



# HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Cllr Elaine Cooper**

Tel: 01582 708540

Town Clerk: **Clare Evans**

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28<sup>th</sup> May 2024

**To: Members of the Planning Committee**

**Cllrs:**

**(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 3<sup>rd</sup> June 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](#)

***THIS MEETING MAY BE RECORDED<sup>1</sup>***

**Clare Evans**  
**Town Clerk**

## 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.

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<sup>1</sup> 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.*

### 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. ELECTION OF VICE-CHAIR

Members are invited to elect a Vice Chair for Planning Committee for 2024/2025.

### 5. MINUTES

To approve the Minutes of the meeting held on the 13<sup>th</sup> May 2024

**Recommendation: To approve the Minutes of the meeting held on 13<sup>th</sup> May 2024 and for these to be signed by the Chairman.**

### 6. PLANNING MATTERS

**(a) To consider the following applications:**

[CB/24/01322/FULL \(click for more details\)](#)

Change of use of a C3(a) dwellinghouse to a C2 children's home, for a maximum of two children.  
129 Bromley Gardens, Houghton Regis, Dunstable, LU5 5RJ  
Mr Fredrick Akandi

**For noting:**

[CB/24/01299/NMA \(click for more details\)](#)

Non-material amendment to planning permission CB/19/04182/FULL (Erection of a new dwelling) - An amendment to install velux windows to roof of property  
Land Adjacent, 134 High Street, Houghton Regis, Dunstable, LU5 5DT  
Mr Thomas Canter

[CB/24/01301/NMA \(click for more details\)](#)

Non-material amendment to planning permission CB/23/01706/RM (Reserved Matters: following Outline Application 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);) Reserved matters for Parcel 1 and 2 - AMP3 for 236 dwellings, access, appearance, landscaping, layout and scale.) amendment sought to condition 18  
Parcels 1 & 2 Houghton Regis North 1, Sundon Park, Houghton Regis, LU5 5GX  
Stonebond Properties Ltd

[CB/24/01350/DOC \(click for more details\)](#)

Discharge of Condition 18 against planning permission ref. CB/22/04525/VOC (Removal of condition 10 and Variation of conditions 13,15 and 21 of planning permission CB/19/04220/OUT (Outline Application for Residential Development for up to 100 Dwellings with all matters reserved, except access) vary condition 13 from the requirement of 14 mainstream housing together with 9 units for care/support to 13.72% of total units suitable for the elderly and condition 21 to be amended to "The development hereby permitted shall be carried out in accordance with the following approved plan: 13060as2.15 Rev D (in so far as it relates to the means of access)") Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ

### (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.

### 7. **CB/23/03551/RM - BURY SPINNEY, THORN ROAD**

Members are advised that a response had been received regarding the Town Council's concerns regarding the proximity to water.

The received response is as below:

*I write in respect to the TC's objection to the above application.*

*Please be advised that a RoSPA risk assessment has been submitted for the application which has confirmed a low risk associated with the design and location of the LEAP/LAP. This has been confirmed by the Play Sites Officer and the Leisure Policy Officer*

This response is presented for members information.

### 8. **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 11<sup>th</sup> 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  
13<sup>th</sup> May 2024 at 7.00pm**

Present: Councillors: C Slough Chairman  
E Cooper  
D Jones  
D Taylor

Officers: Louise Senior Head of Democratic Services  
Amanda Samuels Administration Officer

Public: 2

Apologies: Councillors: E Billington  
J Carroll  
M Herber

Also present: Councillor: S Goodchild (virtual)

**12810 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Councillors E Billington, J Carroll and M Herber.

**12811 QUESTIONS FROM THE PUBLIC**

A local resident informed Members of an issue regarding a shed on a neighbouring site, which was too tall and encroached on their property. The shed had been built without planning permission, which had been sought retrospectively. Permission had been refused and had been referred to Enforcement. The enforcement process had been halted when the shed owner agreed to reduce the height; however, this reduction had not been carried out. The resident contacted the enforcement officer who advised that the process would recommence and papers were expected to be served by the end of January 2024. The resident contacted the officer again in February when there had still been no further action or communication. They were informed that the process took time, but it remained unclear how far this case had progressed.

