that can be adopted, and thirdly the National Planning Policy Framework (NPPF) support for sustainable development.

2.2 The recent Local Plan Hearings have given rise to a considerable number of issues which, it is likely, the Inspectors will require further work by Central Bedfordshire to produce evidence or justification, and which may itself involve a period of further consultation.

2.3 This is unlikely to affect the progress of the Houghton Regis North 1 and 2 developments, where sites are already commenced with levelling and infrastructure being installed.

2.4 The Statement with this application also refers to the HRN Framework (2012) which guides the HRN development, however as stated above Bidwell is not included in the Framework area.

3. Issues

3.1 **Policy:** Ordinarily the current green belt designation in the adopted local plan would require a high bar of justification to be demonstrated to enable development, then usually only a limited range of types – infill, required in connection with agriculture etc. However the approval of the HRN

development in 2012 and the subsequent reserved matters approvals for its implementation, around Bidwell, which will in the near future leave it as an 'island' between HRN and Houghton Regis means that the purposes identified for green belt in the National Planning Policy Framework – to prevent settlements merging, to protect open countryside, have very limited application.

3.2 It should be noted that other applications for development between Houghton Regis and Bidwell have been approved –

CB/17/02512/OUT

Outline Application: Residential development of up to 1.03ha of the site with formation of two accesses, sustainable urban drainage and associated landscaping
Land South of the bungalow, Bedford Road, Houghton Regis, Dunstable, LU5 6JS

CB/19/00668/OUT

Outline application for the erection of 7 detached dwellings with associated access, turning and parking.
Land East of Bedford Road, Houghton Regis, Dunstable, Beds LU5 5ES

CB/18/00067/OUT

Outline Application: Formation of a new access to serve existing residential development and a residential development of up to 24 dwellings together with an enhanced footpath link and associated landscaping
Highfield Barns, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

3.3 On balance, the current green belt designation has little relevance or justification. However the development will have little in the way of local community facilities, schools or retail opportunities until the development on HRN progresses, and a S.106 agreement is recommended to contribute towards these and to support public transport into Houghton Regis.

3.4 **Scale and Density:** The design and layout achieves 121 dwellings on a little over 4ha, a density of approximately 30 to the hectare which is in the medium / high range, more akin to an urban setting rather than a village or hamlet. There is no specific policy in the Local Plan in relation to Bidwell and its future development except the site at Gospel Hall, but NPPF paragraph 122. States

Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
- b) local market conditions and viability;*
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e) the importance of securing well-designed, attractive and healthy places.*

3.5 Reference to an area's prevailing character and setting is a consideration but with the exception of the listed building adjoining to the south there is little to justify major changes to the scale or density. However some issues regarding design and layout may affect the overall number of houses on the site.

3.6 **Layout & Design:** The main concerns are with the southern part of the site fronting Bedford Road. This part of Bidwell still retains characteristics of a small hamlet and the site frontage should reflect this. The dwellings nearest the Bedford Road frontage present the side elevation / gable end to the road and should be re-designed so the front elevations are fore-most, and would be more in keeping with older houses nearby. This front elevation should have design features which reflect the simplicity of the local vernacular.

3.7 A major part of the scheme's appearance from Bedford Road is the pond and open space with houses placed around it on two sides and the estate spine road on the third. However placing the children's play area next to the pond and the spine road raises concerns over safety and the play area should be relocated elsewhere in the site. The pond and open space is the main landscape feature and the rest of the site lacks planting with the houses presenting an 'urban' appearance which would be relieved with more landscaping.

3.8 The purpose of the two footpath connections shown leaving the site on the eastern boundary should be clear, e.g. links to proposed facilities in new development.

3.9 the scheme as it stands makes no mention of traffic calming / speed restrictions on the spine road, and this should be incorporated to help reduce traffic speeds as a safety feature for pedestrians, cyclists and children. The scope for road bends and narrows would also allow more new planting.

3.10 In order to justify being considered 'sustainable' the scheme should show electric charging points for dwellings and parking spaces, with solar panels and water heating panels incorporated in the house designs.

Debbie Marsh

From: Danielle Osborne [REDACTED]
Sent: 05 August 2019 22:04
To: Judy Martin
Cc: Andrew SELOUS; Debbie Marsh;
Subject: Objection to CB/19/02056/FULL - 134 High Street Houghton Regis. Conservation Area

Hi Judy,

Please see all my points below for Objecting to the planning for a 4 bedroom home at the site of 134 High Street Houghton Regis, I will also do this online but want to make sure this is received and logged.

My Address is 4 Park Avenue Houghton Regis, I also speak on Behalf of my 2 elderly neighbours Hazel Kirwan at 3 Park Avenue & Mr A Niciou at 5 Park Avenue who do not have access to CBC online as I discussed with yourself on the phone, I will log objections online under their names as they cannot do this but would appreciate you noting down their objections. Please confirm?

I have also been speaking to Houghton Regis Town Council in reference to this site as they are fully aware of all the issues over many years we've been subjected to, this is going to the planning meeting on the 19th August at 7pm which I will attend and I'm sure a number of Park Avenue / High Street residents will attending.

