

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

2nd September 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 9th September 2019 at 7.00pm.**

THIS MEETING MAY BE FILMED/RECORDED

Debbie Marsh
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 19th August 2019.
(Attached)

Recommendation: To approve the Minutes of the meeting held on 19th August 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/18/04471/FULL 48 new residential units
Land at Oakwell Park, Thorn Road, LU5 6JH P
For: Optimus Consulting Ltd
Members will find attached a report from the Town Councils planning consultant in relation to this application.
Members are advised that the previous planning application was considered by the planning committee at the meeting held on the 7th January 2019 at which members objected to the application.

CB/19/02244/REG3 Single storey side extension
2 Manor Park, LU5 5BX
For: Central Bedfordshire Council

CB/19/01925/FULL Proposed extension to existing dwelling to have a mixed-use home by adding an ancillary use cattery in the garden.
The Orchard, Bedford Road, LU5 6JJ
For: A Kavanagh

(b) Decision Notices***Permissions/Approvals/Consents:***

None at time of going to print.

Refusals:

None at time of going to print.

Withdrawals:

CB/19/04616/FULL Garage conversion/extension
42 Westminster Gardens, LU5 5RT

6. LOCAL PLAN

No further updates.

Recommendation: To note the information.

7. PLANNING TRAINING

Members are informed that Central Bedfordshire Council have invited the Town Council to nominate 2 representatives to attend a training session about the planning system. Those nominated can attend separate sessions in order to suit their availability. The dates are:

Thursday 19th September – Priory House, Chicksands, Shefford 6-9pm

Wednesday 25th September - Priory House, Chicksands, Shefford 6-9pm

Monday 30th September - Priory House, Chicksands, Shefford 6-9pm

The objectives of the training are:

- To familiarise participants with the overall framework of the planning system and where development management fits into this
- To explain the basic components of the development management process and where Parish/Town Councils fit in
- To explain some key concepts of the development management decision-making process, to enable Town/Parish Councils to relate to these effectively
- To clarify the potential for, and the limitations of, Town/Parish Council input.
- To explain how CBC secures and administers S106 monies and where you can find information for your areas.

Places will be booked, indicating preferred date, together with an email address.

Bookings will be accepted on a first come first serve basis.

Recommendation: To nominate two members of the planning committee to attend planning training as arranged by Central Bedfordshire Council.

8. LAND ADJACENT TO ST THOMAS MEETING HOUSE, WINDSOR DRIVE – CB/18/0464/REG3

Members are advised that the application for the proposed development on land adjacent to St Thomas Meeting House, Windsor Drive is due to be presented to the Development Management Committee on the 11th September 2019. Members are requested to propose a representative to address the committee. Details attached. The Town Councils objection is also attached for information.

Recommendation: To confirm, to Central Bedfordshire Council, the name and contact details of the person prepared to address the Development Management Committee at its meeting to be held on the 11th September 2019, on the proposed planning application on land adjacent to St Thomas Meeting House, Windsor Drive.

9. NEIGHBOURHOOD PLAN

Members are advised that the Neighbourhood Plan Steering group are scheduled to meet on the 4th

September 2019. A verbal update will be provided at the meeting.

Recommendation: To note the information

10. HOUGHTON REGIS NORTH STAKEHOLDER GROUP

Members will find attached minutes from the Houghton Regis North Stakeholder Group meeting held on the 28th August 2019.

Recommendation: To note the information

11. 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 – No substantive update to report.

Bidwell West – No substantive update to report.

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

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Houghton Regis Town Council
Planning Committee
19th August 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: 44

Also present: Councillors: T McMahon
S Goodchild
A Ryan Central Bedfordshire Council

10006 APOLOGIES AND SUBSTITUTIONS

None.

