



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Cllr M Herber**
Town Clerk: **Clare Evans**

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15th May 2025

To: Neighbourhood Plan Implementation Sub-Committee

Cllrs: J Carroll, E Cooper, M Herber, D Jones, C Slough

(Copies to other Councillors for information)

Notice of Meeting

You are hereby summoned to a Meeting of the **Neighbourhood Plan Implementation Sub-Committee** to be held at the Council Offices, Peel Street on **Tuesday 20th May 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](#)

**THIS MEETING MAY
BE RECORDED ***

**Clare Evans
Town Clerk**

Agenda

1. ELECTION OF THE CHAIR

Members are invited to elect a Neighbourhood Implementation Sub-Committee Chair for 25/26.

2. ELECTION OF THE VICE-CHAIR

Members are invited to elect a Neighbourhood Implementation Sub-Committee Vice-Chair for 25/26.

**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. The use of images or recordings arising from this is not under the Council's control.

No part of the meeting room is exempt from public filming unless the meeting resolves to go into exempt session.

3. APOLOGIES AND SUBSTITUTIONS

4. 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.

5. SPECIFIC DECLARATIONS OF INTEREST

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.

6. COMMITTEE FUNCTIONS AND TERMS OF REFERENCE

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In accordance with Standing Order 4, j.v., the council is required to review its delegation arrangements to committees and sub committees.

These arrangements are set out in the Committee Functions & Terms of Reference. This document sets out the system of delegation to the Committees, Sub Committees and Working Groups of the Council.

Members will find attached the extract from the draft Committee Functions & Terms of Reference which relates to this committee as agreed at the Town Council meeting held on 14th May 2025.

This report is provided for information.

7. CO-OPTIONS

Members are requested to discuss inviting co-options to the Sub Committee.

Recommendation: To invite co-options to the Sub Committee to serve until May 2026

8. NEIGHBOURHOOD PLAN – MONITORING AND IMPLEMENTATION UPDATE

Pages 5 - 21

Members are reminded that the Houghton Regis Neighbourhood Plan was formally adopted in May 2024, following community consultation and examination.

In line with the Council's objectives to ensure active delivery and relevance of the plan, Members are invited to consider mechanisms for monitoring its usage, the integration of its policies in planning applications, and progress towards identified priorities.

A summary report outlining current implementation activities, feedback mechanisms, and next steps is attached.

- Recommendation:**
- 1. To agree a working approach to ensure the Council's responses on planning applications clearly signpost how proposals align or conflict with the Neighbourhood Plan.**
 - 2. To agree that planning application responses will directly reference relevant NP policies where appropriate.**
 - 3. To delegate authority to the meeting clerk to explore a simple referencing framework or cover sheet to accompany future comments to CBC planning officers.**

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Neighbourhood Plan Implementation Sub Committee (reporting to Planning Committee)

Terms of Reference

- To monitor the implementation of the Houghton Regis Neighbourhood Plan.
- To keep the NHP under review especially in light of any changes to national and local planning policies and to recommend any updates to the NHP as necessary.
- Review and respond to emerging national and local planning policies for their impact on the NHP
- Review planning application decisions with reference to conformity with the NHP and the responses made by the HRTC Planning Committee
- Monitor progress towards realisation of specific projects and aspirations contained within the NHP
- Review any significant changes to the local area and assess their impact on the NHP's projects and aspirations

Functions

- The Sub-committee shall function and operate in accordance with the Council's approved Standing Orders.
- The Sub-committee shall consist of five Councillors and shall include the Chair of the HRTC Planning Committee. The quorum shall be half of its members (three)
- The Sub-committee shall meet at least twice each year.
- The Sub-committee shall report to the Planning Committee
- The draft minutes shall be presented to the HRTC Planning Committee to enable the Planning Committee to consider the work of the Sub Committee in a timely fashion.



Neighbourhood Implementation Sub-Committee

Agenda Item 8

Date: 20th May 2025

Title: NEIGHBOURHOOD PLAN – MONITORING AND IMPLEMENTATION UPDATE

Purpose of the Report: To provide members with an update on the integration of the adopted Neighbourhood Plan (NP) into the planning response process and to introduce discussion around how the Committee can most effectively present observations to Central Bedfordshire Council (CBC) planning officers.