Over many years since living in Park Avenue the site has been under review since being sold to this developer, who has completely disregarded how important this property is to our Village, holding a lot of Historic value and being part of the conservation area. Which back in 2017 / 2018 he proceeded to carry out work damaging tree's and land on that site with out the proper guidance from CBC Council which we as residents had to make you aware of to prevent further damage and for the site to be monitored correctly.

The developer in his statement on CBC site he has put '**help to manage poorly managed boundary area**' but he is the one who has allowed this site to go down hill over the years in the hope that Houghton Regis Town Council and CBC would allow him to carry out work to this historical site without giving you any other options!

From reading the documentation on which has been submitted there are a number of issues I already see with these plans after reading through the Central Bedfordshire Design guide all my comments are listed below:

- The Taylor Wimpy 192 homes already built, HRN1 new developing village of 5,580 new homes & HRN2 is additional 1850 new homes with a total of excess of 7000 new homes why do CBC believe its necessary to add a 4 bedroom dwelling on this cramped bit of land which is not in keeping with the homes in the area This is also on conservation land.

- Key wording on your letter which has been posted on lamp posts around the site says it 'Affects' the conservation area, your right this does affect it we should be protecting what little we have left of these pockets of land with large protected trees and hedges on not trying to squeeze another home on. The Holly tree has been there for 50 + years. The garden houses all different types of wildlife, the man who lived there before said there was a hedgehog family under its hedge and **bats fly round the gardens at the back, I'm sure these are protected animals!**

- Who would be monitoring the build on conservation land during the process? Because the developer has shown total disregard for our heritage already by removing trees, bushes and hedges before even

consulting the council. How do you know he won't just remove the tree's he says his leaving that are protected by the conservation area?

- WE NEED TO PROTECT OUR CONSERVATION AREA a new build home is not I feel in keeping? It has 2 chimneys all around here have 1. It is hard to see how big it is on the plans but it does look larger than other detached properties close by and 134 hightstreet so seems to be an over development. It is worrying that with so many bedrooms and bathrooms if it is not sold, because lets be honest its not in the best place with very limited access it could end up as a HMO which is where the developer wanted in the first place.

- This section of the design guide can you advise if this new building meets this requirement? From what I can see on the plans it does not?

5.07.03 - In all but exceptional cases, the frontage should be no less than 0.5 metres (to allow for opening windows, canopies, steps, planting, bins etc) and is unlikely to be more than 6 metres. The preferred approach for larger homes (4-bed plus) that are likely to accommodate children is a minimum 2m setback.

-The Below section from the design guide stated the development should not result in being cramped or 'hemmed' that's exactly what the site will be by adding a 4 bedroom home on to that plot of land with the existing 134 High Street house. Plus the access to the Park Avenue Garages with cars parked its going to be VERY cramped.

5.13.12 The setting and amenity of the adjacent house/ housing should be established. It is essential that the proposed development does not result in it being cramped or 'hemmed in' by new development. Access and parking should not dominate the scheme.

- The below point from the CBC design guide is saying about a house proximity would it create neighbours being over looked may also have an intrusive affect, this 4 bedroom home will be looking straight over in to our back gardens and in to our windows of our homes. Also vice versa us being able to see in to their garden and home. This is intrusive for existing residents and the new residents.

5.13.16. The proximity of the the house to the site boundary would create the feeling of neighbours being overlooked, even if existing development is beyond the conventional minimum of 21 metres. Two storey gable walls almost on the boundary, may also have an intrusive effect.

- The below section is saying a new development with a outdoor space is not to be overlooked from the street or public however you have the high street from tithe farm road which will look straight in to this property plus Bedford Square & the New project on Co-Op Land have windows pointing directly at this new home so does not meet this requirement.

5.06.02 A private outdoor space is one which is not overlooked from the street or other public place.

- The below section of the design Guide stated about Garden privacy from existing properties if I look at our back windows I can already see directly in to that part of land where the new dwelling garden will be. There are also multiple trees which means the garden space needs to be larger, can you confirm what it needs to be for this property? Does it meet the CBC design guide minimum listed below.

5.06.03 In determining the appropriate garden size, consideration should be given to ensuring that the privacy of the dwelling is not compromised through overlooking or overshadowing from adjoining properties. Where gardens include existing mature trees, gardens will need to be larger to provide space for trees. Rear gardens for three and four bedroom homes should ideally be about 100sqm but generally no less than 60sqm.

- On the below point from CBC design guide it states a section being private such as a patio area however seeing on the plans where this is located and looking out of our back windows I will be able to see the new houses patio which means this now does not meet your requirements.

5.06.06 An individual private garden should preferably include an area which is not directly overlooked by other residents this is usually referred to as the 'patio area'.

- Bin Collections, after reading the design guides this property does not meet your requirement for Bin Collections see the section below within his statement it is saying the new resident will need to walk the bins round to the front of 134 high street which we all know is not going to happen in adverse weather. Also the new house is directly sat on the round about plus a pedestrian crossing which means the bin lorry cannot stop with endangering public in turn means bins will be left on the high street obstructing the pavement.

