

# **HOUGHTON REGIS TOWN COUNCIL**

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: Cllr E Cooper Tel: 01582 708540

Town Clerk: Clare Evans e-mail: info@houghtonregis-tc.gov.uk

11th February 2025

**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 17**<sup>th</sup> **February 2025** 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 RECORDED<sup>1</sup>

### 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.

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.

<sup>&</sup>lt;sup>1</sup> This meeting may be filmed by the Council for subsequent broadcast online and can be viewed at http://www.houghtonregis.org.uk/minutes

#### 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 6<sup>th</sup> January and 27<sup>th</sup> January 2025.

To approve the Minutes of the meeting held on 6th January and 27th **Recommendation:** January 2025 and for these to be signed by the Chairman.

#### 5. PLANNING MATTERS

# (a) To consider the following applications:

CB/25/00134/FULL (click Partial single and two storey rear extensions for more details)

32 Churchfield Road, Houghton Regis, Dunstable, LU5 5HL

Mr Khalid Khdhir

CB/25/00267/FULL (click Partial single/two storey rear extensions with rooflights and two

for more details) storey side extension

27 Linmere Walk, Houghton Regis, Dunstable, LU5 5PS

Mr G Rrapi

Advertisment: 2 Fascia signs with illuminated letters. CB/25/00206/ADV (click

for more details) Unit 2C, Thorn Road, Houghton Regis, Dunstable, LU5 6TZ

Mr Justin Yates

For noting

CB/25/00210/NMA (click Non-material amendment to planning permission

for more details) CB/24/00059/FULL (demolition of existing buildings and

redevelopment to provide new employment floorspace for a flexible range of uses (within Classes E(g)(iii), B2 and/or B8) with ancillary offices, together with the rationalisation of accesses and provision of yard area, parking, landscaping, and all other associated works) amendment sought proposed rewording of conditions 12, 17, 21 and 22 to delay trigger points so as to allow demolition works to be

undertaken before they need to be discharged

Unit 1, Humphrys Road, Dunstable, LU5 4TP

#### (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.

# HOUGHTON REGIS TOWN COUNCIL

Planning Committee Minutes of the meeting held on 6<sup>th</sup> January 2025 at 7.00pm

Present: Councillors: D Jones Vice Chairman

E Billington E Cooper C Slough

Officers: Louise Senior Head of Democratic Services

Amanda Samuels Administration Officer

Public: 1

Apologies: Councillors: J Carroll

M Herber

Absent: Councillors: D Taylor

13076 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Carroll and Cllr Herber.

13077 QUESTIONS FROM THE PUBLIC

None.

13078 SPECIFIC DECLARATIONS OF INTEREST

None.

13079 MINUTES

To approve the Minutes of the meeting held on the 9<sup>th</sup> December 2024.

Resolved: To approve the Minutes of the meeting held on 9th December 2024

and for these to be signed by the Chairman.

13080 PLANNING MATTERS

(a) The following planning applications were considered:

<u>CB/24/03459/FULL</u> Single storey rear and two storey side and rear extension (click for more 27 Linmere Walk, Houghton Regis, Dunstable, LU5 5PS

<u>details</u>) Mr G Rrapi

Comments: Members discussed the scale of the extension, but did not feel that it constituted overdevelopment. It was noted, however, that a side window would overlook a neighbouring property and would need to be obscure glazed.

Houghton Regis Town Council had no objection to this application subject to conditioning the window to be obscure glazed.

<u>CB/24/03469/FULL</u> (click for more details) Proposed site boundary timber fencing,1350mm close board timber panel with 150mm gravel board and 450mm trellis (retrospective)

2 Arnald Way, Houghton Regis, Dunstable, LU5 5UN Mr & Mrs Roche

Comments: This application had previously been refused on the grounds that it related to amenity land. This was disputed by the owner who wished to appeal the decision.

The Ecologist's report stated the plans ran contrary to the adopted CBC Local Plan policies regarding the enclosure of open spaces and could not be supported.

Members were sympathetic to the owner's application and the efforts to ameliorate the fence; however, after much discussion it was agreed that it was not possible to support the application.

Houghton Regis Town Council raised an objection to this application on the grounds of it running contrary to the Local Plan policy regarding the enclosure of amenity land.

CB/24/03544/FULL (click for more details)

Change of use from residential dwellinghouse (C3) to use as a children's home (C2).

22 Recreation Road, Houghton Regis, Dunstable, LU5 5JW Mr P Makunde

Comments: Members noted that there had been several similar 'change of use' applications over recent months relating to domestic residences.

Members did not feel there were any issues with the proposed plans. It was noted that the area was subject to raised crime levels, but this was not thought to be grounds for objection. Safeguarding issues would be monitored and regulated by Ofsted.

Houghton Regis Town Council raised no objection to this application.

CB/24/03487/FULL (click for more details)

Erection of a new front entrance porch, front and side dormers, front and rear rooflights, rear single storey infill extension with internal and external alterations.

