



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

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

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30th 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 5th August 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

Pages 5 - 9

To approve the Minutes of the meeting held on the 15th July 2024

Recommendation: To approve the Minutes of the meeting held on 15th July 2024 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

[CB/24/01771/FULL \(click for more details\)](#)

Single storey rear extension and enlargement of rear dormer.
29 Dunstable Road, Houghton Regis, Dunstable, LU5 5DB
Mrs M Federico

[CB/24/00801/FULL \(click for more details\)](#)

Erection of a Class B8 (self-storage) building on southern boundary and associated works to car park and landscaping.
Former Site of Morrisons, High Street, Houghton Regis
Cinch Self-storage

[CB/24/02041/FULL \(click for more details\)](#)

Two front dormers
25 Leafields, Houghton Regis, Dunstable, LU5 5LT
Mr & Mrs Hold

[CB/24/01623/FULL \(click for more details\)](#)

Change of use of amenity land to garden land and creation of a new boundary line with a new 2m fence
29 Constable Close, Houghton Regis, Dunstable, LU5 5ST
Mr Iulian Abuzatoaiei

For noting

[CB/24/02036/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, Land on the northern edge of Houghton Regis
Brickhill Homes (Linnere) Ltd

[CB/24/02096/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 approved plans via conditions 3 and 8.
Parcels 1 & 2, Houghton Regis North 1, Sundon Road, Houghton Regis
Stonebond Properties (St Albans) Limited

[CB/24/02071/DOC \(click for more details\)](#)

Discharge of Condition 8 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)
Local Centre Parcel, Phase 1, Linnere, Waterslade Way and Lime Tree Drive, Houghton Regis, LU5 7AS

[CB/24/02120/NMA \(click for more details\)](#)

Non-material amendment to planning permission 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: External doors for refuse and cycle store amended to include louvres
Houghton Regis North Site 1, Land on the Northern Edge of Houghton Regis

(b) Decision Notices

Permissions/Approvals/Consents:

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
Monday 15th July 2024 at 7.00pm**

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

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

Public: 1 (virtual)

Apologies: Councillors: E Billington

Also present: T McMahon (virtual)

12895 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Billington.

12896 QUESTIONS FROM THE PUBLIC

None.

12897 SPECIFIC DECLARATIONS OF INTEREST

None.

12898 MINUTES

To approve the Minutes of the meeting held on the 24th June 2024.

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

12899 PLANNING MATTERS

(a) The following planning applications were considered:

[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

Comments: Members discussed the following issues regarding this application:

- the application did not qualify as self- or custom-build housing
- failed to comply with Local Plan Policy H2, Housing Standards
- protection of Chiltern beechwoods
- the Preliminary Ecological Appraisal was out of date
- there was a public right of way issue
- there were access issues relating to the site

Houghton Regis Town Council objected to this application on the grounds that:

- the proposed access road was single track and unsuitable for purpose
- failure to meet H2 Housing standards
- the third bedroom was excessively large, raising questions re future use and overdevelopment

[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

Comments: Members noted that Highways required clarification on one of the consultation documents, and the dropped kerb did not relate to the property. The aggregate pathway needed to be resurfaced to comply with regulations.

Houghton Regis Town Council agreed that the application needed to be returned but was likely to be approved once these issues had been addressed.

[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

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

[CB/24/01438/FULL](#)
[\(click for more details\)](#)

Dropped kerb
139 Sundon Road, Houghton Regis, Dunstable, LU5 5NL
Mrs Janosne Horvath

Comments: Members noted the following issues:

- the Tree and Landscape Officer had reported that special construction methods would be required in order to preserve the tree on site.
- the ecologist report had requested further information as a BNG was required on the application, or reasons for exemption provided.
- Highways had objected to the application as it didn't meet current width standards for a dropped kerb

Houghton Regis Town Council objected to this application due to its failure to meet Highways standards.

[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

Comments: Members noted that a Contamination Assessment was required and an Agricultural Impact Assessment.

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

- failure to meet parking standards.
- Potential damage to trees close to the site.

Noted:

[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

Permissions / Approvals / Consents

None received.

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

12900 CENTRAL BEDFORDSHIRE COUNCIL PROPOSAL TO INTRODUCE NO WAITING TIME IN TITHE FARM ROAD AND CHURCHFIELD ROAD, HOUGHTON REGIS

Members were presented with the public notice proposing the introduction of no waiting in Tithe Farm Road and Churchfield Road.

Comments were to be submitted by 24th July 2024 and Members were requested to provide their response.

Members concurred that the traffic conditions in the area were hazardous and necessitated a solution. However, there was ambiguity regarding how the proposed plans would mitigate the existing traffic issues. It was deemed essential to address the following concerns and provide clarification:

- What is the anticipated effectiveness of the proposed measures in resolving the traffic problem?
- Considering traffic may be redirected, what provisions are in place for managing displaced vehicles?
- Would this simply transfer the danger to another location?
- The success of the measures is contingent upon the enforcement of the proposed restrictions. Is there a guarantee of enforcement?

Comments included in the report would be presented at a future meeting on traffic management and it was suggested that it might be advisable for a member of the committee to attend.

It was agreed that the Head of Democratic Services would collate these comments and share with Members prior to submission.

Recommendation: To consider the Town Council's response to the proposed introduction of no waiting time in Tithe Farm Road and Churchfield Road.

12901 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 7.34pm

Dated this 5th day of August 2024

Chairman

Houghton Regis TC Corporate Plan 2024 - 2028

Planning Committee

Mission Statement: We will endeavour to unify all areas of the Parish as one community and foster civic pride in our town, improve local services and facilities,

Vision: Houghton Regis: A growing town with a rich history and a strong sense of community.

Pillar	Objective	Mechanism/ initiative	Committee Workplan
Town and community	Improve integration between existing and new communities.	Review pedestrian and cycle links between the town centre and the expansion areas to identify any opportunities to improve the condition and/ or connectivity of these.	Planning
Town and community	Improve integration between existing and new communities.	Continue to work with CBC and developers to soften the edges between new and existing development.	Planning