Ensuring a means of getting waste containers from the rear of the property to the front (without having to carry waste through the house on collection days), or where that is not possible, to create a suitable storage area; Providing a collection point near to the highway at which bins/sacks can be easily collected by collection crews Kerbs - Where necessary drop-kerbs should be provided immediately adjacent to the dedicated storage areas for containers. The top of the drop kerb shall be no more than 12mm above the highway surface. The pulling area should be free from permanent obstructions and have a suitable level surface

- Access to the new property which is via a private track owned by residents is of historical value that dates back 100's of years.

Residents currently allow the public / children to use to walk through. What is the developer's plan about using this road? Yes 134 High street has access rights? But regarding this the new property will face on to Tithe Farm Road and have an address of the same which means access rights are different if allowed? This road is not council owned so I am unsure how the council can give permission for a new property to be built with no public access which CBC have control over or can they give an opinion on? I am also looking into this with a solicitor about what access rights would be for a new home.

- The Track is only a one car/ one way access as per the transport statement they have given:
The narrow width of the unmetalled track reduces vehicular movements to one way operation in each direction.

- A survey was done where someone sat and monitored the activity up and down the track between 7am-19:00 on a weekday - most of the traffic down that track is late evening and over weekends which was failed to be monitored so council have no idea of the issues it could cause adding more traffic.

The developer is only allowing two spaces for the new 4 bedroom home from reading your guidelines I know this does not meet your standard for a new 4 bedroom home? Also with no visitor parking allowances? So not sure why this hasn't been addressed before going to full plans? A comment in the documents of using the adjacent car park I believe they are referring to the Doctor Surgery / Pharmacy Car park surely CBC do not find this an acceptable solution to this home not having enough parking? Have the doctors surgery been made aware / consulted of this? As the doctors has a battle for patients being able to park to get to their appointments everyday.

- The car parking spaces to be added to 134 high street and the new property have no turning ability can you please advise how you are expecting the new residents cars to get out of those spaces if I am parked in front of my garage on my Land and my neighbours at number 3 Park Avenue have cars on her drive way and again at number 5 Park Avenue? CBC surely cannot permit a build with car parking spaces with no room to turn without using my private land or potentially damaging our cars in the process? I have a small child I have to get in and out the car regularly. Myself or my child could be harmed by them trying to get in or out of their spaces? You have a duty of care to my family to protect us when you as the council are aware this is an issue before planning was put through. As I as the owner of that land I categorically do not give these cars permission to turn or use my land!!

(I have attached the example from supporting documents showing where they are driving over our land - and that isn't showing when a car is parked on our land at numbers 3 / 4 & 5 Park Avenue)

-The Access down the private track would never be able to get emergency vehicles to it? I.E fire Truck or Ambulances again this doesn't meet your safety regulations how do you propose these services gain access if needed? access along the front would block the high street as this is located on the round about and has a pedestrian crossing right in front of this house.

- The proposal does not make adequate provision for off street parking of vehicles to serve the development within the site and as such would lead to an increase in on-street parking, thereby resulting in unacceptable traffic congestion and additional hazards for highway users and the local residents within the surrounding highway network. The proposal is therefore contrary to Policy H2 of the South Bedfordshire Local Plan Review 2004 and the Central Bedfordshire Design Guide 2014.

I've been in discussions with CBC highways for 18months after having my drop kerb refused even though there are 20 down Park avenue which causes major issues for trying to park outside my own home with my baby. The amount of cars down Park Avenue is being more and more un-sustainable with growing families with adult children living at home for longer some homes have 4 to 5 cars which are only 3 bedroom properties. This is why/ how I am fully aware a 4 bedroom home with 2 car parking spaces is NO Where near enough to accommodate that new home in and already un-sustainable street before it even gets built. I am also aware this additional cars and visitors will end up down Park Avenue pushing our road to breaking point.

- We also have a major problem due to the amount of cars and not enough parking down park Avenue to where they park on Double yellow lines (multiple images attached), I am constantly on the phone to CBC telling them these cars are blocking my access to our private track / and turn out of the private track but also emergency service access down Park Avenue.

Which the council have failed to keep on top of and resolve they are failing their duty of care to us existing residents.

'For an example this came to boiling point last May when I spoke to Darren Foley in your Highways team to express my concern when I was in labour and my midwife told me if I needed an ambulance they wouldn't get to me due to where cars were parked on double yellow lines. This would of been CBC's fault if anything would of happened during that time as those cars were parked illegally and were left there'

- Noise and Dust, I cannot see a construction plan for what hours they would be able to work? How are they going to keep Dust or dirt down? We already have major noise and dust from the Red house and old co-op site construction and that is the other side of the village to us. Can you imagine what this is going to be like within a stone through from my back garden? I have a young family I have to protect from the dust / dirt pollution? also during the day the noise level will disturb many children who nap and residents who work nights will have major disturbance could lead to major arguments with building contractors and numerous phone calls to the council or police.

