



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

7th May 2024

To: Members of the Planning Committee

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

(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 13th May 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

To approve the Minutes of the meeting held on the 22nd April 2024

Recommendation: To approve the Minutes of the meeting held on 22nd April 2024 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

- | | |
|---|---|
| CB/24/00531/FULL (click for more details) | Single storey side and rear extension. Change of use of amenity land to private residential garden land and reinstatement of a 1.829m high fence line.
11A Ashwell Walk, Houghton Regis, Dunstable, LU5 5QA
Mr & Mrs Carter |
| CB/24/01005/FULL (click for more details) | Single storey rear extension changes to fenestrations
19 Leafields, Houghton Regis, Dunstable, LU5 5LT
Ms Valerie Robertson |
| CB/24/00937/FULL (click for more details) | Front extension, part single/part two storey side and rear extensions.
8 East Hill Road, Houghton Regis, Dunstable, LU5 5EQ
Mr Sean Trainor |
| CB/24/00940/FULL (click for more details) | Erection of a 2.1m high x 36.9m long close-boarded fence along part of the southern boundary (retrospective)
Dalziel, Chalk Hill, Dunstable, LU6 1RS
Mr P Hannington |
| CB/24/00980/FULL (click for more details) | Change of Use of existing grass verge and pedestrian footpath to allow for dropped kerb and vehicle crossover
56 Enfield Close, Houghton Regis, Dunstable, LU5 5PL
Mr Ferenc Kovacs |

CB/24/00968/FULL (click for more details)	Laying of surface water drainage pipes and landscaping (to facilitate water attenuation system and outfall of the neighbouring site relating to approval of CB/22/04525/VOC) Land adjacent to Centurion Way Houghton Regis Lagan Homes
For noting:	
CB/24/01148/DOC (click for more details)	Discharge of Condition 28 against planning permission ref. CB/18/04471/FULL (48 new residential units) Land at Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH
CB/24/01204/DOC (click for more details)	Discharge of Condition 26 against planning permission ref. CB/21/05575/REG3 (Development of a new leisure centre, incorporating landscaping and parking provisions. Demolition of the existing building and the construction of a new facility to include an eight-lane 25 metre community swimming pool, dedicated learner pool, confidence pool, fitness suite, exercise studio and two squash courts. Building to include a café, community space, creche, children's outdoor play zone and an outdoor fitness trail and public area) Houghton Regis Leisure Centre, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX
CB/24/01291/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 are various, refer to NMA comparison document V3. Parcels 1 and 2 of Phase 2 of Houghton Regis North Site 1, Land on the northern edge of Houghton Regis
CB/24/01242/DOC (click for more details)	Discharge of Condition 7 against planning permission ref. CB/22/04024/LB (Listed Building: Conversion of a listed barn into detached dwelling including removal of dilapidated single-storey side addition) Red Cow Farm Cottage, Bedford Road, Houghton Regis, Dunstable, LU5 6JP
CB/24/01052/DOC (click for more details)	Discharge of Condition 2 against planning permission ref. CB/22/03938/FULL (Demolition of existing barn and garage, provision of a garage to the existing Listed building, conversion of Listed barn into a dwelling and construction of eight new dwellings with associated garages and new access road.) Cond 2 Materials. Red Cow Farm Cottage, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

CB/24/01079/DOC (click for more details)	Discharge of Condition 4 against planning permission ref. CB/23/03093/FULL (Change of use from Class E(a) (retail) to Class B8 (self-storage), external alterations and associated works to car park and landscaping). Cond 4 Landscaping. Former Site Of Morrisons, High Street, Houghton Regis
CB/24/01153/NMA (click for more details)	Non-material amendment to planning permission CB/21/05575/REG3 (Development of a new leisure centre, incorporating landscaping and parking provisions. Demolition of the existing building and the construction of a new facility to include an eight-lane 25 metre community swimming pool, dedicated learner pool, confidence pool, fitness suite, exercise studio and two squash courts. Building to include a café, community space, creche, children's outdoor play zone and an outdoor fitness trail and public area.) amendment sought: 1. Amendments to the residential housing planted boundary. 2. Removal of trees from the Plaza raised planters. 3. Change of colour to the signage panels along the East elevation as noted on the DB3 drawing 20201. 4. Additional single door added to allow egress from the spectator seating area grid line J / 10 to 11. Houghton Regis Leisure Centre, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX

(b) Decision Notices

Permissions/Approvals/Consents:

None at time of going to print.

