



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

10th September 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 16th September 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 6 - 9

To approve the Minutes of the meeting held on the 27th August 2024.

Recommendation: To approve the Minutes of the meeting held on 27th August 2024 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

[CB/24/01851/ADV \(click for more details\)](#)

Advertisement: Installation of non-illuminated signage to outside of building.

Unit 1B, Thorn Road, Houghton Regis, Dunstable, LU5 6TZ

Konica Minolta Business Solutions UK Ltd.

For noting

[CB/24/02469/DOC \(click for more details\)](#)

Discharge of Conditions 22 and 23 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/24/02390/DOC \(click for more details\)](#)

Discharge of Conditions 1,2,8,14 and 16 against planning permission ref. CB/23/00066/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); 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) approval sort for layout, scale, appearance and landscaping for 188 dwellings on parcels 3 and 4, along with parking and landscaping) materials, levels, cycle parking, fire hydrants, EEP

Houghton Regis North Site 1 Phase 3 Parcels 3 and 4 Houghton Regis

[CB/24/02496/DOC \(click for more details\)](#)

Discharge of Conditions 32 and 33 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.)

Land To The North And East Of Houghton Regis, Sundon Road, Houghton Regis

[CB/24/02519/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 : Car park access moved on Huckett Street

Parcels 1 and 2 of Phase 2 of Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/24/02420/LDCP \(click for more details\)](#)

Lawful Development Certificate Proposed: Part garage conversion

6 Tavistock Place, East End, Houghton Regis, Dunstable, LU5 5NA

(b) Decision Notices

Permissions/Approvals/Consents:

None at time of going to print.

Refusals:

[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

Withdrawals:

[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

[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

6. CB/23/03551/RM - BURY SPINNEY, THORN ROAD

Pages 10 - 13

Members will find attached notification from Central Bedfordshire Council regarding amendments to application CB/23/03551/RM.

The deadline for responses was 10th September, members are advised that Houghton Regis Town Council has been given an extension to this deadline for responses to be submitted.

Recommendation: **To consider the Town Council’s response to the amendments to application CB/23/03551/RM**

7. NEIGHBOURHOOD PLAN IMPLEMENTATION GROUP

Pages 14 - 17

Create an implementation group to ensure the delivery of your neighbourhood plan and set a renewal date for reviewing and revising it

- Recommendations:**
- 1. To recommend to Town Council a Neighbourhood Plan Implementation Group be formed, consisting of a combination of councillors and representatives of the community.**
 - 2. To consider the creation of an implementation group to monitor the usage and effectiveness of the Neighbourhood Plan (NHP) and provide regular reports on its application in planning matters.**

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- 3. **To consider the frequency of meetings to track the NHP's impact and propose updates as required.**
 - 4. **To approve the use of £3,000 from General Reserves, as set out in the Corporate Peer Challenge Action Plan and supported by Town Council.**

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 11th May 2017.

All Saints View – No substantive update to report.

Linmere – 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
27th August 2024 at 7.00pm**

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

Officers: Louise Senior Head of Democratic Services

Public: 2

Apologies: Councillors: C Slough
D Taylor

Also present: CBC Councillor: S Goodchild (virtual)

12945 APOLOGIES AND SUBSTITUTIONS

None.

12946 QUESTIONS FROM THE PUBLIC

None.

12947 SPECIFIC DECLARATIONS OF INTEREST

None.

12948 MINUTES

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

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

12949 PLANNING MATTERS

(a) The following planning applications were considered:

[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

Comments: Members noted that, while the application did not specify this was a retrospective application, the project had already been completed.

Houghton Regis Town Council raised no objection to this application.

[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

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

[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

Houghton Regis Town Council raised no objection to this application.

While the majority of councillors voted not to object to this application, Cllr Carroll requested that his objections be formally recorded within the minutes of the meeting.

His concerns were as follows:

- The site is located within a conservation area.
- The limited space at the front of the property, particularly concerning the turning circle.
- The need for satisfactory resolution of parking issues.

