



HOUGHTON REGIS TOWN COUNCIL
Peel Street, Houghton Regis, Bedfordshire LU5 5EY

Town Mayor: **Cllr T McMahon**

Tel: 01582 708540

Town Clerk: **Clare Evans**

E-mail: info@houghtonregis.org.uk

29th June 2020

To: Members of the Planning Committee

**Cllrs: D Dixon-Wilkinson (Chairman)
J Carroll, D Jones, M S Kennedy, S Thorne, K Wattingham and Vacancy.**

(Copies to all Councillors for information)

Notice of Meeting

You are hereby summoned to a Meeting of the **Planning Committee** to be held on **Monday 6th July 2020** at **7.00pm**.

This meeting is being held virtually via Microsoft Teams. If members of the public would like to attend, please pre-advise the Head of Democratic Services (louise.senior@houghtonregis.org.uk) by 3pm on the day of the meeting in order for appropriate access to be arranged.



Debbie Marsh
Corporate Services Manager

THIS MEETING MAY BE FILMED/RECORDED

Agenda

This meeting is being held virtually due to Covid-19. To assist in the smooth running of the meeting please refer and adhere to the Council's Virtual Meeting Guidance. Virtual Meeting Guidance can be found on the Houghton Regis Town Council website.

- 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.

**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. **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 16th June 2020

Recommendation: To approve the Minutes of the meeting held on 16th June 2020 and for these to be signed by the Chairman.

5. **DELEGATED PLANNING COMMENTS**

At the Town Council meeting held on the 18th March 2020 members resolved (minute number 11207) to delegate planning application responses to the Corporate Services Manager and Chair of the Planning Committee, should Planning Committee meetings not be held due to the COVID-19 restrictions.

The following comments were submitted to Central Bedfordshire Council for applications received between the 10th March and the 8th June 2020.

CB/20/00795/DOC No comment

CB/20/00808/DOC No comment

CB/20/00757/FULL Re-submission of planning permission CB/19/01919/FULL. Erection of 19 No. B2 industrial units with associated parking, access and landscaping and upgrading of public rights of way
Land off Boscombe Road - Porz Avenue, LU5 5UL

Comments: Houghton Regis Town Council objects to this application for the following reasons:

- Overdevelopment of the area
- The site is a County wildlife site
- Insufficient space for the quantity of garages
- Lack of parking provision
- This application is contrary to the saved policies of the South Bedfordshire Local Plan
- Inadequate space availability for the manoeuvring of HGV vehicles
- Out of keeping with the surroundings of Dog Kennel Down
- Environmental and ecological grounds.

This is an encroachment on the special interest site of Dog Kennel Down. The chalkland area and green lung between Dunstable and Houghton Regis.

Further comments:

The layout and proposal are much the same as in the previous application. It is acknowledged that one unit has been removed (at the NE corner of the site, adjacent to where the right of way would carry on through to Dog Kennel Walk) and that some remodelling has been done in this area. Landscaping also appears enhanced, with the provision of a 1m high hedge between the right of way and the road and more trees here and at the entrance to the site.

HRTC objected to the previous application, inter Alia on the grounds of overdevelopment and that the land forms part of a (non-statutory) County Wildlife Site. This application shows less overdevelopment, though only marginally so, and measures intended to mitigate the loss of the land and to provide more greenery. Whether or not this is sufficient to compensate for the development of a CWS, which is against local policy, is highly debatable. The NPPF expects that, in these circumstances, there should be a net gain in biodiversity. This proposal does not achieve this, and therefore HRTC repeats its objection, whilst acknowledging the improvements. Furthermore, the Town Council notes that the description states that this is a re-submission of planning permission CB/19/01919/FULL when in fact this application was withdrawn, confirmed by CBC, on the 28th February 2020.