Contact Officer: Louise Senior, Head of Democratic Services

1. RECOMMENDATION

1. To agree a working approach to ensure the Council's responses on planning applications clearly signpost how proposals align or conflict with the Neighbourhood Plan.
2. To agree that planning application responses will directly reference relevant NP policies where appropriate.
3. To delegate authority to the meeting clerk to explore a simple referencing framework or cover sheet to accompany future comments to CBC planning officers.

2. BACKGROUND

Since the formal adoption of the Houghton Regis Neighbourhood Plan, all planning applications received should now be assessed not only against CBC's Local Plan but also the policies and aspirations of the Houghton Regis NP.

The Planning Committee, as a consultee, has a key role in ensuring that CBC planners understand the context of HRTC's comments. It is understood that CBC officers, due to time constraints and the volume of applications, are unlikely to cross-reference submitted comments with NP policy documents unless explicitly directed.

3. ISSUES FOR CONSIDERATION

Attendance - Houghton Regis Town Council Planning Consultant

Sally Chapman, Houghton Regis Town Council Planning Consultant, will be in attendance at the meeting to outline how the aspirations within the Plan can be properly considered in local planning decisions. Guidance will also be provided to the Committee on how best to ensure comments submitted to the planning authority are clearly linked to the relevant Neighbourhood Plan policies.

Implementation and Process

It is proposed that a framework or template be developed to accompany responses. This might include:

- Clearly labelled references to NP policies within comments
- A cover summary referencing key NP themes affected
- Consistent tracking via our planning monitoring spreadsheet

Rationale

This approach aims to:

- Make it easier for CBC officers to see how and why we are supporting or objecting to proposals
- Reinforce the legal weight of the Neighbourhood Plan
- Avoid missed opportunities where proposals conflict with locally adopted policies

4. OPTIONS FOR CONSIDERATION

- Adopt a standard NP cross-referencing approach for all future applications
- Develop a working template for Planning Committee use
- Maintain the status quo and allow comments to be submitted as drafted

5. HRTC CORPORATE PLAN

1 Town and Community: To unify all areas of the parish as one community and foster civic pride in our town

- 1.6 Protection and promotion of cultural and heritage assets.
- 1.7 Strengthen Houghton Regis's landscape character and agricultural heritage.

3 Quality of Life: To enhance the quality of life of our residents

- 3.1 Improve environmental quality and sustainability.

4 Management and Operations: To improve the efficiency and effectiveness of the Town Council as the key local service provider

- 4.5 Enhance the role of the council.

6. IMPLICATIONS

Corporate Implications

- Supports greater visibility and enforcement of the Neighbourhood Plan through effective Committee operations.

Legal Implications

- The Council, as a statutory consultee, may draw upon its Neighbourhood Plan when commenting on planning matters.

Financial Implications

- There are no financial implications arising from the recommendations

Risk Implications

- Failure to highlight NP policies clearly could lead to misaligned or inappropriate developments being approved.

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.

Climate Change Implications

- Ensuring planning responses are aligned to sustainability aspirations in the Neighbourhood Plan will support long-term environmental benefits.

Press Contact

- There are no press implications arising from the recommendations

7. CONCLUSION AND NEXT STEPS

The Sub-Committee is encouraged to consider Sally Chapman's presentation carefully and agree a clear and practical way forward. By refining the way in which the Planning Committee references and applies the Neighbourhood Plan, the chance that its aspirations are respected in planning decisions is increased.

If agreed, a cover sheet will be drafted for trial use at upcoming meetings.

8. APPENDICES

Appendix A: Applications update

Applications

(orange =objection
green = no objection
blue=comments)

13th May 2024	Type of application	HRTC response	NP Policies quoted by HRTC?	Date of HRTC comments	CBC Decision	NP policies used by CBC?	Notes
CB/24/00531/FULL (click for more details)	Extension	OBJ	No	19/04/2024	Withdrawn	N/A	NP wasn't made
CB/24/01005/FULL (click for more details)	Extension	NOB	No	19/04/2024	Granted	No	
CB/24/00937/FULL (click for more details)	Extension	NOB	No	19/04/2024	Granted	No	
CB/24/01052/DOC (click for more details)	Discharge of condition	Noted		19/04/2024			
CB/24/01079/DOC (click for more details)	Discharge of condition	Noted		19/04/2024			
CB/24/01153/NMA (click for more details)	Non Material Amendment to pp	Noted		19/04/2024			
CB/24/00940/FULL (click for more details)	Fence	OBJ	No	26/04/2024	Refused	No	
CB/24/00980/FULL (click for more details)	Vehicular access	NOB	No	26/04/2024	Granted	No	