Noted:

[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

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

Members highlighted that the original outline permission had now lapsed. There had also been a proposal for 22 homes in the area, which had also lapsed, and it was this application on which Houghton Regis had based their comments about access. If this application came forward again, the access problem would continue to be an issue.

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

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

Withdrawals:

None received.

12950 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 7.15pm

Dated this 16th day of September 2024

Chairman

DRAFT

Development Management

Central Bedfordshire Council

Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ
www.centralbedfordshire.gov.uk



Date 20 August 2024

Application No: CB/23/03551/RM
Location: Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ
Proposal: **Reserved Matters: following Outline Application CB/22/04525/VOC (Outline Application for residential development for up to 100 dwellings with all matters reserved, except access.) Full details of reserved matters for 76 dwellings including appearance, landscaping, scale and layout pursuant to outline consent CB/22/04525/VOC.**

I have received amendments to this application in respect of the above property.
Change of application description: Reserved Matters: following Outline Application CB/22/04525/VOC (Outline Application for residential development for up to 100 dwellings with all matters reserved, except access.) Full details of reserved matters for **76** dwellings including appearance, landscaping, scale and layout pursuant to outline consent CB/22/04525/VOC.

Revised/Additional Plans Received:

Layouts:

19093/6001C	Planning Layout
19093/6002C	Technical Planning Layout
19093/6003C	Car Parking Strategy
19093/6004C	Refuse & Recycling Strategy
19093/6005C	Fire Strategy
19093/6006C	Boundary Treatment Plan
19093/6007C	Garden Amenity Compliance
19093/6008B	La Villetta Existing Garden Size
19093/6009B	Ridge and Slab Level Schedule
19093/6010B	Site Sections AA and BB
19093/6012B	PRoW Plan

House Types:

19093/600B	Bantry (2B3P) - Floor Plans and Elevations
19093/601C	Bushmills (2B3P) - Floor Plans and Elevations
19093/602D	Cookstown (3B4P) - Floor Plans and Elevations
19093/603C	Enfield (3B4P) - Floor Plans
19093/604B	Enfield (3B4P) - Elevations
19093/608B	Ennis (3B4P) - Floor Plans and Elevations
19093/609C	Keel (3B4P+) - Floor Plans and Elevations
19093/611B	Greystones T/B (3B5P) - Floor Plans and Elevations

19093/612B	Lettermore (3B5P) - Floor Plans
19093/613C	Lettermore (3B5P) - Elevations
19093/614B	Lettermore Render (3B6P) - Floor Plans and Elevations
19093/615E	Knightstown (4B6P) - Floor Plans and Elevations
19093/616C	Kinnegad (4B6P) - Floor Plans
19093/617D	Kinnegad (4B6P) - Elevations
19093/618B	Kilkenny (5B8P) - Floor Plans
19093/619B	Kilkenny (5B8P) - Elevations
19093/620D	Carlow (3B5P) - Floor Plans and Elevations
19093/621D	Block A and B – Floor Plans
19093/622D	Block A and B Elevations
19093 623F	Block C – Floor Plans
19093/624G	Block C – Elevations
19093/636C	Carlow (3B5P Gable Front) Floor Plans and Elevations
19093/637	Bushmills (2B3P Hipped) – Floor Plans and Elevations
19093/638A	Enfield (3B4P Hipped) – Elevations
19093/639A	Kinnegad (4B6P) Render – Elevations
19093/640A	Carlow - Render A.R (3B5P) – Floor Plans and Elevations
19093/641B	Carlow A.R (3B5P) – Floor Plans and Elevations
19093/642A	Cavan A.R (3B5P) – Floor Plans and Elevations
19093/643	Monaghan A.R (4B6P) – Floor Plans and Elevations
19093/644B	1B Coach House (1B2P) – Floor Plans and Elevations
19093/645C	Block B – Floor Plans
19093/646C	Block B – Elevations
19093/647	Bushmills A.R. (2B3P) – Floor Plans and Elevations
19093 650	Kilkenny (5B8P) Elevations
19093/630B	Garage & Shed Details
19093/631B	Boundary Treatment Details
19093/632	Roof Link Detail

Revised/Additional Supporting Documents Received:

2126 – Flood Risk Assessment and Drainage Strategy

21269 01F Engineering Appraisal

24.1873.001C	Landscape Proposal 1 of 7
24.1873.002C	Landscape Proposal 2 of 7
24.1873.003C	Landscape Proposal 3 of 7
24.1873.004C	Landscape Proposal 4 of 7
24.1873.005C	Landscape Proposal 5 of 7
24.1873.006C	Landscape Proposal 6 of 7
24.1873.007C	Landscape Proposal 7 of 7
24.1873.008C	Landscape Masterplan
BG22.107.20	Survey Summary Letter
24.1873.020A	Tree Protection Plan 1 of 6
24.1873.021A	Tree Protection Plan 2 of 6
24.1873.022A	Tree Protection Plan 3 of 6
24.1873.023A	Tree Protection Plan 4 of 6
24.1873.024A	Tree Protection Plan 5 of 6
24.1873.025A	Tree Protection Plan 6 of 6
24.1873.R1A	Arboricultural Implications Assessment
2490 Bury Spinney	- Ecological Design Strategy
Bury Spinney TER	- DER Improvement – ASHPs – Revised to Layout 6002C (Excel)
R02 – LA.TR.LU5	– Energy Statement- Bury Spinney

Internal consultees should follow the consultee procedure available on the [intranet](#). Comments should be submitted by no later than 10 September 2024.

Ward Councillors and other external consultees can view this application by visiting <http://www.centralbedfordshire.gov.uk/planning-register> and entering the application reference

23/03551. Please provide any comments by no later than 10 September 2024.

For consultees unable to access documents via the website, please contact us to arrange access another way.

Consultee comments will be published to our website as they are received.

Yours sincerely,

Fenella Hackney
Senior Planning Officer

Submitting Consultee Comments Online Guidance

1. Open webpage: <http://www.centralbedfordshire.gov.uk/planning-register>
2. Enter the case reference in the search field: 23/03551

Application quick search

Type in the planning application number in the following format: YY/00000 to find the matching application. Please enter the number as shown on the correspondence that you have received from us.

Application Number:

3. The case summary will be displayed
4. Click on CB/23/03551/RM (click for more details)

1 to 1 of 1 Results

You searched for: Application Number:

Please note these pages contain multiple entries, please select carefully.

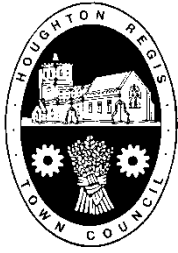
For more details about each application please click on the relevant application number.

Please take care to choose the correct application type (ie FULL, LB, ADV).

Application Number: ***'Your case reference'* (click for more details)**

Application registered	Consultation period	Awaiting decision	Decided	Appeal	Appeal decided
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5. Scroll down to Public Representations - Submit a Public Comment Online.



Planning Committee

Agenda Item 8

Date: 16th September 2024

Title: Neighbourhood Plan Implementation Group

Purpose of the Report: To consider the creation of an implementation group

Contact Officer: Louise Senior, Head of Democratic Services

1. RECOMMENDATIONS

1. To recommend to Town Council a Neighbourhood Plan Implementation Group be formed, consisting of a combination of councillors and representatives of the community.
2. To consider the creation of an implementation group to monitor the usage and effectiveness of the Neighbourhood Plan (NHP) and provide regular reports on its application in planning matters.
3. To consider the frequency of meetings to track the NHP's impact and propose updates as required.
4. To approve the use of £3,000 from General Reserves, as set out in the Corporate Peer Challenge Action Plan and supported by Town Council.

2. BACKGROUND

The Houghton Regis Neighbourhood Plan (NHP) was adopted in May 2024. The Town Council's Neighbourhood Plan sets out policies to guide development and decision-making in the town. The plan aims to promote sustainable growth, protect local character, and improve quality of life for residents. However, to ensure that the NHP remains relevant and effective, its application must be regularly monitored and assessed.

Currently, the Town Council does not have a structured approach to evaluating the impact of the NHP on planning applications. Without regular assessment, it is difficult to gauge how well the NHP policies are being applied or whether adjustments are needed to respond to emerging local or national trends.