CB/20/00783/DOC

Discharge of Conditions 7 & 11 CB/19/00883/RM (Reserved matters of appearance, scale and landscaping for residential development of 255 dwellings following Outline CB/15/0297/OUT) Condition 7 - Interface between primary/tertiary and shared surfaces - drawing nos: C7480-209-C7 Section 38 Layout / C7480-209-C8 Section 38 Layout / C7480-210-C6 Section 38 Layout / C7480-211-C6 Section 38 Layout / C7480-213-C3 Section 38 Layout Condition 11 - Fire Hydrant Details - Drawing No: WN0018594-1-307
Parcels 4a & 4b Bidwell West, Houghton Regis, Bedfordshire

No Comment

CB/20/00748/LDCP

Lawful Development Certificate Proposed: Outbuilding for the use as a home office, gym, storage room and planting room
The Orchard, Bedford Road, LU5 6JJ

No comment

CB/20/00597/PADO

Prior Approval of Offices to Dwellings: Notification for Prior Approval for proposed change of use from Class B1 (a) Office to Class C3 Residential (2 Flats
1 High Street, LU5 5BE

No objection

CB/20/00858/DOC

Discharge of Conditions 16 & 17 against Planning Permission CB/19/03232/RM (Reserved matters: Appearance, scale and landscaping for residential development of 336 dwellings on Development Parcels 5a and 5b Bidwell West, Houghton Regis.

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| | <p>Outline application (CB/15/0297/OUT) was supported by a full Environmental Statement (ES) Parcels 5a and 5b, Bidwell West, LU5 6JQ</p> <p>No comment</p> |
| CB/20/00717/DOC | <p>Discharge of Condition 4 against planning permission CB/18/04641/REG3 (The development of a 20 unit, 3-storey transitional housing scheme with associated access, parking and landscaping.) Land Adjacent to St Thomas Meeting House, Windsor Drive</p> <p>No comment</p> |
| CB/20/01271/FULL | <p>Erection of a one-bedroom single-storey dwelling 24 Dunstable Road, LU5 5DB Comments: Houghton Regis Town Council objects to this application for the following reasons:</p> <ul style="list-style-type: none">• Overdevelopment of the site.• Inappropriate development style creating a "terrace" from the current semi-detached bungalows.• Inability to provide adequate vision splays for vehicles leaving the property, creating traffic danger.• Development right up to boundary fence will have an overbearing impact on the side-on properties, 1 (especially), 2 and 3 Orchard Close. <p>The Town Council further comments:</p> <p>The Town Council requests that should Central Bedfordshire Council be minded approving this application then approval be granted, with permitted development rights removed. This is in order to mitigate any automatic additional development of the site i.e. a second storey.</p> |
| CB/20/01338/PADO | <p>Resubmission of planning permission CB/20/00597/PADO Prior notification of change of use from first floor class B1(a) offices to Class C3 residential (4 flats) 1 High Street, LU5 5BE</p> <p>No objections.</p> |
| CB/20/01068/FULL | <p>Single storey rear extension with flat roof, front porch with pitched roof 57 Brookfield Avenue, LU5 5TR</p> <p>No objections.</p> |
| CB/20/01300/FULL | <p>Single storey side/rear extension 82 Sycamore Road, LU5 5NQ</p> |

No objections.

CB/20/01001/RM

Reserved Matters following Outline 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. Reserved matters sought for access, appearance, layout, scale and landscaping.

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

For: Houghton Regis Management Company

Comments: The Town Council raises no overall objections but wishes to comment on the following issues:

- the Council would welcome details on how footpath and cycle routes in these housing blocks are connected to facilities such as schools in adjoining areas,
- the Council is concerned that there will need to be adequate connections with Houghton Regis town centre,
- The Council would welcome proposals for the future long-term management of the facility to ensure community access and involvement, including a financial package from the developer towards its long-term viability, maintenance, and funding,
- The tree species mix should be native species appropriate to the area and soil type. As well as the proposed grassed areas, native woodland flower species should be introduced so that when established, the landscaping reflects the local habitat and ecosystems of the former copses and field edges.
- The Council would welcome details of the buildings' future sustainability such as solar panels, insulation levels to minimise heating costs, grey water recycling, and electric car charging points.
- The Council would welcome details of how the effects from light pollution will be mitigated.
- The Council would welcome details of how the car park will be secured in order to deter illegal encampments, anti-social behaviour and overnight lorry parking.
- The Council would welcome assurances from the developer that due consideration of noise/pollution disturbance will be given to neighbouring properties whilst the site is under construction.