10007 QUESTIONS FROM THE PUBLIC

Members of the public raised several concerns regarding the planning application CB/19/02056/FULL

- The access track was owned by existing residents not Central Bedfordshire Council
- Property was out of keeping with the area
- Access to the proposed building would be only available through conservation land containing trees with TPO's (Tree Preservation Orders)
- The property would be sited on conservation land
- Loss of heritage site due to the possible destruction of tunnels situated on the land
- Parking issues as the application does not meet Central Bedfordshire Council parking requirements
- Over development of the land
- Loss of privacy to existing properties and lack of privacy of the new build
- Damage to the environment
- Building site would be too close to existing properties
- Plans would involve the removal of tree tops
- Turning circle would be too tight for vehicles which would go across resident's land
- Access road too tight for emergency vehicles
- Protected land should not be given over to developers
- Houghton Regis valuable heritage was disappearing with new developments
- Track road was also used for pedestrian access

- Health and care services were already overstretched, this property would stretch capacity further
- There was access to the rear of number 134, however this was for number 134 only
- The residents were not correctly notified of the application for the proposed property

Residents were assured that their comments and concerns would be passed on to Central Bedfordshire Council.

Members of the public raised several concerns regarding the planning application CB/19/02053/OUT

- The land for the proposed access would be over conservation land, which was the habitat for many species
- The natural spring would not be maintained with the loss of protected species and their habitats i.e. badgers, water voles etc.
- The information presented was not current information
- The plans did not show new road infrastructure
- Previous applications had been rejected in 1981 and 1984 by the Secretary of State
- The Brook had not been tended since the new road was opened

Residents were advised of the report from the Houghton Regis Town Council planning consultant. Members suggested that the Central Bedfordshire Council Councillor for that ward represent residents at the Development Management Committee meeting. Residents were assured by Councillor Ryan that she would call this application in.

10008 SPECIFIC DECLARATIONS OF INTEREST

None.

10009 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 29th July 2019 for consideration.

Resolved To confirm the Minutes of the meeting held on 29th July 2019 and for these to be signed by the Chairman.

10010 PLANNING MATTERS

(a) The following planning applications were considered:

Non - Delegated

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 received a report from the Town Councils planning consultant in relation to this application.

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

Comments: 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

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.

CB/19/02056/FULL New dwelling.
Greenside, 134 High Street, LU5 5DT
For: Nextgen Properties Ltd
Members received a copy of a letter of objection in relation to this application.

Comments: The Town Council strongly objects to the scheme as proposed, for the following reasons:

- Inappropriate development in the setting of the Conservation Area;
- Overdevelopment, the proposed development appears cramped for the site;
- Concerns over the loss of trees that are protected;
- Lack of parking provision;
- Lack of an adequate Environmental Impact Assessment;
- Lack of suitable Archaeological Assessment, desktop study not sufficient;
- Lack of Conservation Area application;
- Due to the proposed location of refuse collection, this would cause the refuse lorry to stop on a pedestrian crossing which could lead to harm of pedestrians and other road users.

Whilst not a planning matter, the access road is not in the ownership of the occupiers of the proposed dwelling, therefore access cannot be gained.

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 received a report from the Town Councils planning consultant in relation to this application.
Members received a copy of a letter of objection in relation to this application.
Members were advised that this planning application would not be officer delegated but would be presented to Development Management Committee.

Comments: 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, un-developed 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 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.

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

Comments: Houghton Regis Town Council has no objections to this application

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

Comments: Houghton Regis Town Council has no objections to this application

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

Members were advised that this property was in Dunstable, therefore Houghton Regis Town Council made no comment.

(b) The following decision notices were noted:

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

10011 BUDGET REVIEW

Members received the Planning budget to date.

Resolved: To note the report.

10012 LAND AT OAKWELL PARK, THORN ROAD – 48 NEW RESIDENTIAL UNITS

Members were advised that amendments to this application were 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 were requested to seek the support of the town council's retained planning consultant, when responding to this application.

Resolved: 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.

10013 LOCAL PLAN

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

Resolved: To note the information.