- Building Materials how are they proposing to get this to site? Access from the front is not possible without damaging trees, endangering the public walking on the main road / pedestrian crossings with the added concerns / dangers with the substation located to the left of the property. The private track is not wide enough to get heavy building materials down to the house, we have tried previously when renovating our home what is their plan for this? I believe the construction plan needs to be made available ahead of any permissions being granted as consultation with the residents is fundamental due to the grave impact this will have on our families and communities

The risk of these vehicles becoming stranded is extremely high thus causing grave danger to those residents living in these properties esp where young children could potentially be playing. In addition to this it will block our access or exit down our track.

- As part of any planning regulation there must be a clause stipulating of any planning being granted the access to and from the proposed site will be repaired and made to a good standard in event of any damage which will need to be agreed by residents. (This will include present / and new owners during the course of this application)

- Work Force parking and Access, we all know a building site has many vans / workman needing to get to site where are these going to park? The doctors Surgery car park is full and should not be used, they cannot park on the main road so this leave them parking down Park avenue which I have already said is at breaking point for residents who actually live down there we do not need to add more cars/vans which shouldn't even be down here.

- How will you Guarantee this new building will not affect my light / sun from my home? As within the plans there is no reference to what this could be?

- What is the plan for the sewage to the property as I am fully aware of the major issue Bedford Square battles with already adding another home to this surely is also not sustainable.

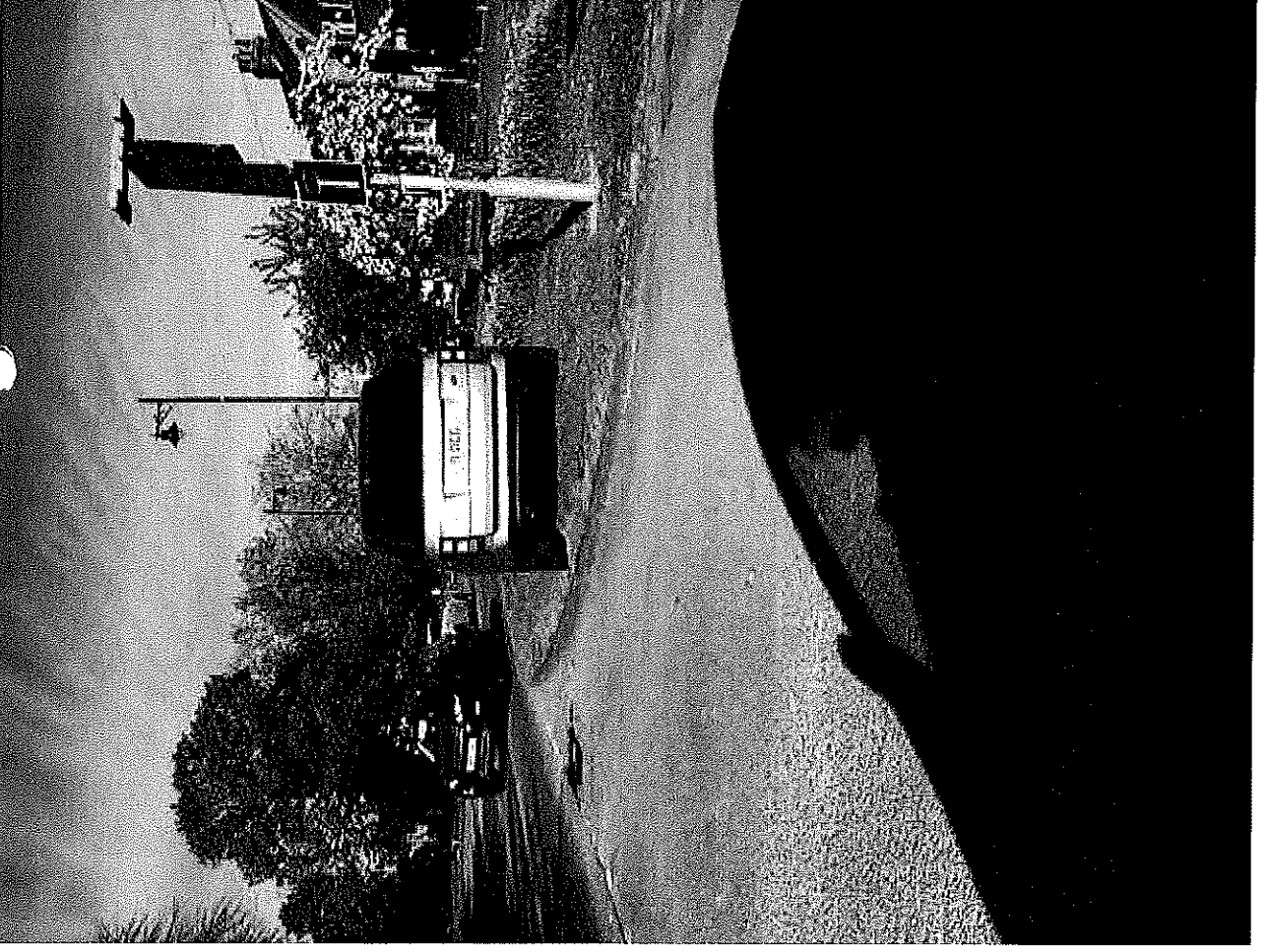
- Limited Access as Park Avenue is not a two lane road adding more traffic will be potentially dangerous to cars as I have had mine damaged where a car had no way to turn due to cars being parked either side of the road damaging the side of my car. (The car drove off as was not a resident of park avenue was using our road to park down!!!)