CB/20/01356/DOC

Discharge of Condition 1,2 & 3 to planning permission
 CB/20/00341/PADO Prior notification of change of use from Office
 Class B1 to 5 Dwelling houses Class C3
 Bearings House, 22 Queen Street, LU5 5BT

Town Council objects.

Documents in online case file clearly show a location for the two 660 litre wheelie bins required, and the parking layout is also dealt with in the revised plan. This resolves satisfactorily Conditions 2 (Parking) and 3 (Refuse Collection). No signs of anything dealing with Condition 1, a Phase I Desk Study re possible contamination and subsequent procedures if considered necessary. If this condition is to be discharged, there should be some evidence that the matter has been properly addressed.

CB/20/00449/RM

Reserved Matters: following Outline Application CB/12/03613/OUT 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 planning application for 309 new homes, public open space, landscape and associated infrastructure pursuant to Conditions 3 and 4

Houghton Regis North 1 (HRN1) Land on the northern edge of Houghton Regis, Houghton Regis

For: Barrett David Wilson North Thames

Comments: The Town Council makes a number of comments regarding the scheme as submitted:

- The scheme is high density (as shown on the design codes for areas near facilities) however the density has been achieved at the expense of street-landscaping required to contribute to an interesting residential atmosphere and sense of place,

- the Council welcomes the range of affordable homes as part of this scheme and requires assurances that the 'affordable' housing is within the financial reach of those in need of homes locally, and how this could

be supported to assist key workers, teachers, health workers and others important to support the community in this part of Houghton Regis,

- the density and layout of the development will result in a street-scene dominated by parked cars,

- The parking courtyards at the rear of the corner blocks of flats will require levels of lighting and security to ensure that they are safe for residents to use, for instance at night.
- The proposed play areas and equipment require safety provisions where they adjoin highways,
- The tree species mix should be native species appropriate to the area and soil type. As well as the proposed grassed areas, native woodland flower species should be introduced so that when established, the landscaping reflects the habitat and ecosystems of the former copses and field edges.
- The scheme is an opportunity to introduce details to make the homes sustainable and energy efficient such as high levels of insulation (particularly important to make the affordability long-term), solar panels, solar water heating, grey water usage, electric car charging points and secure covered cycle storage.

CB/20/00388/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. 5,150 dwellings (use class C3) 202,500 sqm of additional development in Use Classes A1,A2,A3,A4,A5, B1,B2B8,C1,C2,D1,D2 All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.

Reserves matter for 153 dwellings with access, parking, landscaping and associated works

Phase 1 Parcel Three Houghton Regis, North Site 1 Houghton Regis

The Town Council makes a number of comments regarding the scheme as submitted:

- The scheme as designed appears over-crowded with very little in the density and layout to create an interesting residential atmosphere,
- the Council welcomes the range of affordable homes as part of this scheme but would prefer more 1 or 2 bed flats as affordable rather than 2 or 3 bed homes, and requires assurances that the 'affordable' housing is within the financial reach of those in need of homes locally, and how this could be supported to assist key workers, teachers, health workers and others important to support the community in this part of Houghton Regis,
- the density and layout of the development will result in a street-scene dominated by parked cars,
- the narrow palette of materials combined with the use of 3

storey corner blocks may give an overpowering visual impact to these homes without the use of design details on the exteriors such as cills, window-heads, string-courses, eaves and quoins.