Given that a significant amount of time had elapsed without further updates, Members advised the resident to contact the enforcement officer once again to establish the current situation.

**12812 SPECIFIC DECLARATIONS OF INTEREST**

None.

**12813 MINUTES**

To approve the Minutes of the meeting held on the 22<sup>nd</sup> April 2024.

**Resolved To approve the Minutes of the meeting held on 22<sup>nd</sup> April 2024 and for these to be signed by the Chairman.**

## 12814 PLANNING MATTERS

### (a) The following planning applications were considered:

[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

**Comments:** Members discussed the issues raised during the consultation process regarding parking, loss of public visibility, habitat connectivity and biodiversity

**Houghton Regis Town Council raised an objection to this application on the following grounds:**

- Did not meet current parking standards
- Encroachment on amenity land
- The removal of trees from amenity land
- Reduction in visibility to road users

[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

**Comments:** This application had previously been refused, but following consultation Members were asked to consider extenuating circumstances. Members commented that it might be advisable to have a dropped kerb along the width of the property to facilitate access.

**Houghton Regis Town Council raised no objection to this application.**

[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

**Comments:** Members commented that this application had previously been refused on grounds of bulk, size and unsympathetic design. Members noted that there appeared to be no significant change in the size or design and no documentation to clarify changes.

**It was highlighted that Houghton Regis Town Council had raised no objections previously.**

**Houghton Regis Town Council raised no objections to this application.**

[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

**Comments: Members felt this application would not have been supported if the process had been properly observed. There was a perception that the planning officer was reluctant to remove the structure; however, Members felt this would set an unwanted precedent.**

**Houghton Regis Town Council raised an objection to this application on the grounds of:**

- **The structure was unsightly and oversized**
- **Severely impacted the openness of a green belt site.**

[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

**Comments: It was noted that there was a significant distance between the dropped kerb and the property. The tract would be hard core and tarmac and Members were requested to comment on this. Members highlighted that other properties in the area already had similar configurations in place.**

**Houghton Regis Town Council raised no objections to this application.**

[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

**Comments: While this was a heritage site, Members felt that this was a technical application.**

**Houghton Regis Town Council raised no objection to this application.**

**Noted:**

[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

### *Permissions / Approvals / Consents*

#### *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

#### *Comments:*

**Members highlighted that the refusal for this application and for CB/23/04122/FULL meant there remained one outstanding application for the proposed development. This was for the conversion of an abandoned stable block into a bungalow.**

#### *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.

**12815 STREET NAMING AND NUMBERING**

At the meeting held on 19<sup>th</sup> 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

The developers had declined the proposed new names put forward by the Committee and had responded with the following suggestions:

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

Members were requested to consider the developer's suggestion and proposed Buttermilk Close as the preferable option.

**Resolved: To propose the name Buttermilk Close to the developers.**

**12816 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**

**12817 CB/24/01002/TDM HOUGHTON PARK CAR PARK, PARKSIDE DRIVE, HOUGHTON REGIS**

Members had previously raised concerns regarding the above application and were unaware of any consultation having taken place> This was felt to be remiss of Central Bedfordshire Council as the land was leased by Houghton Regis Town Council from Central Bedfordshire Council.

An opportunity to put forward comments on this application had been requested and agreed.

The Location was confirmed as adjacent to the gate of the council carpark, which it was proposed to move 2m south-east to avoid and protect an ash tree.

It was questioned whether it would be preferable to move the mast to another site rather than the proposed two metres. Members agreed that if the reason for the move was to protect a tree, and there were no houses in the immediate vicinity, there appeared to be no reason to object.

**Resolved: To submit comments on the above application to Central Bedfordshire Council.**

**The Chairman declared the meeting closed at 7.57pm**

**Dated this 3<sup>rd</sup> day of June 2024**

**Chairman**

DRAFT