- Substation Plan, and dangers? I would like to understand what plans the developer has in place if they damage the substation are what guidelines they need to follow with it being so close to this new home? As in the event something happens to that substation what is the plan to protect residents whom live near this and for the people who would be directly affected?

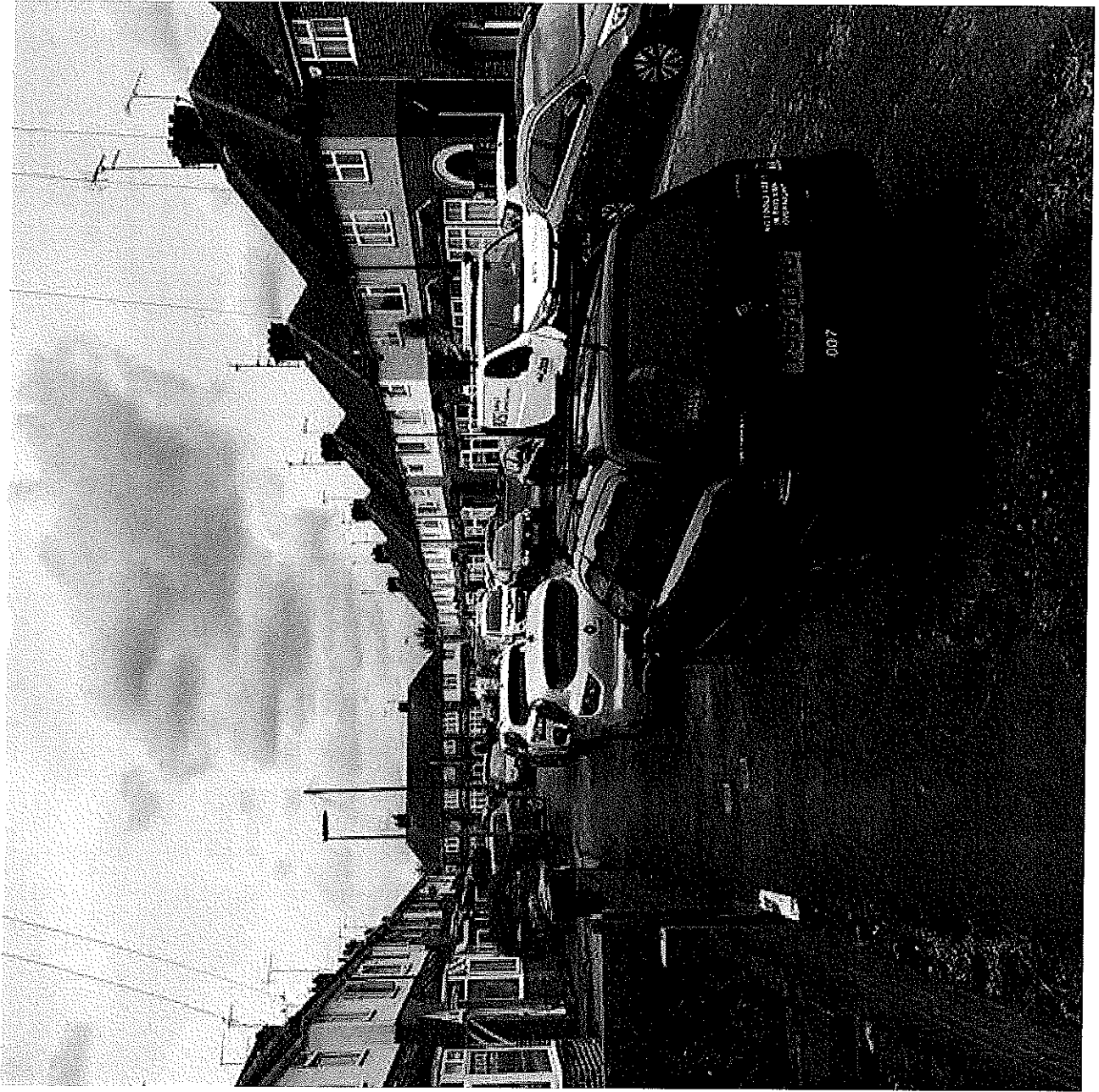
As you can imagine we brought our home in our local area to bring up our family, this is taking an emotional toll on my mental health to where Central Bedfordshire should be helping protect our local area & my family as your existing resident.

Whilst I appreciate this may take you a while to investigate and agree a way forward I would be most grateful is you can acknowledge this email by return.







