



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Cllr E Cooper**
Town Clerk: **Clare Evans**

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8th July 2024

To: Members of the Planning Committee

Cllrs: M Herber (Chair), E Billington, J Carroll, E Cooper, D Jones, C Slough, 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 15th July 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](#)

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.

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.

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.

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 24th June 2024

Recommendation: To approve the Minutes of the meeting held on 24th June 2024 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

[CB/24/01693/FULL \(click for more details\)](#) Erection of 4 chalet style bungalows on land to the north of Highfield House
Highfield House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP
Mr Denis Carroll

[CB/23/04003/FULL \(click for more details\)](#) Erection of single storey front & rear extensions and extension of vehicle crossover.
1 Grasmere Walk, Houghton Regis, Dunstable, LU5 5NH
Mr Marius Timus

[CB/24/01672/ADV \(click for more details\)](#) Advertisement: Display of six non-illuminated poster frames
Unit 2, All Saints View, High Street, Houghton Regis, Dunstable, LU5 5LQ
D Kemp

[CB/24/01438/FULL \(click for more details\)](#) Dropped kerb
139 Sundon Road, Houghton Regis, Dunstable, LU5 5NL
Mrs Janosne Horvath

[CB/24/01770/FULL \(click for more details\)](#) Erection of a detached house, associated parking and amenity space.
Land at Midway Cottage and The Cottage, Bedford Road, Houghton Regis, Dunstable, LU5 6JP
R O'Neil

For noting

[CB/24/01422/PABF \(click for more details\)](#) Prior Approval for the construction of 1 additional storey on existing block of detached flats to create additional dwellings, along with associated works and operations: To provide three additional 1 bedroom, 2 person self-contained residential units.
17-25 The Quadrant, Houghton Regis, Dunstable, LU5 5EJ

[CB/24/01865/DOC \(click for more details\)](#)

Discharge of Conditions 4,5,9 and 34 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).
Red Cow Farm Cottage, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

(b) Decision Notices

Permissions/Approvals/Consents:

None at time of going to print.

Refusals:

[CB/23/00166/FULL \(click for more details\)](#)

Erection of a side and rear extension to industrial building.
Unit 3, Arianne Business Centre, Blackburn Road, Houghton Regis, Dunstable, LU5 5DZ

[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

Members are advised that an appeal process has been started.

Withdrawals:

[CB/24/00259/FULL \(click for more details\)](#)

Erection of cast iron period compliant front entrance gate with railings (retrospective)
23 Sundon Road, Houghton Regis, Dunstable, LU5 5LL

[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

[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

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.

Linnere – No substantive update to report.

HOUGHTON REGIS TOWN COUNCIL

Planning Committee Minutes of the meeting held on 24th June 2024 at 7.00pm

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

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

Public: 0

Apologies: Councillors: E Billington
D Taylor

Also present: S Goodchild (virtual)

12888 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllrs Billington and Taylor.

12889 QUESTIONS FROM THE PUBLIC

None.

12890 SPECIFIC DECLARATIONS OF INTEREST

None.

12891 MINUTES

To approve the Minutes of the meeting held on the 13th May and 3rd June 2024.

It was highlighted that two items on the Minutes of 13th May required amendments to include the Members' decisions.

Resolved: To amend the minutes of the meeting held on 13th May and to defer approval until the meeting on 15th July 2024. To approve the Minutes of the meeting held on 3rd June 2024 and for these to be signed by the Chairman.

12892 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/24/01175/FULL](#)
[\(click for more details\)](#)

Change of use from 16-bedroom C2 care home to F1 school (ground floor) and C2 residential institution (floors above ground floor).

Hillside, Chalk Hill, Dunstable, LU6 1RT

Bal Kandra

Comments: Members noted that the BNG Exemption did not apply. It was questioned if the school would be for children outside of the area and, if so, would there be associated traffic problems?

Members felt that further information was required on this application.