Refusals:

CB/23/04122/FULL (click for more details)	Demolition of commercial building and erection of 4 dwellings with associated landscaping and boundary works
CB/23/04108/FULL (click for more details)	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

Withdrawals:

CB/24/00782/RM (click for more details)	Reserved Matters: 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.
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6. STREET NAMING AND NUMBERING

At the meeting held on 19th February, members were provided with a notification of application for street naming and it was requested that the Town Council propose a street name for the below development:

8 new dwellings and 1 Barn conversion – 9 new addresses:
Red Cow Farm Cottage, Bedford Road, Houghton Regis, LU5 6JP

Members made the below suggestions:

- Red Cow Croft
- Red Cow Meadow
- Red Cow Close

However, a response was received from the developer who stated they did not wish to use the old site name and proposed the name of Belleview Drive as an alternative.

Suggestions from officers are:

- Old Dairy Barns
- Dairy Green / Dairy Green Barns
- Dairy Croft
- Buttermilk Croft/Barns
- Taurus Croft

Members are requested to consider the developers suggestion of Belleview Drive, and possible alternative suggestions for street names for the above development for submission to Central Bedfordshire Council.

Recommendation: To consider street name suggestions for Red Cow Farm Cottage, Bedford Road, Houghton Regis and advise Central Bedfordshire Council accordingly.

7. 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

**Minutes of the meeting held on
22nd April 2024 at 7.00pm**

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

Officers: Debbie Marsh Head of Corporate Services
Amanda Samuels Administration Officer

Apologies: Councillors: 0

12781 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Billington. Members noted the vacancy on this committee had now been filled by newly elected Councillor Debbie Taylor.

12782 QUESTIONS FROM THE PUBLIC

None.

12783 SPECIFIC DECLARATIONS OF INTEREST

None.

12784 MINUTES

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

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

12785 PLANNING MATTERS

(a) The following planning applications were considered:

[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

Comments: Houghton Regis Town Council raised no object to the proposed single storey rear and side extension but made the following comments in regard to the proposed rear fence relocation.

Houghton Regis Town Council raised objections to the fence relocation on the grounds that rear fence relocation would:

- **Have a detrimental impact on the visual amenity of the area.**
- **Have a detrimental impact on the highway visibility for pedestrians and vehicular users.**
- **Be likely to set a precedent that would have a detrimental impact on the original design aspirations.**

Houghton Regis Town Council endorsed the observations made by the Tree & Landscape Officer, in their report, which opposed the enclosure of amenity land.

In addition to this Houghton Regis Town Council noted their concern that the proposed development would abut the neighbouring properties garage and would leave the neighbouring property owner minimal space for carrying out any future repairs.

Noted:

[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

Comments: Members noted that the proposed site for the mast was next to the car park entrance at Parkside Rec; however, they were unaware of any consultation having taken place. As the land was leased from CBC by Houghton Regis Town Council, it was felt that some notification should have been received.

Members requested that CBC was approached to establish if it was providing the land and, if so, on what basis.

Noted:

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

Withdrawals:

[CB/24/00057/FULL](#) Removal and relocation of fence. Change of use of amenity
(click for more details) land to residential garden land. 44 Bidwell Hill, Houghton
Regis, Dunstable, LU5 5EP

**12786 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 – Although not specifically Bidwell West, Members responded to the proposed street naming of the Red Cow farm development, land off Bedford Road, Bidwell. It was noted that all suggestions provided by Houghton Regis Town Council had been discounted and the Developers now proposed Belleview Drive as a potential name. Members expressed disappointment at this suggestion, which they felt was inappropriate and did not reflect the historical aspect of the site. It was felt that the name should be rejected and the discussion on the street naming be put onto a future agenda.

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 7.33pm

Dated this 13th day of May 2024

Chairman



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

9th May 2024

ADDENDUM TO PLANNING COMMITTEE MEETING AGENDA

To: Members of the Planning Committee

Cllrs: Cllr C Slough, Cllr Jones, Cllr Billington, Cllr Carroll, Cllr Cooper, Cllr Herber & Cllr Taylor

8. **CB/24/01002/TDM HOUGHTON PARK CAR PARK, PARKSIDE DRIVE, HOUGHTON REGIS**

During the planning meeting on 22nd April 2024, members raised concerns about consultation regarding the above application.

They were unaware of any consultation having taken place and felt that this was remiss of Central Bedfordshire Council as the land was leased by Houghton Regis Town Council from Central Bedfordshire Council.

Feedback had been received from Central Bedfordshire Council as below:

There has been a wide public consultation covering neighbouring properties on Newbury Road, Parkside Drive, Gilan Way and Cumbria Close, alongside the Highways Team, Pollution Team, Ecology, Rights of Way, Leisure and Open Space and the Trees and Landscape Officer.

The Houghton Regis Town Council have been consulted.

Yes, the application is a TDM application in which the applicant has sought prior approval.

Within these applications the Local Planning Authority can only consider the siting and appearance of the proposal.

The opportunity to put forward comments on this application has been requested, and agreed, as the opportunity for comment submission had not been presented to the Planning Committee.

Recommendation: To consider comments on the above application for submission to Central Bedfordshire Council.

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