CB/24/00968/FULL (click for more details)	Landscaping and drainage	NOB	No	26/04/2024	Granted	No	
CB/24/01148/DOC (click for more details)	Discharge of condition	Noted		26/04/2024			
CB/24/01204/DOC (click for more details)	Discharge of condition	Noted		26/04/2024			
CB/24/01291/NMA (click for more details)	Non material amendment	Noted		03/05/2024	Granted		
CB/24/01242/DOC (click for more details)	Discharge of condition	Noted		03/05/2024	No decision		
3rd June 2024							
CB/24/01299/NMA (click for more details)	Non material amendment	Noted		10/05/2024	Refused		Rooflights in previously approved dwelling
CB/24/01301/NMA (click for more details)	Non material amendment	Noted		10/05/2024	Granted		
CB/24/01322/FULL (click for more details)	Change of use from house to childrens home	NOB	No	17/05/2024	Refused by CBC, refused at appeal	No	Refusals based on parking issues alone, CBC delegated report noted that decision was prior to NP being made. Neither appeal statement nor Inspectorates decision made reference to NP

CB/24/01350/DOC (click for more details)	Discharge of condition	Noted	No	17/05/2024	Granted	No	
24th June 2024							
CB/24/01563/DOC (click for more details)	Discharge of condition	Noted		31/05/2024	Granted		
CB/24/01530/DOC (click for more details)	Discharge of condition	Noted		31/05/2024			
CB/24/01525/DOC (click for more details)	Discharge of condition	Noted		31/05/2024			
CB/24/01175/FULL (click for more details)	Change of use from care home to school and residential institution	Comments	No	07/06/2024	Withdrawn	N/a	
CB/24/01646/DOC (click for more details)	Discharge of condition	Noted		07/06/2024			

CB/24/01505/RM (click for more details)	Reserved matters - Linmere	Comment: outstanding issues		07/06/2024	Granted	Yes, Policy 19: New Housing, Policy 20: Housing Type, Policy 21: Affordable Homes. Officers report does not refer in detail to NP policies because the Housing Officer was content with the provision of affordable homes and mix of homes.	Officers report says 'The Town Council's response refers to various consultation responses initially received by internal CBC consultees (such as Highways and Landscape Officers) who raised concerns with the scheme. The application has since been revised and is now considered acceptable in these regards. It is noted that the Town Council requested further consultation once the scheme was considered as being acceptable but given the original comments raised (and the lack of any direct concern raised other than reference to the technical consultee comments) further consultation was not considered necessary in this instance.'
CB/24/01229/FULL (click for more details)	BPCC Meeting Hall new fences and gates	OBJ	No	07/06/2024	Granted	Yes, general reference to NP, no detail	Permission granted subject to conditions protecting trees
CB/24/01722/DOC (click for more details)	Discharge of condition	Noted		14/06/2024			
CB/24/01548/REG3 (click for more details)	Fencing etc around school	Comments	No	14/06/2024	Granted	No	
CB/24/01622/FULL (click for more details)	Extension	OBJ	No	14/06/2024	Granted	Yes, general reference to NP, no detail	Permission granted following amendments to reduce size of extension
CB/24/01626/LDCP (click for more details)	Cert of lawful developmet for garage converison	Noted	No	14/06/2024	Granted	N/a	