[CB/24/01505/RM](#)
[\(click for more details\)](#)

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); 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.). Reserved matters for access, appearance, landscaping, layout and scale for 189 dwellings at Parcel 5 pursuant to outline permission CB/12/03613/OUT and details to satisfy conditions: 8 (Surface Water Drainage), 25 (Construction Management Plan), 26 (Landscape Management Plan), 29 (Foul Drainage), 32 (Noise) and 33 (Noise)'.
Parcel 5, Houghton Regis North 1, Sundon Road, Houghton Regis, LU5 5GX
Dandara NHC

Parcel 5, Houghton Regis North 1, Sundon Road, Houghton Regis, LU5 5GX

Dandara NHC

Comments: Members noted that there were numerous technical issues which would need to be resolved by the Planning Office. Other areas that needed clarification were: accessibility, broadband, street lighting and Highways amendments.

Members requested that this application was referred back to CBC Planning and represented to HRTC once the outstanding issues had been addressed.

[CB/24/01229/FULL](#)
[\(click for more details\)](#)

Removal of existing fence and gates. Erection of a new fence and gates and alteration to fence location.

BPCC Meeting Hall, Bedford Road, Houghton Regis, LU5 6JR
Mr Brian Moffitt

Comments: An email from a neighbouring resident objecting to the application was read to Members. It highlighted that the current fence was in good repair, was suitable for purpose and was aesthetically in keeping with the surroundings. The Tree and Landscape Officer had objected to the fence being brought forward since it would encroach on a protected copper beech tree. The Ecologist had raised objections to the fence in order to safeguard established trees and hedgerows. The proposed works could cause damage to established root systems and affect biodiversity.

Houghton Regis Town Council raised an objection to this application on the grounds of threat to protected and established trees and hedgerows.

[CB/24/01548/REG3](#)
[\(click for more details\)](#)

Erection of external fencing and enclosure. Alterations and extension to hardsurfacing and soft landscaping; and provision of external lighting.
Chiltern UTC, Parkside Drive, Houghton Regis, LU5 5PX
Ashe Group

Members noted there was no change of use as the application would still be for an educational establishment. Fencing was needed for security purposes, and it was agreed that improvements to lighting were also needed

Houghton Regis Town Council raised no objections to this application.

[CB/24/01622/FULL](#)
[\(click for more details\)](#)

Single storey side and rear extension.
11A Ashwell Walk, Houghton Regis, Dunstable, LU5 5QA
Mr & Mrs Carter

The proposed extension would involve tree removal and was of a scale to create limited access or 'pinch points'. It was thought that this would result in a future application for the enclosure of amenity land.

Houghton Regis Town Council objected to this application on the grounds of overdevelopment.

Noted:

[CB/24/01563/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 1 against planning permission ref. 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)
Parcels 1 & 2, Houghton Regis North 1, Sundon Road, Houghton Regis. LU5 5GX

[CB/24/01530/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 35 against planning permission 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/24/01525/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 24 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, Sundon Road, Houghton Regis

[CB/24/01646/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 1 against planning permission ref. 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))
Parcels 1 and 2 of Phase 2 of Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/24/01722/DOC](#)
[\(click for more details\)](#)

Discharge of Conditions 2 and 9 against planning permission ref. 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)
Houghton Regis North 1, Sundon Road, Houghton Regis

[CB/24/01626/LDCP](#)
[\(click for more details\)](#)

Lawful Development Certificate Proposed: Garage conversion
33 Manor Park, Houghton Regis, Dunstable, LU5 5BU

[CB/24/01775/RG46](#)
[\(click for more details\)](#)

Regulation 46 - Location Risk Assessment
Elstree Home Care Ltd, The Dunstable House, 129 Bromley Gardens, Houghton Regis, Dunstable, LU5 5RJ

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

Members were presented with a report on the Central Bedfordshire Council local transport plan.

The LTP outlined the Council's transport policies and guides long-term project decisions. Feedback to CBC was required by June end 2024 and Members were asked for the issues they would like to raise. Members suggested the following points should be included:

- bus services needed improvement to reduce effects on environment
- safer cycling and walkways required
- integration of amenities
- link road not currently being used
- impact of Linnere and Bidwell West on communities, especially in relation to increased and fast traffic
- Bedford Road in a state of disrepair.

12894 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.

Resolved: To note the information

The Chairman declared the meeting closed at 7.45pm

Dated this 15th day of July 2024

Chairman