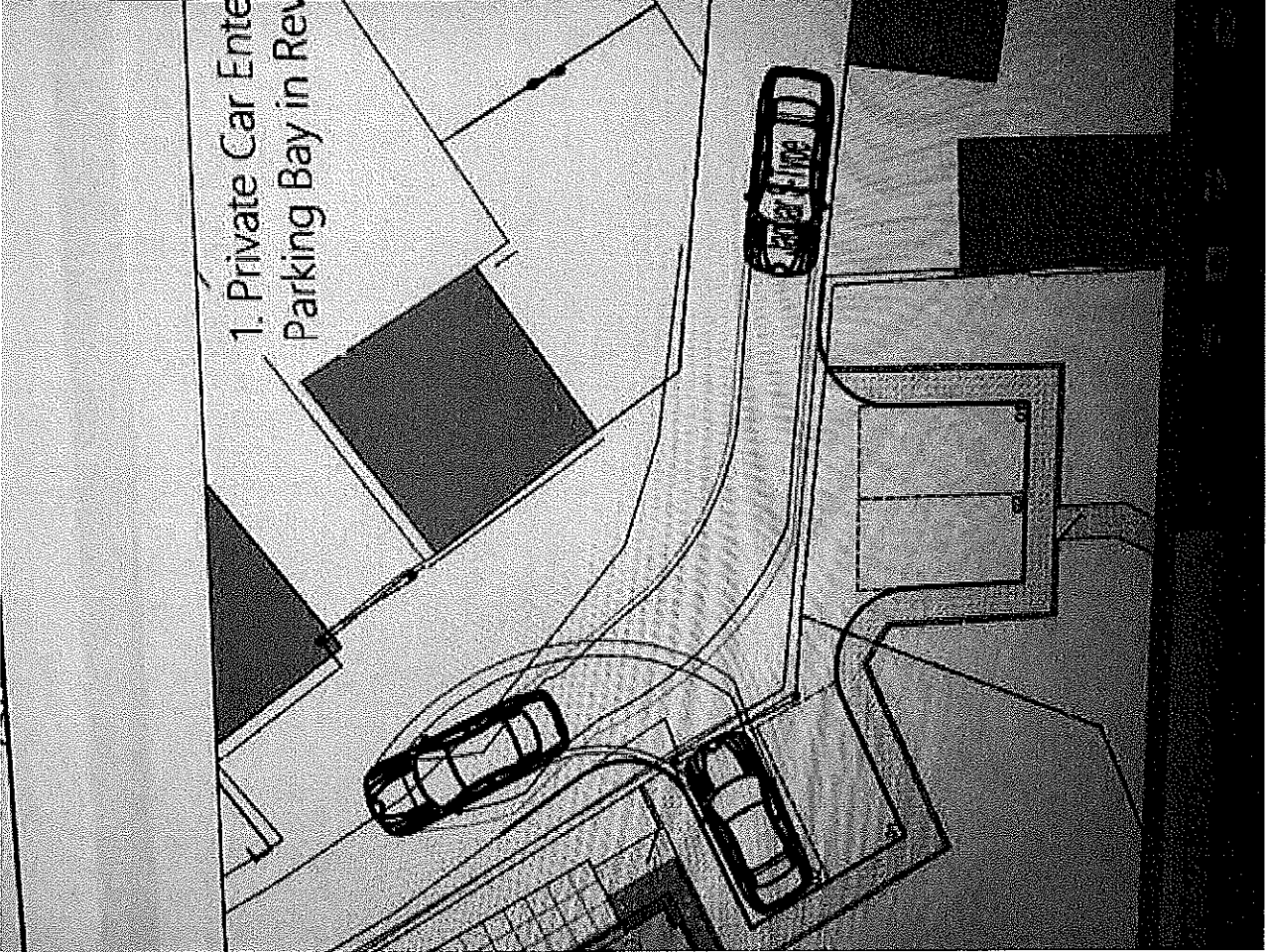








1. Private Car Enter
Parking Bay in Rev



land East of Houghton Park Road – 350 dwellings, CB/19/02053/OUT

Recommendation

a) It is recommended the Town Council raises major objections to the outline application as proposed for the following reasons:

- the proposal avoids any of the education, community or other facilities required for a new community of this size and / or those anticipated for this part of the HRN development shown in the Framework Plan,
- the proposal fails to integrate with the broader transport scheme for HRN by not showing the central north-south road / bus route through the site, and would therefore not enable this essential part of the transport infrastructure to be implemented,
- the proposed scheme would rely on all road traffic to and from the site passing along Conquest Road before joining Parkside Drive. This would be a major detriment to the residents on Conquest Road by virtue of noise, disturbance and possibly safety and pollution problems.

b) The current application should be refused or withdrawn in favour of a scheme which shows an integrated approach to the development of this area, showing the proper provision of community facilities and transport provisions.

1. Description

1.1 The outline application seeks permission for up to 350 houses and the access arrangements, all other issues, design, materials etc being reserved for later approval. The site is given as 14.72 hectares and the outline application is supported by an Illustrative Masterplan, and plans with broad proposals for Land Use, Density and Building Heights, Green and Blue Infrastructure, and Movement and Access. If approved there would be further submissions showing more details of layout, design, arrangement of open space, surface water drainage, etc, however at this outline stage only the broad proposals for land use – residential, and access are being put forward.