10014 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. This quotation was 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 was itemised over specific headings which could not be used for anything else. It was proposed to contact Locality to obtain consent to vire headings to support the Regulation 14 consultation. If members were supportive of the group working with BRCC then it was anticipated that the cost could be in the region of £7,500, this included 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.

Members asked if there was any opportunity to seek alternative quotes for some of the work required, i.e. leaflet printing and distribution. Officers informed members that the group were able to pick any of the elements of the quote without penalty.

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

Resolved:

- 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.

**10015 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 was anticipated that applications, totalling 600 dwellings were expected around September time. The extension to Thornhill School had been agreed with Central Bedfordshire Council who would initially fund the project until funds could be taken back from s106 monies.

Bidwell West – No substantive update to report.

Kingsland – No substantive update to report.

Windsor Drive – No substantive update to report.

Section 106 Monies – No substantive update to report.

Resolved: To note the information

The Chairman declared the meeting closed at 8.55pm

Dated this 9th day of September 2019

Chairman

August 2019

Recommendation: The revised layout makes a minor adjustment by reducing the overall number of houses by two, but this does not answer the major concerns over the setting of the heritage assets on the site. Town Council is recommended to object to the revised proposals:

- *The scheme seeks to exploit the heritage asset and its setting rather than enhancing it.*
- *Overdevelopment.*
- *Out of keeping with the listed building and scheduled monument.*
- *Harmful to the setting of the listed building and scheduled monument.*
- *Contrary to the provisions of the NPPF regarding heritage.*

The scheme requires radical reconsideration of the design approach, omitting the new housing to the north of Oakwell Park House, without this change the scheme should be refused.

Description

The application first submitted in November 2018, shows two groups of houses either side of Oakwell Park House. The site is off Thorn Road and currently contains Oakwell Park House, listed grade II and an area of woodland immediately to the east. Within the woodland is a scheduled ancient monument known as Thorn Spring and contains the remains of a medieval moated site. The scheme involves the retention of the main house as a residence, the demolition of some outbuildings, new vehicular access arrangements and the two groups of new dwellings served by a long cul-de-sac.

The initial submission was for a total of 50 dwellings, detached dwellings at the northern end, with a mix of detached, semi-detached and flats at the southern end.

The Town Council commented on the scheme as follows:

Whilst the Town Council did not object to the layout, style of residential units or access it did object to this application on the following grounds:

The scheme seeks to exploit the heritage asset and its setting rather than enhancing it.

Overdevelopment.

Out of keeping with the listed building and scheduled monument.

Harmful to the setting of the listed building and scheduled monument.

Contrary to the provisions of the NPPF regarding heritage.

Requires radical reconsideration of the design approach.

Councillors requested this application be called in.

A revised layout has been submitted for 48 dwellings, omitting the two proposed dwellings in the northern group, closest to Oakwell House Park, thereby increasing slightly the remaining 'grounds' of the House on this side.

Policy

The proposed Central Beds Local Plan is waiting to be progressed after the recent Examination of the submission version. The current adopted plan is the South Beds Plan 2009 which shows this area as green belt. However, the approval in 2012 of the Houghton Regis North Framework for extensive mixed development from the former A5 to the M1 effectively sets the policy position for this area.

In relation to the current proposal the Framework shows residential development on the southern part of the site only. The land to the north of Oakwell House is shown as part of the network of green spaces within the overall Framework.

National Planning Policy Framework: the NPPF is broadly supportive of residential development but places considerable weight on the preservation of heritage and related assets.

Conclusion: The combination of the listed Oakwell Park House and the ancient monument create one of the main heritage assets within the parish. The house and the grounds around it recall its status as a country house in a rural setting. The ancient monument although wooded, retains its medieval origins and layout. The new housing particularly to the north of the house will erode the character of these heritage features and affect the setting particularly of the listed building. Unless the scheme can be further amended to leave the area north of the house un-developed, the scheme should be refused.