Whistlebrook Stud, Sewell Lane, Sewell, Dunstable, LU6 1RP Mr Arber

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

#### **Noted:**

CB/24/03450/NMA (click for more details)

Non-material amendment to 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). Amendment sought: Pursuant to Condition 36 of the OPP; - Amending the description of development to remove the reference to a data centre; - Amending the Development Parameters text to reflect the removal of the data centre use; and -Amending the Development Parameter Plans 1 6, to remove development from the 'Island site'; and In respect of Condition 10 of the OPP, amending it to remove reference to a data centre. Houghton RegisNorth 1, Sundon Road, Houghton Regis

CB/24/03441/DOC (click for more details) Discharge of Conditions 3, 4, 11, 15, 16, 20 and 21 against planning permission ref. CB/21/04007/FULL (Erection of 7 detached dwellings with associated access, parking and landscaping)

Land East of Bedford Road, South of Red Cow Farm, Houghton Regis, Dunstable, LU5 5ES

CB/24/03498/DOC (click for more details) Discharge of Condition 2 against planning permission ref. CB/23/03551/RM (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.)
Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ

CB/24/03508/PAD M (click for more details) Prior Notification of proposed Demolition: Partial demolition of Unit 2 to provide a uniform frontage.
Unit 2, Humphrys Road, Dunstable, LU5 4TP

<u>CB/24/03683/DOC</u> (click for more details) Discharge of Condition 2 against planning permission CB/23/03987/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.) Reserved matters approval sought for layout, scale, appearance, landscaping and access relating to Local Centre Parcel, Phase 1) Local Centre Parcel Phase 1 Linmere, Waterslade Way and Lime

Local Centre Parcel Phase 1 Linmere, Waterslade Way and Lime Tree Drive, Houghton Regis, LU5 7AS

CB/24/03713/DOC (click for more details) Discharge of Conditions 9, 10 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 metre 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)
Houghton Regis Academy, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX

CB/24/03711/LDCP (click for more details)

Lawful Development Certificate Proposed: Loft conversion 17 Skye Gardens, Houghton Regis, Dunstable, LU5 6TD

Permissions / Approvals / Consents None received.

Refusals:

None received.

Withdrawals:

None received.

The Chairman declared the meeting closed at 7.43pm

Dated this 17<sup>th</sup> day of February 2025

Chairman



# HOUGHTON REGIS TOWN COUNCIL

Planning Committee Minutes of the meeting held on 27<sup>th</sup> January 2025 at 7.00pm

Present: Councillors: M Herber Chairman

E Billington
J Carroll
E Cooper
D Jones
D Taylor

Officers: Louise Senior Head of Democratic Services

Amanda Samuels Administration Officer

Public: 0

Apologies: Councillors: 0

## 13102 APOLOGIES AND SUBSTITUTIONS

None.

# 13103 QUESTIONS FROM THE PUBLIC

None.

# 13104 SPECIFIC DECLARATIONS OF INTEREST

None.

#### **13105 MINUTES**

It was requested that the Minutes of the meeting held on the 6<sup>th</sup> January 2025 be amended to remove Cllr Taylor from the list of attendees.

**Resolved:** To present the amended Minutes of the meeting held on 6<sup>th</sup> January

2025 at the next meeting of the Planning Committee on 17<sup>th</sup>

February 2025.

#### 13106 PLANNING MATTERS

## (a) The following planning applications were considered:

CB/25/00108/FULL

(click for more details)

Erection of a single storey rear extension with roof lantern. 85 Leafields, Houghton Regis, Dunstable, LU5 5LU

Mr & Mrs Hasmujaj

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

CB/25/00075/FULL (click for more details)

Erection of a single storey side extension 46 Dellmont Road, Houghton Regis, Dunstable, LU5 5HU Mr Hyman

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

CB/25/00079/FULL (click for more details)

Erection of a single storey side and rear extension with roof lantern. Demolition of rear conservatory and addition of a side window.

74 Conway Close, Houghton Regis, Dunstable, LU5 5SE Mr Hasani

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

#### **Noted:**

CB/25/00035/LDC P (click for more details) Lawful Development Certificate Proposed: Change of use of the residential home to both residential home and business use, with the kitchen to act as residential and for the baking of cookies for a made to order purpose.

31 Arnald Way, Houghton Regis, Dunstable, LU5 5UN

CB/25/00053/NM A (click for more details) Non-material amendment to 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). Amendment sought: Change in the design of Plot 6 garage only, from single to double

Red Cow Farm Cottage, 6 Buttermilk Close, Houghton Regis, Dunstable, LU5 6UN

# Permissions / Approvals / Consents

None received.

# Refusals:

CB/24/00677/FULL (click for more details) Construction of 10 industrial units (Use Class B2) with associated parking, access, landscaping, ancillary infrastructure and upgrading of public rights of way.

Land Between Arenson Centre and Foster Avenue, Arenson Way,

Houghton Regis, Dunstable

CB/24/02548/FULL

(click for more details)

Retain existing site boundary fencing

2 Arnald Way, Houghton Regis, Dunstable, LU5 5UN

## Withdrawals:

CB/24/02593/ADV Advertisement: 1no D6 (digital advertisement) screen

(click for more Esso, Houghton Green Service Station, 7 The Green, Houghton

details) Regis, Dunstable

CB/24/03182/LB Listed Building: demolition of dwelling

(click for more Vane Cottage, Park Road North, Houghton Regis, Dunstable, LU5

details) 5LD

The Chairman declared the meeting closed at 7.06pm

Dated this 17<sup>th</sup> day of February 2025

Chairman