



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Cllr J W Carroll**

Tel: 01582 708540

Town Clerk: **Clare Evans**

e-mail: info@houghtonregis-tc.gov.uk

15th April 2022

To: Members of the Planning Committee

Cllrs: C Slough (Chair), E Billington, J Carroll, E Cooper, M Herber, D Jones

(Copies to other 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 22nd April 2024 at 7.00pm.**

Members of the public who wish to attend the meeting may do so in person or remotely through the meeting link below.

To attend remotely through Teams please follow this link: [MEETING LINK](#)

Please follow this guidance if attending the meeting remotely: [LINK](#)

Clare Evans
Town Clerk

THIS MEETING MAY BE RECORDED¹

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.

¹ 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. No part of the meeting room is exempt from public filming unless the meeting resolves to go into exempt session.

The use of images or recordings arising from this is not under the Council's control.

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.

4. MINUTES

Pages 5-9

To approve the Minutes of the meeting held on the 2nd April 2024.

Recommendation: To approve the Minutes of the meeting held on 2nd April 2024 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

[CB/24/00776/FULL \(click for more details\)](#) Single storey rear and side extension. Rear fence relocation.
39 Farriers Way, Houghton Regis, Dunstable, LU5 5FF
Mrs Madalina Prisecaru

For noting:

[CB/24/00910/NMA \(click for more details\)](#) Non-material amendment to planning permission
CB/18/04471/FULL (48 new residential units) Amendment to the wording of Condition 10 (Archaeology)
Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH

[CB/24/01030/DOC \(click for more details\)](#) Discharge of Condition 9 against planning permission ref.
CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.)

Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/24/01002/TDM \(click for more details\)](#)

Telecommunications Determination Masts: Erection of 20m High Pole on new root foundation, together with 3No. Antennas, 2No Cabinets and associated ancillary works.
Houghton Park Car Park, Parkside Drive, Houghton Regis

(b) Decision Notices

Permissions/Approvals/Consents:

[CB/23/03976/ADV \(click for more details\)](#)

Advertisement: 2 no illuminated fascia signs & 2 no illuminated box projecting signs.
Tithe Farm Post Office, 8 Hillborough Crescent, Houghton Regis, Dunstable, LU5 5NS

Refusals:

[CB/23/04109/LB \(click for more details\)](#)

Listed Building: Conversion of threshing barn to form three office units with associated external alterations, part demolition, extension, external alteration and conversion of stable to provide a single dwelling, demolition of existing commercial unit and erection of 6 dwelling houses including associated parking, landscaping and boundary treatments.
Manor Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP

[CB/23/04109/LB \(click for more details\)](#)

Listed Building: Conversion of threshing barn to form three office units with associated external alterations, part demolition, extension, external alteration and conversion of stable to provide a single dwelling, demolition of existing commercial unit and erection of 6 dwelling houses including associated parking, landscaping and boundary treatments.
Manor Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP

Withdrawals:

[CB/24/00057/FULL \(click for more details\)](#)

Removal and relocation of fence. Change of use of amenity land to residential garden land.
44 Bidwell Hill, Houghton Regis, Dunstable, LU5 5EP

6. 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.

Linmere – No substantive update to report.

Bidwell West – No substantive update to report.

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

2nd April 2024 at 7.00pm

Present: Councillors: C Slough Chairman
J Carroll
E Cooper
M Herber
D Jones

Officers: Louise Senior Head of Democratic Services

Apologies: E Billington
D Taylor

Public: 0

12763 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Billington and members were advised that Councillor Taylor was unable to sit on any committee until she had had the opportunity to sign her declaration of acceptance of office.

12764 QUESTIONS FROM THE PUBLIC

None.

12765 SPECIFIC DECLARATIONS OF INTEREST

None.

12766 MINUTES

To approve the Minutes of the meeting held on the 11th March 2024.

Resolved To approve the Minutes of the meeting held on 11th March 2024 and for these to be signed by the Chairman.

12767 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/24/00259/FULL](#) Erection of cast iron period compliant front entrance gate
[\(click for more details\)](#) with railings (retrospective)
23 Sundon Road, Houghton Regis, Dunstable, LU5 5LL
Miss Nula Pearson

Comments: Houghton Regis Town Council raised objections to this application on the grounds of:

- The erected cast iron front entrance gate is outside of the applicant's land boundary
- The property is in a conservation area
- Not visually in keeping with the Grade II listed status of the building

Houghton Regis Town Council request that the gate is removed / repositioned to within the applicant's property boundary.

[CB/24/00782/RM](#)
[\(click for more details\)](#)

Following Outline Application CB/21/00280/OUT Erection of 4 chalet style bungalows. Approval sought for Access, Appearance, Landscaping, Layout and Scale, and the discharge of conditions 2,3,4,5,6,7,8 and 9.
Highfield House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

Comments: Houghton Regis Town Council raised objections to this application on the grounds of the lack of fundamental information regarding access.

[CB/23/04039/FULL](#)
[\(click for more details\)](#)

Proposed loft conversion with a rear dormer and Juliet balcony
17 Holyrood Drive, Houghton Regis, Dunstable, LU5 5FW
Mr Syed Abbas

Comments: Houghton Regis Town Council raised no objections to this application.