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

Date 29 August 2019

Dear Mrs Evans,

Application No: CB/18/04641/REG3
Location: Land Adjacent To St Thomas Meeting House, Windsor Drive,
Houghton Regis
Proposal: The development of a 20 unit, 3-storey transitional housing
scheme with associated access, parking and landscaping.

The above application is scheduled for the next Development Management Committee on 11 September 2019. It has been recommended for approval however, the Committee is free to make a decision which is not in line with this if it considers there is grounds to do so.

Further to your Council's comments, you now have the opportunity for a representative to address the Committee. To request a speaking slot, you must notify Governance Services. All speaking requests must be received by 5pm on 10 September, 2019.

Requests can either be made by telephone (0300 300 5649) or via email (committeemeetings@centralbedfordshire.gov.uk). It is essential that you provide a contact telephone number. Further details of the speaking procedure are set out in the enclosed information sheet.

The Development Management Committee will start at 10.00am and take place in the Council Chamber, Priory House, Chicksands SG17 5TQ. The agenda, which includes the Planning Officer's report to Members, is published online 5 working days before the committee at <http://www.centralbedfordshire.gov.uk/council/councillors/meetings/development-management-committee/2019.aspx>

Councillor contact details can be found at <http://www.centralbedfordshire.gov.uk/council/councillors/overview.aspx> or by telephoning customer services on 0300 300 8692.

Yours sincerely,

Andrew Davie

Andrew Davie

Assistant Director - Development Infrastructure

Development Management

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



Speaking at Development Management Committee Meetings – Have YOUR say!

Members of the public can speak at the Council's Development Management meetings on planning applications submitted under the Town and Country Planning legislation.

The purpose of this scheme is to allow applicants, objectors, agents, supporters and representatives from Town and Parish Councils/Parish Meetings to make their views known to the Committee in person. Letters of support or objection will be taken into account during the consultation period.

The scheme only applies to applications which are submitted to the Committee and not to applications dealt with under Officer delegated powers.

How long can I speak for?

A **maximum of three minutes** is available for each collective group of speakers i.e.

- Group 1: representatives from each Town or Parish Councils/Parish Meetings;
- Group 2: any individual and organisation **objecting** to the application; and
- Group 3: any individual and organisation **supporting** the application, including the applicant and agent.

This time limit will be strictly adhered to. The Council strongly encourages speakers to get together and make a joint case, appointing a representative to speak on their behalf. If no spokesperson is appointed, speakers will be heard in the order that requests have been received until the three minutes have been used up.

Please note that the requests to speak will be recorded on a **'first come, first served'** basis. Should there be more than one request to speak on a particular item, the first person registered will be asked if they agree to share the three minutes speaking allowance.

Further information is provided in the Council's Constitution: Part 4G - Public Participation Procedure - Annex 3: Procedure for Public Participation in Development Management Committee Meetings when determining Planning or other Applications (<http://centralbeds.moderngov.co.uk/ieListDocuments.aspx?CIId=900&MIId=5540&Ver=4&Info=1>).

When do I speak?

The Planning Officer will introduce the application including slides of the location and the Chairman will then invite the speakers to address the Committee in the following order:

- Town or Parish Councils/Parish Meetings representatives;
- Objectors/representatives; and
- Supporters including applicants/agents.

How can I best use my time when speaking to the Committee?

It will help if you limit your views to relevant planning issues. Examples might be:

- The suitability of the site for the particular development;
- The design, appearance and layout of the proposal;
- Any loss of light or overshadowing;
- Highway safety and traffic issues;
- Effect on residential amenity;
- Noise, disturbance and odour problems; and
- Planning policy and Government guidance.

You should try to avoid reference to matters which are not relevant in reaching planning decisions. Examples might be:

- Matters covered by other laws (e.g. alcohol licensing);
- Private property rights (e.g. boundary or access disputes);
- Personal remarks (e.g. the applicant's motives);
- Effect on the value of property;
- Possible future development; and
- Loss of view over other people's land.

What time is the application heard?