CB/24/01775/RG46 (click for more details)	N/a	Noted	No	14/06/2024	N/a	N/a	Location Risk Assessment
15th July 2024							
CB/24/01422/PABF (click for more details)	extra storey on flats	Noted		21/06/2024	Prior approved and granted	N/A	
CB/24/01693/FULL (click for more details)	Erection of 4 chalet bungalows	OBJ	No	21/06/2024	Refused	Officer report says 'None relevant' Refused for inadequate gardens and living space, wildlife, highways. Beechwoods SAC and footpath.	
CB/23/04003/FULL (click for more details)	Extensions and new access	commented on	No	21/06/2024	Granted	No	
CB/24/01672/ADV (click for more details)	Poster adverts	NOB	No	28/06/2024	Granted	No	
CB/24/01438/FULL (click for more details)	Dropped kerb	OBJ	No	28/06/2024	Refused	Yes, general reference to NP, no detail	
CB/24/01770/FULL (click for more details)	New dwelling	OBJ	No	05/07/2024	Refused	Yes, general reference to NP, no detail. Refused on inadequate parking and inadequate information on biodiversity, trees and Beechwoods SAC	

CB/24/01865/DOC (click for more details)	Discharge of condition	Noted		05/07/2024			
5th August 2024							
CB/24/01771/FULL (click for more details)	Extension	NOB	No	12/07/2024	Granted	No	
CB/24/00801/FULL (click for more details)	storage facility on Morrisons	OBJ	Yes in general	19/07/2024	Not yet decided		
CB/24/02041/FULL (click for more details)	Dormer windows	NOB	No	26/07/2024	Granted	No	
CB/24/01623/FULL (click for more details)	Fence around amenity land	OBJ	No	26/07/2024	Withdrawn	n/a	
CB/24/02036/DOC (click for more details)	Discharge of condition	Noted		12/07/2024			
CB/24/02096/NMA (click for more details)	Non material amendment	Noted		19/07/2024			
CB/24/02071/DOC (click for more details)	Discharge of condition	Noted		19/07/2024			
CB/24/02120/NMA (click for more details)	Non material amendment	Noted		26/07/2024			
27th August 2024							

CB/24/02148/DOC (click for more details)	Discharge of condition	Noted		02/08/2024			
CB/24/02346/GPDE (click for more details)	Prior approval	Noted		09/08/2024	Required & Granted		
CB/24/02084/FULL (click for more details)	Retrospective conservatory and dormers	Comments	No	09/08/2024	Granted	No	
CB/24/02057/FULL (click for more details)	Extension	NOB	No	09/08/2024	Granted	No	
CB/24/02345/DOC (click for more details)	Discharge of condition	Noted		16/08/2024			
CB/24/02290/OUT (click for more details)	End of terrace dwelling	NOB	No	16/08/2024	Refused	Yes Policy H2: Sustainable Development Policy BNF 1: Biodiversity and Protecting Natural Features Policy BNF 2: Chiltern Beechwoods Special Area of Conservation (SAC) Policy HE1: Heritage	No detail given in officers report, refused on Beechwoods SAC and no Biodiversity Net Gain.
CB/24/02209/DOC (click for more details)	Discharge of condition	Noted	No	09/08/2024		No	

16th September 2024							
CB/24/02469/DOC (click for more details)	Discharge of condition	Noted		23/08/2024			
CB/24/02390/DOC (click for more details)	Discharge of condition	Noted		23/08/2024			
CB/24/01851/ADV (click for more details)	Advert	NOB	No	30/08/2024	Granted	No	
CB/24/02519/NMA (click for more details)	Non material amendment	Noted		30/08/2024	Granted	No	
CB/24/02496/DOC (click for more details)	Discharge of condition	Noted		30/08/2024		No	
CB/24/02420/LDCP (click for more details)	Lawful development cartificate conversion of garage	Noted		30/08/2024	Granted	No	
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7th October 2024							
CB/24/02548/FULL (click for more details)	Fence to be retained	OBJ	No	13/09/2024	Refused	No	
CB/24/02417/ADV (click for more details)	Advert	Noted		13/09/2024	Granted		