1.2 Beyond the current extent of the Parkside estate, the land to the east is a 'greenfield' site, undeveloped rough pasture. The Ouzel Brook drains southwards towards the River Lea, and the Woodside Link has been constructed from the M1 / A5 junction, running north-south between the brook and the motorway.

1.3 The site is located to the east of Houghton Park Road, roughly rectangular in shape, extending from Fenwick Road in the south, northwards to the edge of the existing housing on Houghton Park Road, with the southern edge of the Kingsland site beyond. The site is approximately 100m wide and does not include all the land up to the brook.

1.4 The Movement and Access Parameter plan shows a single main access point for vehicular traffic to the site from the end of Conquest Road with a second 'emergency access' to the north from Houghton Park Road. On the eastern side of the site the plan shows two points for road access to future development (up to the brook) and two footpath links, connecting with cycle / footpath routes across the site.

1.5 The land-use plan shows a mix of residential development and open space, served by two road loops from the central access road. The open space is shown as five parks within the site, some with play areas, a linear feature following the brook where it crosses the site, and a green / landscaped strip around the western, southern and northern site edges.

2. Planning Policy

2.1 There is a requirement to consider applications in accordance with the adopted local plan (which is currently the South Beds Plan from 2004), which shows the site as green belt. The draft Central

Beds Local Plan has reached the stage of awaiting consideration after the recent examination. As such although not finalised or adopted, this Plan should be given some weight in assessing this application. It shows the site as part of the Houghton Regis North scheme, for which the Framework was approved in 2012. The outcome for the Local Plan is unlikely to affect the progress of the Houghton Regis North 1 and 2 developments, where sites are already commenced with levelling and infrastructure being installed. The Woodside Link is a major element of the Framework.

2.2 The National Planning Policy Framework (NPPF) requires applications to be considered in light of adopted plans; in the absence of an up to date adopted plan, there is support for sustainable development.

2.3 The HRN Framework (2012) indicates the whole of the area between Parkside and the brook being developed with a mix of residential, schools and a community hub served by a main road and bus network route running north-south. This proposed road would serve the area with a main junction on the Woodside link to the south, and would continue through to the residential and other development proposed to the north (part of the Kingsland site).

3. Issues

3.1 **Policy:** Ordinarily the current green belt designation in the adopted local plan would require a high bar of justification to be demonstrated to enable development, then usually only a limited range of types – infill, required in connection with agriculture etc. However the approval of the HRN development in 2012 and the subsequent reserved matters approvals for its implementation, means that the purposes identified for green belt in the National Planning Policy Framework – to prevent settlements merging, to protect open countryside, have very limited application. In addition, it would appear unlikely at this stage that whatever the outcome of the Central Beds Local Plan examination, it would produce any major changes to the HRN developments.

3.2 This policy position, combined with the thrust of the NPPF towards supporting sustainable development, especially in the absence of an up-to-date adopted local plan means that the outline application should be given very careful consideration.

3.3 **Scale and Density:** The layout gives an overall average density of 24 per hectare, although this will increase if the areas of green / open space are excluded. Nonetheless these densities would be considered broadly acceptable.

3.4 **Layout & Design:** There are three main concerns with the proposal layout and design:

- firstly that that the proposal avoids any of the education, community or other facilities anticipated for this part of the HRN development shown in the Framework Plan,
- secondly, the proposal fails to integrate with the broader transport scheme for HRN by not showing the central north-south road / bus route through the site, and would therefore not enable this essential part of the transport infrastructure to be implemented,
- thirdly the proposed scheme would rely on all road traffic to and from the site passing along Conquest Road before joining Parkside Drive. This would be a major detriment to the residents on Conquest Road by virtue of noise, disturbance and possibly pollution.

3.5 Conquest Drive is currently a cul-de-sac, with the side gable walls of some houses and the rear gardens of others facing the road. The road is used for casual parking, and has a turning-head at the edge of the application site, which the scheme proposes to utilise. There is no data with the application on anticipated traffic flows or the adequacy of Conquest Road or the junction with Parkside Drive.

The anti-virus software used by Houghton Regis Town Council is updated regularly in an effort to minimise the possibility of viruses infecting our systems. However, you should be aware that there is no absolute guarantee that any files attached to this e-mail are virus free.***

From: David Hill [REDACTED]

Sent: 10 August 2019 16:17

To: planningcomments@centralbedfordshire.gov.uk

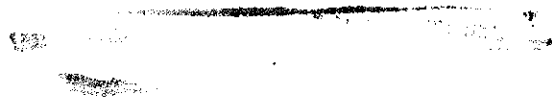
Cc: Clare Evans <clare.evans@houghtonregis.org.uk>; Debbie Marsh <debbie.marsh@houghtonregis.org.uk>; [REDACTED]

Subject: Ret: CB/19/02053/OUT Bellcross Development

Dear Sir or Madam,

I write in connection with the Bellcross Development in Houghton Regis and the position of properties planned. I am not happy with the proposed layout of homes situated near the entrance of Conquest Road and along Long Meadow. I am of the opinion that this sort of density so close to the existing boundary lines will have a negative effect on established residents of Houghton Regis who have lived in this area for many years. I am well aware of the need for the houses to be built but due consideration should be given to residents to air views on where these houses will be positioned on the site, as residents have to live in the area every day.