The Committee Meeting will start at 10.00am and you are requested to arrive at least 15 minutes before the start of the meeting.

The Agenda will be considered in the order printed unless the Chairman exercises his right to vary the order of business.

Can I circulate information at the meeting?

Written or illustrative material **will not** be circulated at the meeting. If you have any such material or any additional information to be considered by the Committee, please provide this to the relevant Case Officer/Planning officer at the Council by midday on the Friday before the Committee date. Additional information will be published to the Council's website the evening before the meeting.

How will the application be determined?

The Planning Officer will provide clarification on any matters arising from the public participation. The Committee will then consider the application and vote by a show of hands. Should an application be deferred, your views can be restated at that time.

For more information

If you would like to know more about public participation, please contact Sophie Sherwood on telephone number **0300 300 5649** or email: committeemeetings@centralbedfordshire.gov.uk

Electronic Message Received

Message Type: DCConsComment

CaseFullRef : CB/18/04641/REG3

Location : Land Adjacent To St Thomas Meeting House, Windsor Drive, Houghton Regis

An electronic message was submitted to Acolaid on 01/02/2019 and was processed on 11/02/2019

Contact Response

CANNOT DETERMINE WHICH CONTACT TO UPDATE: A NEW CONTACT WILL BE ADDED INSTEAD

Mrs Senior

Houghton Regis Town Council

Peel Street

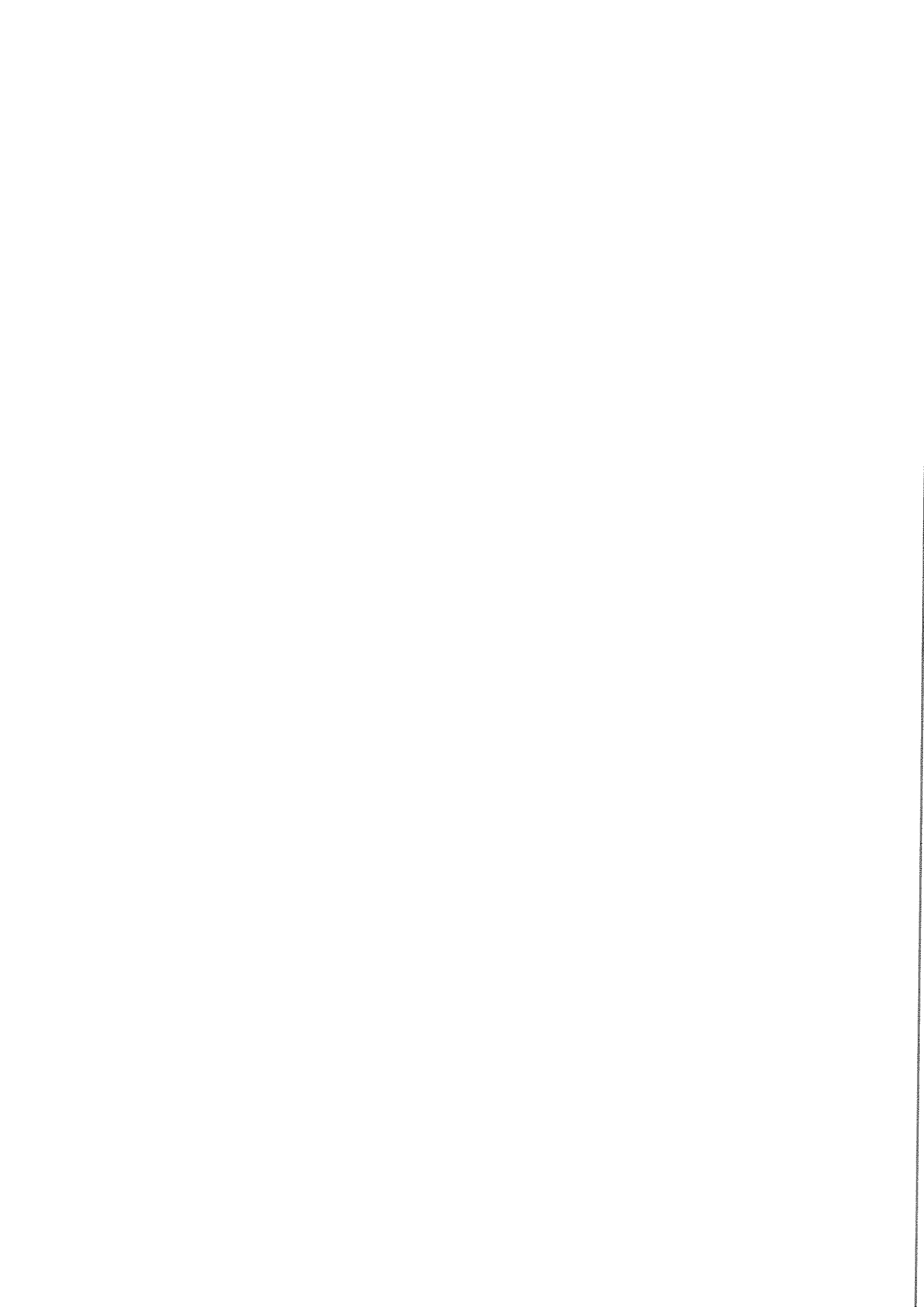
Houghton Regis

Email Address: louise.senior@houghtonregis.org.uk

Reply Type: OBJ

Comments: The Town Council strongly objects to this application for the following reasons:

