



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

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

Tel: 01582 708540
e-mail: info@houghtonregis-tc.gov.uk

19th August 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 **Tuesday 27th 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

To approve the Minutes of the meeting held on the 5th August 2024.

Recommendation: To approve the Minutes of the meeting held on 5th August 2024 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

[CB/24/02084/FULL \(click for more details\)](#) Erection of single storey rear conservatory and conversion of loft space with new windows and rooflights to the front, side and rear.
34 Aylesbury Drive, Houghton Regis, Dunstable, LU5 6FX
Mr Jan Wurszt

[CB/24/02057/FULL \(click for more details\)](#) Two storey side extension and part single and part two storey rear extension.
18 Olma Road, Dunstable, LU5 5AF
Mr Korab Lala

[CB/24/02290/OUT \(click for more details\)](#) Outline Application: Permission for the construction of an end of terrace dwelling with reserved matters for access, landscaping and layout.
9 Woodlands Avenue, Houghton Regis, Dunstable, LU5 5LJ
Mr Charles Simao

For noting

[CB/24/02148/DOC \(click for more details\)](#) Discharge of Condition 14 against planning permission
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 House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

[CB/24/02346/GPDE \(click for more details\)](#) Prior Notification of Householder Extension: Single storey rear extension, 5.4m beyond the rear wall of the original dwelling, maximum height of 3.25m & 2.8m to the eaves
12 Drury Lane, Houghton Regis, Dunstable, LU5 5E

CB/24/02209/DOC (click for more details)	Discharge of Conditions 7 and 27 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 meter 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.) SUDs drainage installed as per the attached information. Sustainable transport plan to be managed in accordance with the attached report. Houghton Regis Leisure Centre, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX
CB/24/02345/DOC (click for more details)	Discharge of Conditions 13, 18 and 19 against planning permission CB/21/02467/VOC (Variation of condition 17 of planning permission CB/20/03300/REG3 (Erection of a three storey secondary school and sports hall providing 6 forms of entry (900) pupils, together with a 220 pupil sixth form, sports pitches including an all-weather pitch, Change condition from an Above Ground Level condition to a Pre-Occupation Condition) Kingsland Secondary School, Parkside Drive, Houghton Regis, Dunstable, LU5 5TH

(b) Decision Notices***Permissions/Approvals/Consents:***

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
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

Refusals:

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
CB/24/01438/FULL (click for more details)	Dropped kerb 139 Sundon Road, Houghton Regis, Dunstable, LU5 5NL

Withdrawals:

None at time of going to print.

6. STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS

Woodside Link – No substantive update to report.

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
5th August 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: 2

Apologies: Councillors: E Billington
D Taylor

Also present: CBC Councillor: S Goodchild (virtual)

12938 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Billington and Cllr Taylor.

12939 QUESTIONS FROM THE PUBLIC

None.

12940 SPECIFIC DECLARATIONS OF INTEREST

None.

12941 MINUTES

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

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

12942 PLANNING MATTERS

(a) The following planning applications were considered:

[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

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

[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

Comments: Members noted that consultation documents raised the following issues:

- the red line boundary on the site plan appeared to conflict with that shown on the illustrative landscape plan.
- An archaeological evaluation was recommended.
- The necessity of protecting trees and shrubs in the surrounding area.

This application had previously been objected to due to overdevelopment and the impact of noise on local properties.

Members agreed that the proposed building would encroach into a residential area. It was suggested that residents would be afforded some protection if the building line was reduced to match that of the industrial units behind it.

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

- Overdevelopment
- Potential for residents to experience significant overnight noise pollution from a 24/7 operation
- Failure to comply with the neighbourhood plan

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

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

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

[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

Comments: Members noted this this application had previously been objected to (Minute number 12558). Although the original plans had been amended to enclose a smaller area, Members highlighted that proposal to enclose amenity land still stood.

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

- **Enclosure of amenity land**
- **A significantly detrimental effect on the outlook would be experienced by neighbours**
- **Obstructed view for drivers and pedestrians.**

Noted:

[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, Linmere, 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

Permissions / Approvals / Consents

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

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

Refusals:

None received.

Withdrawals:

None received.

12943 COMMITTEE WORK PLAN – PLANNING COMMITTEE

At the Town Council meeting held on the 11th December 2023, Members approved the HRTC Corporate Strategy for 2024-2028 (minute number 12645). At the March meeting of the Town Council, Members approved allocating the objectives to standing committees to enable more detailed consideration and progression. The plan included 4 Pillars under which were a number of objectives, along with some suggestions as to how these objectives may be achieved.

In order to progress the plan, Members were reminded of the objectives that fell under the Planning Committee. Members were asked to take these into consideration when planning applications were discussed.

Resolved: To note the information.

12944 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 7.17pm

Dated this 27th day of August 2024

Chairman