Funding has been agreed to support the Neighbourhood Plan Implementation Group from the Town Council's General Reserves, as set out in the Corporate Peer Challenge Action Plan approved at the Town Council meeting on 16th July 2024, minute number 12906 (£3,000 for external support).

3. ISSUES FOR CONSIDERATION

Monitoring of Neighbourhood Plan Usage

- It is essential that the Town Council assesses the frequency and impact of NHP policies in planning decisions. The implementation group could track how often policies are cited in planning applications, and how often the Town Council's recommendations, based on the NHP, are upheld or rejected by Central Bedfordshire Council (CBC). This will help determine whether the NHP is successfully influencing planning outcomes.

Reviewing the Neighbourhood Plan

- The Neighbourhood Plan may require updates due to changes in national guidance or the adoption of a new Local Plan. The implementation group would be responsible for recommending whether a full or partial review is needed. Such a review may range from updating references to introducing new policies to reflect changing circumstances.

Benefits and Risks

Benefits:

- Provides structured and ongoing monitoring of NHP effectiveness.
- Enables the Town Council to take a proactive approach to planning.
- Facilitates the identification of any necessary updates to the NHP, ensuring it remains aligned with current legislation and local needs.

Risks:

- Without regular monitoring, the NHP may become outdated or underutilised in planning applications, weakening its effectiveness.
- A lack of data on NHP usage could lead to missed opportunities to strengthen the plan through necessary amendments.

4. OPTIONS FOR CONSIDERATION

1. Creation of an Implementation Group

Form a dedicated group to monitor NHP usage and produce an annual report, to be provided to the Planning Committee, on its application in planning decisions. The group could also identify when a review of the NHP is needed.

2. Status Quo

Continue without a formal structure for monitoring NHP usage, relying on current procedures for planning responses without an annual assessment.

5. HRTC CORPORATE PLAN

The proposal to create an implementation group aligns with the following objectives from the HRTC Corporate Plan:

- **Town and Community:**
 - 1.1 Improve integration between existing and new communities.
 - 1.5 Improve the visual appearance of the town centre.
 - 1.7 Strengthen Houghton Regis’s landscape character and agricultural heritage.
- **Local Services and Facilities:**
 - 2.1 Work with partners to improve the quality and accessibility of the public realm in the town centre.
- **Quality of Life:**
 - 3.1 Improve environmental quality and sustainability.

6. IMPLICATIONS

Corporate Implications

- There are no corporate implications arising from the recommendations.

Legal Implications

- There are no legal implications arising from the recommendations.

Financial Implications

- Funding of £3,000 has been allocated from Town Council General Reserves as set out in the Corporate Peer Challenge Action Plan, approved at the Town Council meeting on 16th July 2024, minute number 12906.

Risk Implications

- A formalised approach to monitoring the NHP will mitigate the risk of it becoming ineffective. Failure to monitor could result in the NHP being underused or irrelevant in planning matters, potentially affecting local development negatively.

Equalities Implications

- Houghton Regis Town Council has a duty to promote equality of opportunity, eliminate unlawful discrimination, harassment and victimisation and foster good relations in respect of nine protected characteristics; age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

This project / issue does not discriminate.

Climate Change Implications

- The regular review of the NHP could provide opportunities to ensure that policies continue to promote sustainability and address climate change, including the consideration of greener building practices and the protection of local green spaces.

Press Contact

- There are no press implications arising from the recommendations.

7. CONCLUSION AND NEXT STEPS

- In conclusion, the creation of an implementation group would provide a structured approach to monitoring the Neighbourhood Plan's effectiveness and ensure its relevance in guiding local development. Should the recommendation be approved, the next steps would involve establishing the group, determining its membership, and scheduling biannual meetings to review NHP application and impact.
- An approach has already been made to the Town Councils Planning Consultant who has indicated that she would be available to support the implementation group as required.

8. APPENDICES

Appendix A - Draft Committee Functions and Terms of Reference (to follow)

Appendix B – Terms of reference (to follow)