David Hill



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Detailed Income & Expenditure by Budget Heading 12/08/2019

Month No: 5

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
Planning and Licensing						
401 Growth Area						
1078 Grants & Donations Received	2,000	0	(2,000)			0.0%
Growth Area :- Income	<u>2,000</u>	<u>0</u>	<u>(2,000)</u>			
4059 OTHER PROFESSIONAL FEES	1,118	2,500	1,382		1,382	44.7%
4062 Neighbourhood Plan	32	20,000	19,968		19,968	0.2%
4992 Trs from Earmarked Reserve	0	(20,000)	(20,000)		(20,000)	0.0%
Growth Area :- Indirect Expenditure	<u>1,150</u>	<u>2,500</u>	<u>1,350</u>	<u>0</u>	<u>1,350</u>	<u>46.0%</u>
Movement to/(from) Gen Reserve	<u>850</u>					
Planning and Licensing :- Income	<u>2,000</u>	<u>0</u>	<u>(2,000)</u>			<u>0.0%</u>
Expenditure	<u>1,150</u>	<u>2,500</u>	<u>1,350</u>	<u>0</u>	<u>1,350</u>	<u>46.0%</u>
Movement to/(from) Gen Reserve	<u>850</u>					
Grand Totals:- Income	<u>2,000</u>	<u>0</u>	<u>(2,000)</u>			<u>0.0%</u>
Expenditure	<u>1,150</u>	<u>2,500</u>	<u>1,350</u>	<u>0</u>	<u>1,350</u>	<u>46.0%</u>
Net Income over Expenditure	<u>850</u>	<u>(2,500)</u>	<u>(3,350)</u>			
Movement to/(from) Gen Reserve	<u>850</u>					

Development Management

Central Bedfordshire Council
Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ
www.centralbedfordshire.gov.uk



Mrs Clare Evans
Town Clerk
Houghton Regis Town Council
Peel Street
Houghton Regis
Beds
LU5 5EY

Your Ref
Date 06 August 2019

Dear Mrs Evans,

Application No: CB/18/04471/FULL
Location: Land at Oakwell Park, Thorn Road, Houghton Regis, LU5 6JH
Proposal: 48 new residential units.

I have received amendments to this application in respect of the above property. Reduction from 50 to 48 dwellings. Additional plans have been provided, including a revised layout plan, access plan and a Conservation Management report

Internal consultees should follow the consultee procedure available on the [intranet](#). Comments should be submitted by no later than 27 August 2019.

Ward Councillors and other external consultees can view this application by visiting <http://www.centralbedfordshire.gov.uk/planning-register> and entering the application reference 18/04471. Please provide any comments by no later than 27 August 2019.

For consultees unable to access documents via the website, please contact us to arrange access another way.

Consultee comments will be published to our website as they are received.

Yours sincerely,

Stuart Robinson

Principal Planning Officer
Email: [REDACTED]





QUOTATION

To: Houghton Regis Town Council

Date: 23 July 2019

For: Houghton Regis Draft Neighbourhood Plan Consultation

To work alongside the town council to support the consultation on the draft Houghton Regis Neighbourhood Plan.

- 1) Design community questionnaire to consult on draft plan: £1540 + VAT

Produce questionnaire (as a word document). Print 500 copies of questionnaire in black and white for use at community drop in events.

Set the questionnaire up online and provide link

- 2) Household flyer: Design and print 8500 flyers double sided in full colour: £395 + VAT
Distribute flyer to all households: £695 + VAT

Flyer outlining the purpose of the consultation, link to full draft NP document (to be hosted on the Town Council or Neighbourhood Plan website), link to online consultation and details of drop in events.

- 3) Attendance at 3 x 2 hour community drop in events: £1000 + VAT

Includes 2 member of BRCC staff attendance at 3 events, travel time, preparation, familiarisation with draft plan. Events will also need to be attended by volunteers from Houghton Regis Town Council / Neighbourhood Plan group to support the carrying out of consultation.

Neighbourhood Plan group to book and pay for venues and supply refreshments for community attendees.

Neighbourhood Plan group to provide any additional display material needed (maps, display copies of draft NP etc.)

- 4) Print 50 copies of draft NP in full colour for use at drop in events: £585 + VAT (cost could be reduced if black and white)

5) Data entry and basic analysis (based on up to 300 paper copy returns): £750 + VAT

Includes data entry (tick box and free text) for up to 300 paper copy questionnaires. Export data into agreed format (e.g. excel spread sheet). Combine data with online responses received. Provide basic analysis of the tick box questions.

6) BRCC Additional time: £500 + VAT

Administration, liaising with NP group, printers, distributors etc. Overseeing the process. Dealing with enquiries.

Best wishes

Jemma McLean

Community Development Officer

Bedfordshire Rural Communities Charity, The Old School, Cardington, Bedford MK44 3SX

T: (01234) 834932