The size, scale, massing, orientation and the appearance of the proposed development does not complement or harmonise with the local surroundings, in particular to the adjoining buildings;
The setting of the proposed development would have an unacceptable adverse effect on the general and residential amenity of the area and on the privacy of the adjoining and surrounding properties;
Overdevelopment;
Lack of parking provision



Agenda



Central
Bedfordshire

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|--------------------------|--|
| Title of meeting: | Houghton Regis North Stakeholder Group Meeting |
| Date: | 28 August 2019 |
| Time: | 17:30 |
| Venue: | Houghton Regis Town Council |
| Attendees | <p>Cllr Susan Goodchild (SG) – CBC Councillor – Houghton Hall Cllr Yvonne Farrell (YF) – CBC Councillor – Houghton Hall Cllr Patrick Hamill (PH) – CBC Councillor – Tithe Farm Cllr Mary Walsh (MW) – CBC Councillor - Toddington Stuart Robinson (SR) – Principal Planning Officer - CBC, David Gibbons (DG) – Houghton Regis Community Church Leader Debbie Marsh (DM) – Corporate Services Manager – Houghton Regis Town Council, Eric Gallucci (EG) – Houghton Regis Helpers, Jenny Gallucci (JG) – Houghton Regis Helpers, Kishor Patel (KP) – Houghton Trading Kirsten Holmes (KH) - Youth Council, Alyssa Page-Streeton (APS) – Youth Council, Keith Featherstone (KF) – Chalton Parish Council Alice Arden-Barnatt (AAB) - Estate Regeneration Programme Manager</p> <p><u>Representative for Linnere (Site 1)</u> Georgina Chapman (GC) – Political Developments & Intelligence</p> <p><u>Representative for Bidwell West (Site 2)</u> James Paynter (JP) – Sherwill Drake Forbes</p> |

| No. | Item |
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| 1. | Introduction <ul style="list-style-type: none">• SG started the meeting, asking everyone to introduce themselves. |

