



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

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

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18th October 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 28th October 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 - 8

To approve the Minutes of the meeting held on the 28th October 2024.

Recommendation: To approve the Minutes of the meeting held on 28th October 2024 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

[CB/24/02767/FULL \(click for more details\)](#)

Single storey rear and side extension following demolition of conservatory
80 Coopers Way, Houghton Regis, Dunstable, LU5 5US
Mr Robertson

[CB/24/02648/FULL \(click for more details\)](#)

Change of use from the existing 16 bedroom care home C2 use to the proposed children's care home C2 use with independent educational facility at ground floor for residents only
Hillside, Chalk Hill, Dunstable, LU6 1RT
Bal Kanda

[CB/24/02617/FULL \(click for more details\)](#)

Change of use of vacant land to landscaped public open space.
Land to the South of Blue Waters Woodland, North of Parcel 5b and West of Parcel 5b, Bidwell West, Houghton Regis
Vistry Group

[CB/24/02943/FULL \(click for more details\)](#)

Creation of a dropped kerb and parking area to front garden.
2 Townsend Terrace, Houghton Regis, Dunstable, LU5 5BB
Ms Hannah Church

For noting

[CB/24/02844/DOC \(click for more details\)](#)

Discharge of Condition 15 against planning permission CB22/03938/FULL (Demolition of existing barn and garage, provision of a garage next to the existing listed building, conversion of a listed barn into a dwelling and construction of eight new dwellings with associated garages and new access road)
Red Cow Farm Cottage, 6 Buttermilk Close, Houghton Regis, Dunstable, LU5 6UN
J and D 2012 Ltd

[CB/24/02875/DOC \(click for more details\)](#)

Discharge of Condition 5 against planning permission CB/21/03860/FULL (Community sports facility enhancements/improvements including upgrading of an existing grass pitch to a floodlit FTP, a new additional pavilion building and additional car parking)
Tithe Farm Recreation Ground, Tithe Farm Road, Houghton Regis

(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.

6. CB/23/03448/FULL - RED COW FARM HOUSE

Members are advised of amendments to application CB/23/03448/FULL.

Members are advised that the changes made are partly in response to the Town Council objections made at the meeting held 27th November 2023 with the number of dwellings being reduced from 28 to 26 and the central area of the site re-designed to improve the layout, and revisions made to elevations to improve design quality.

That this application will be presented to Development Management Committee (DMC) on 13th November 2024. In light of the amendments, confirmation has been sought as to whether the Town Council's original objection still stands or could now be withdrawn.

The Planning Committee's objection was:

- Bland design that failed to be sympathetic to the historical buildings in the surrounding area
- Chaotic layout

Recommendation: To consider the withdrawal of the Town Council's objections to planning application CB/23/03448/FULL.

7. 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
7th October 2024 at 7.00pm**

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

Officers: Louise Senior Head of Democratic Services

Apologies: J Carroll

Public: 0

12997 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Carroll.

12998 QUESTIONS FROM THE PUBLIC

None.

12999 SPECIFIC DECLARATIONS OF INTEREST

None.

13000 MINUTES

To approve the Minutes of the meeting held on the 16th September 2024.

Resolved: To approve the Minutes of the meeting held on 16th September 2024 and for these to be signed by the Chairman.

13001 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/24/02548/FULL](#) Retain existing site boundary fencing
[\(click for more details\)](#) 2 Arnald Way, Houghton Regis, Dunstable, LU5 5UN
Mr & Mrs Roche

Comments:

Members highlighted that this work had already been completed.

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

- **Enclosure of amenity land**

[CB/24/02417/ADV](#)
[\(click for more details\)](#)

Advertisement: Installation of high and low level illuminated fascia signage, non-illuminated vinyl graphic signage and externally illuminated monolith sign to the car park.
Houghton Regis Leisure Centre, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX

Comments:

Houghton Regis Town Council raised no objections to this application.

[CB/24/02593/ADV](#)
[\(click for more details\)](#)

Advertisement: 1no D6 (digital advertisement) screen
Esso, Houghton Green Service Station, 7 The Green, Houghton Regis, Dunstable

Comments:

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

Safety concerns, causing a potential distraction risk to drivers

[CB/24/02679/FULL](#)
[\(click for more details\)](#)

Erection of 2.4m palisade fence
Unit F, Townsend Farm Road, Houghton Regis, Dunstable, LU5 5BA
Hemel Eggs and Dairy Limited

Comments:

Houghton Regis Town Council raised no objections to this application.

Noted:

[CB/24/02701/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 15 against 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)
Parcels 1 & 2, Houghton Regis North 1, Sundon Road, Houghton Regis, LU5 5GX
Stonebond Properties (St Albans) Limited

[CB/24/02658/DOC](#)
([click for more details](#))

Discharge of Condition 18 (Parts 1 & 3) 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

Permissions / Approvals / Consents

None received.

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

13002 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 7.10pm

Dated this 28th day of October 2024

Chairman

DRAFT