CB/24/02593/ADV (click for more details)	Advert, leisure centre	OBJ	No	13/09/2024	Granted	Yes, general reference to NP, no detail	Officers report says no comments received from HRTC
CB/24/02701/DOC (click for more details)	Discharge of condition	Noted		20/09/2024			
CB/24/02658/DOC (click for more details)	Discharge of condition	Noted		20/09/2024			
CB/24/02679/FULL (click for more details)	Pallisade Fence	NOB	No		Granted	Officers report states ' Non-designated Neighbourhood Plan Area'	Officer CK
28th October 2024							
CB/24/02767/FULL (click for more details)	Extensions	NOB	No	04/10/2024	Refused, poor quality design	Officers report incorrectly states the NP is in draft form	Officer NPH
CB/24/02648/FULL (click for more details)	Change of use of care home to childrens care home and school	NOB	No	04/10/2024	No decision		Not clear whether the TC support this proposal
CB/24/02844/DOC (click for more details)	Discharge of condition	Noted		11/10/2024			
CB/24/02617/FULL (click for more details)	Change of use to amenity land	NOB		18/10/2024	Granted	Yes GSR1: Play and Recreation Spaces GSR3: Local Green Spaces BNF1: Biodiversity and Protecting Natural Features	

CB/24/02875/DOC (click for more details)	Discharge of condition	Noted		18/10/2024			
CB/24/02943/FULL (click for more details)	Dropped kerb and parking	NOB		18/10/2024	Granted	No	
18th November 2024							
CB/24/03040/GPDE (click for more details)	Extensions	Noted		25/10/2024	Not required		
CB/24/03121/DOC (click for more details)	Discharge of condition	Noted		01/11/2024			
9th December 2024							
CB/24/03282/DOC (click for more details)	Discharge of condition	Noted		15/11/2024			
CB/24/01493/FULL (click for more details)	Antenna & telecomms	NOB		15/11/2024	Refused	Yes, says no relevant policies	
CB/24/03182/LB (click for more details)	Demolition of LB	Strong OBJ	No, although very long objection	15/11/2024	Withdrawn		
CB/24/03317/NMA (click for more details)	Non material amendment	Noted		22/11/2024	Granted		
CB/24/03338/FULL (click for more details)	Extension	NOB		22/11/2024	Granted	No	
CB/24/03322/FULL (click for more details)	Dormer windows	OBJ	No	22/11/2024	Granted	Yes, general reference to NP, no detail	Dormer window causing privacy issues removed from plans prior to granting permission

CB/24/03413/DOC (click for more details)	Discharge of condition	Noted		29/11/2024			
CB/24/03398/DOC (click for more details)	Discharge of condition	Noted		29/11/2024			
6th January 2025							
CB/24/03450/NMA (click for more details)	Non material amendment	Noted		06/12/2024	Granted		
CB/24/03459/FULL (click for more details)	Extensions	Comments	No	06/12/2024	Refused	Yes, says no relevant policies	
CB/24/03441/DOC (click for more details)	Discharge of condition	Noted		06/12/2024			
CB/24/03498/DOC (click for more details)	Discharge of condition	Noted		06/12/2024			
CB/24/03508/PADM (click for more details)	Demolition	Noted		06/12/2024	Approved	No	

CB/24/03469/FULL (click for more details)	retrospective fence	OBJ	No	13/12/2024	Refused	Officers report incorrectly states: The Neighbourhood Plan is still in draft form but has been through its pre-submission consultation. As such, some very limited weight could be given to policies where clear community support can be demonstrated. If the relevant information is available, a judgement will have to be made on the quality of consultation, the level of support and the general conformity of the proposed policies with the CBC Development Plan and the NPPF	Officer GH
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CB/24/03544/FULL (click for more details)	Change of use from dwelling to childrens home	NOB	No	20/12/2024	Refused	Yes: H2: Sustainable Development BNF1: Biodiversity and Protecting Natural Features TCP1: Access and Connectivity TCP2: Parking	refused on parking
CB/24/03487/FULL (click for more details)	Alterations to house	NOB	No	27/12/2024	Granted	Yes: Policy TCP2: Parking, mentioned in assessment	
CB/24/03683/DOC (click for more details)	Discharge of condition	Noted		27/12/2024			
CB/24/03713/DOC (click for more details)	Discharge of condition	Noted		27/12/2024			
CB/24/03711/LDCP (click for more details)	Lawful development certificate loft conversion	Noted		27/12/2024	Granted		
27th January 2025							
CB/25/00053/NMA (click for more details)	Non Material Alteration	Noted		10/01/2025	Granted		
CB/25/00108/FULL (click for more details)	Extension	NOB	No	17/01/2025	Granted	No	
CB/25/00075/FULL (click for more details)	Flue	NOB	No	17/01/2025	Granted	No	