[CB/24/00590/FULL](#)
[\(click for more details\)](#)

Change of use from Class B8 Storage and Distribution and B2 General Industrial Use to a flexible use of the building for Class B8 Storage and Distribution, B2 General Industrial use, and Class E (sub-paragraph g (ii) research and development (iii) light industrial) Use.
Unit 7, Nimbus Park Houghton Hall Park, Porz Avenue, Houghton Regis, Dunstable, LU5 5XR
St James's Place Unit Trust Group Ltd.

Comments: Houghton Regis Town Council raised no objections to this application, subject to completion of noise survey and suitable conditions over future use.

[CB/24/00593/FULL](#)
[\(click for more details\)](#)

Change of use from B2 General Industrial Use to a flexible use of the building for Class B8 Storage and Distribution, B2 General Industrial use, and Class E (sub-paragraph g (ii) research and development (iii) light industrial) Use.
Unit 3, Nimbus Park Houghton Hall Park, Porz Avenue, Houghton Regis, Dunstable, LU5 5WZ
St James's Place Unit Trust Group Ltd.

Comments: Houghton Regis Town Council raised no objections to this application subject to completion of noise survey and suitable conditions over future use.

[CB/24/00344/FULL](#)
[\(click for more details\)](#)

Erection of an end of terrace two storey new dwelling, attached to host dwelling. Demolition of a lean to and a brick garage for access and associated works.
72 Cemetery Road, Houghton Regis, Dunstable, LU5 5DE
Mr Ervin Gjoshi

Comments: Houghton Regis Town Council raised objections to this application on the grounds of:

- **Proposed application does not meet the minimum size of 70 m2**
- **Overdevelopment**

[CB/24/00677/FULL](#)
[\(click for more details\)](#)

Construction of 10 industrial units (Use Class B2) with associated parking, access, landscaping, ancillary infrastructure and upgrading of public rights of way.
Land Between Arenson Centre and Foster Avenue, Arenson Way, Houghton Regis, Dunstable
Option Two Developments Ltd

Comments: Houghton Regis Town Council raised objections to this application on the grounds of:

- **This parcel of land is designated as open space in the Houghton Regis Neighbourhood Plan and as such it was felt that this should be taken into consideration and given serious weight.**

Noted:

[CB/24/00654/LDCP](#)
[\(click for more details\)](#)

Lawful Development Certificate Proposed: Use of a dwelling as a children's home for a maximum of two children, with up to three carers, two sleeping/ awaking overnight working on a rota basis (C2)
129 Bromley Gardens, Houghton Regis, Dunstable, LU5 5RJ

Comments: Members queried whether change of use should be classified as LDCP.

[CB/24/00669/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 17 against planning permission CB/21/01883/FULL (Erection of 57 dwellings including access from Bedford Road and full landscaping details).
Land at Bedford Road, Houghton Regis, LU5 6JS

[CB/24/00817/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 9 against planning permission ref. CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.)

Houghton Regis North Site 1, Land on the northern edge of Houghton Regis, Sundon Road, Houghton Regis

[CB/24/00757/NMA](#)
[\(click for more details\)](#)

Non-material amendment to planning permission CB/21/05552/RM (Reserved Matters: following Outline Application CB/12/03613/OUT Mixed Development, supported by an Environmental Statement, which was submitted to the council during the application's determination process. Reserved Matters sought for Access, Appearance, Landscaping, Layout and Scale for 100 homes and retail units (Use Class E)). Amendment sought to change of roof tiles.

Parcels 1 and 2 of Phase 2 of Houghton Regis North Site 1 HRN1, Land on the northern edge of Houghton Regis

[CB/24/00731/PASP](#)
[\(click for more details\)](#)

Prior Approval of the Installation or replacement of other Solar Photovoltaics Equipment Roof Mounted only :

Installation of 300 x PV solar panels.

Lister House, Blackburn Road, Houghton Regis, Dunstable, LU5 5BQ

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

12768 CENTRAL BEDFORDSHIRE COUNCIL - PROPOSAL TO INTRODUCE NO WAITING AND NO LOADING AT ANY TIME ON THORN ROAD AND GRENDALL LANE, HOUGHTON REGIS

Members will find attached the public notice issued by Central Bedfordshire Council in relation to the proposed introduction of:
No Waiting and No Loading At Any Time on the following length of road in Houghton Regis:-

1. Grendall Lane, both sides, from the junction with Thorn Road, extending in a south-easterly direction for approximately 215 metres.
2. Thorn Road, south side, from the junction with Grendall Lane, extending in a north- easterly direction for approximately 108 metres
3. Thorn Road, south side, from the junction with Grendall Lane, extending in a westerly direction for approximately 264 metres to the junction of Watling Street roundabout.
4. Thorn Road, north side, from the junction with Watling Street roundabout, extending in a north-easterly direction for approximately 390 metres.

Resolved: To confirm to Central Bedfordshire Council support for the proposed introduction of No Waiting and no Loading at any time on Thorn Road and Grendall Lane, Houghton Regis

**12769 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN–
UPDATE/PROGRESS**

Woodside Link – No substantive update to report.

A5 M1 Link – No substantive update to report.

All Saints View – No substantive update to report.

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.

Resolved: To note the information

The Chairman declared the meeting closed at 7.46pm

Dated this 22nd day of April 2024

Chairman