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| 2. | <p>Linmere (HRN1) Update</p> <ul style="list-style-type: none"> • GC introduced this section, discussing the progress of the developer and any consultation updates. • GC identified that detailed planning applications (which would combine to approximately 600 dwellings) would be submitted towards the end of this year. • An application for Lidl's is also expected towards the end of this year. • SR stated that CBC are beginning work on the first primary school (which would form an expansion to Thornhill Primary School). The Council's Executive Committee agreed that new school places be delivered by expanding Thornhill Primary School by two forms of entry by September 2021. SR highlighted that a planning application would need to be submitted to detail this expansion. The application is expected later this year. • PH asked whether there was any space available for cemetery space within Linmere. Both GC and SR confirmed that whilst contributions would be provided for cemetery spaces within the s106 agreement, no space is identified within the site. This is the same scenario for Bidwell West. |
| 3. | <p>Bidwell West (HRN2) Update</p> <ul style="list-style-type: none"> • JP provided an update, explaining the progress of each development parcel • Parcels for Bellway and Linden homes have commenced development. The latter has occupations. • Parcels for Taylor Wimpey and Countryside have planning permission but have yet to begin development. • Storey Homes, Abbey Homes and a second parcel for Countryside are currently in private discussions with the consortium, however these have yet to be formally agreed. • The employment area is currently under offer. • The primary school site will be available to transfer once the contractors are off the land (expected at the end of the year). The consortium and CBC are in discussions to bring forward the school land earlier than anticipated in the s106 agreement. • KF questioned what the open space management agreement is on the site. SR stated that it is linked to the s106, but CBC have held discussions with the Town Council and internal/external officers to work out who would be best placed to manage each open space area. |

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| | <ul style="list-style-type: none"> • MW asked who would be responsible for the long-term management of the quarry. JP identified that there is a contribution in the s106, but long-term it would revert to the owner. • KP asked whether the final user of the units within the Local Centre could be controlled. JP identified that they could not, as the land would be sold to the developer of the local centre, who would ultimately advertise the units. SR highlighted that CBC cannot control the final user from a planning perspective, only the use (for example whether it is a shop, café or professional service). • PH highlighted general concerns regarding both sites, suggesting that the existing residents will not see the benefits. Specifically, PH identified that there is a lack of car parking and cemetery space. AAB is looking into this matter from a regeneration perspective and notes the point raised. • KH asked whether there would be any police stations or medical centres as part of the development. GC highlighted that there would be space, but it is a matter for each organisation to purchase the land and deliver it. The s106 agreement for Linnere does specifically identify land for health services, but the NHS would have to deliver this. • KH asked whether there would be any space for a youth centre. SR highlighted that both sites do not specifically identify a youth centre, but there is community space identified within both developments, which could provide space similar to a youth centre. |
| 4. | <p>Other sites beyond HRN</p> <ul style="list-style-type: none"> • SR stated that the Council have received a planning application for the land known as Bellcross Homes land (to the east of Parkside). This is an outline application for up to 350 homes. It is currently going through the consultation process and will be determined by the Development Management Committee when a recommendation has been produced. PH asked whether this site could provide burial space. SR stated that the layout has yet to be detailed, so it could potentially, however we would need to secure it via a s106 agreement. SR identified that consultees will identify contributions or infrastructure to address the infrastructure burden that results from new development. KF questioned whether Linnere had already accounted for the Education needs resulting from this proposal. SR confirmed that Linnere could only assess the impact resulting from their development. Education officers will be consulted as part of this application and may request contributions for the impact to infrastructure. |

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| | <ul style="list-style-type: none"> • SR identified that another major application is proposed to the south of Dunstable Rugby Club, in Bidwell, for 121 dwellings. This is a detailed planning application. It is currently going through the consultation process and will be determined by the Development Management Committee when a recommendation has been produced. • SR identified that the application for Oakwell Park (to the north of Thorn Road) has been revised from 50 to 48 dwellings. This application is currently going through the consultation process and will be determined by the Development Management Committee when a recommendation has been produced. |
| 5. | <p>AOB</p> <ul style="list-style-type: none"> • KF asked that the additional comments regarding the open space management arrangements for Linmere, by the charity Lands Trust, be sent through. SR agreed that he would send them through as soon as possible. MW also requested a copy of any additional comments. • PH stated that he would appreciate a Police or Health Services presence at meetings. SR agreed that this could be an option if the group were to specifically discuss these points |