CB/25/00079/FULL (click for more details)	Extensions	NOB	No	17/01/2025	Granted	No	
CB/25/00035/LDCP (click for more details)	Lawful Development Cert - kitchen for business use	Noted		17/01/2025	Granted	n/a	
17th February 2025							
CB/25/00210/NMA (click for more details)	Non Material Alteration	Noted		24/01/2025	Granted		
CB/25/00134/FULL (click for more details)	Extensions	NOB	No	24/01/2025	Refused	Yes, general reference to NP, no detail	
CB/25/00267/FULL (click for more details)	Extensions	comments	No	31/01/2025	Granted	Yes, general reference to NP, no detail	
CB/25/00206/ADV (click for more details)	Fascia adverts	OBJ	No	31/01/2025	Granted	No	Condition imposed for max luminance (not colour)
-							
10th March 2025							
CB/25/00370/FULL (click for more details)	2 bungalows	OBJ	No	07/02/2025	Refused	Yes:Policy H2 - Sustainable Development Policy BNF1: Biodiversity and Protecting Natural Features Policy BNF2: Chiltern Beechwoods	No detailed references in officers report

						Special Area of Conservation (SAC) Policy TCP2: Parking	
CB/25/00361/DOC (click for more details)	Discharge of condition	Noted		07/02/2025			
CB/25/00465/DOC (click for more details)	Discharge of condition	Noted		14/02/2025			
CB/25/00456/DOC (click for more details)	Discharge of condition	Noted		14/02/2025			
CB/25/00458/DOC (click for more details)	Discharge of condition	Noted		14/02/2025			
CB/25/00426/DOC (click for more details)	Discharge of condition	Noted		14/02/2025			
CB/25/00559/LDCP (click for more details)	Extensions	Noted		21/02/2025	Granted	N/a	
CB/25/00482/PASP (click for more details)	Solar	Noted		21/02/2025	Prior approval not required	N/a	
CB/25/00653/FULL (click for more details)	Extension	NOB	No	28/02/2025	Granted	No	

CB/25/00636/DOC (click for more details)	Discharge of condition	Noted		28/02/2025			
CB/25/00614/FULL (click for more details)	Extension	NOB	No	28/02/2025	Granted	Yes, general reference to NP, no detail	
CB/25/00531/FULL (click for more details)	Conversion of stable to dwelling	NOB	No	28/02/2025	Not decided		
CB/25/00568/FULL (click for more details)	Communications kiosk & defibrillator	NOB	No	28/02/2025	Refused	Yes, says no relevant policies	
CB/25/00569/ADV (click for more details)	Communications kiosk & defibrillator	NOB	No	28/02/2025	Refused	Yes, says no relevant policies	
CB/25/00587/DOC (click for more details)	Discharge of condition	Noted		28/02/2025			
CB/25/00561/DOC (click for more details)	Discharge of condition	Noted		28/02/2025			
CB/25/00320/RM (click for more details)	Reserved matters	NOB		28/02/2025	Not decided		
31st March 2025							
CB/25/00498/DOC (click for more details)	Discharge of condition	Noted		07/03/2025			

CB/25/00685/FULL (click for more details)	demolition of commercial building and erection of 2 dwellings	OBJ	Yes, Sewell not an area for development in the NP.	07/03/2025	Not decided		
CB/25/00772/FULL (click for more details)	Loft conversion, conversion of garage, windows and balcony	OBJ	No	14/03/2025	Refused	Yes, Policy BNF2: Chilterns Beechwoods Special Area of Conservation (SAC) Policy TCP2: Parking	No detail in officers report, although they did address TC's concerns individually.
CB/25/00504/FULL (click for more details)	Conversion of outbuilding to annexe	Obj	No	14/03/2025	Not decided		
CB/25/00505/LB (click for more details)	Conversion of outbuilding to annexe	Obj	No	14/03/2025	Not decided		
CB/25/00627/FULL (click for more details)	Extensions to rugby club building	NOB	No	14/03/2025	Granted	Officers report incorrectly states 'No designated neighbourhood plan'	Officer JM
CB/25/00855/LDCP (click for more details)	Extension	Noted		21/03/2025	Not decided		
CB/25/00814/FULL (click for more details)	Extension	NOB		21/03/2025	Not decided		