- The parking courtyards at the rear of the corner blocks of flats will require levels of lighting and security to ensure that they are safe for residents to use, for instance at night.
- the Council would welcome details on how footpath and cycle routes in these housing blocks are connected to facilities such as schools in adjoining areas,
- the Council is concerned that there needs to be adequate means for non-car transport users to have direct access routes into Houghton Regis town centre,
- the layout of the homes – mostly set along straight roads will require traffic calming measures to reduce traffic speeds, noise and to enhance safety for pedestrians, cyclists and children,
- A weakness of the proposed layout is the lack of play area and equipment, the locations and ranges of play areas and equipment within the site needs to be clearer, especially provision for older children / young teenagers, or if the scheme is relying on off-site provision this needs to be detailed,
- The tree species mix should be native species appropriate to the area and soil type. As well as the proposed grassed areas, native woodland flower species should be introduced so that when established, the landscaping reflects the habitat and ecosystems of the former copses and field edges.
- There are no details within the plans for features to make the homes sustainable and energy efficient such as high levels of insulation (particularly important to make the affordability long-term), solar panels, solar water heating, grey water usage, electric car charging points and secure covered cycle storage.

CB/20/00582/OUT

Outline Application: Erection of 5 chalet style bungalows
Land North of Highfield Bungalow, Bedford Road,
For: Mr D Carrol

Comments: The Town Council strongly objects to this application for the following reasons:

- This site is located in the Green Belt. The Town Council does not accept that this development is in accordance with the surrounding character of the area. Whilst the proposed development is back land development and will not be viewed from the highway, it will however have a detrimental impact on the open character of the site and the adjacent area.
- This site is not part of the allocated strategic growth sites and therefore does not contribute to the strategic allocation of housing, it is a minor development which will not contribute to the Town.
- The proposed access would cause visibility restrictions for both drivers and highway users

The Town Council attaches great importance to the Green Belt and strongly objects to another infill site and intensification of development in this area.

CB/20/01265/FULL

Proposed Dropped kerb and paved hard standing
4 Townsend Terrace, LU5 5BB
For: Mr T Starkey

Comments: The Town Council objects to this application for the following reasons:

- Likely to set a precedent in an area where access and egress would create danger to other road users on a busy main road.
- The kerb drain set directly in front of this property would need to be moved. There are concerns that the space left after removal would not be reinstated to the correct highway standard. This area already suffers from standing water.

CB/20/01546/TDM

Telecommunications Determination: Proposed 20.0m AGL Phase 8 monopole c/w wrapround cabinet at base and associated ancillary works.

Humphreys Road Streetworks 218270, Humphreys Road, LU5 4SX
For: EE LTD & HUTCHISON 3G UK LTD

Comments: No objections

6. PLANNING MATTERS

(a) To consider the following applications:

CB/20/02062/DOC

Discharge of Condition 2, 3, 6, 7, 8 & 11 to planning permission CB/18/04641/REG3 (The development of a 20 unit, 3-storey transitional housing scheme with associated access, parking and landscaping)

Land Adjacent To St Thomas Meeting House, Windsor Drive

For: Central Bedfordshire Council

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| CB/20/02056/DOC | Discharge of Conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13 to Planning Permission CB/19/00835/LB (Listed Building: Complete refurbishment work to the interior and exterior fabric of the building including doors and windows and demolition of the existing single storey rear porch.) 1 The Red House, The Green, LU5 5DY |
| CB/20/02050/TDM | Telecommunications Determination Masts: Installation of a new 18-metre-high monopole supporting 6 no. antennas with wrap around equipment cabinet at the base of the column, the installation of 3 no. new equipment cabinets and ancillary development. Grass Verge of Sundon Road, LU5 5LN |
| CB/20/01990/FULL | Remove single storey conservatory and replace with two storey rear extension. Malmsey House, Cumberland Street, LU5 5BW For: Mrs J Baldock |
| CB/20/01938/FULL | Proposed Loft Conversion, raising of roof and dormer extension 61 Douglas Crescent, LU5 5AS For: Mr & Mrs L Rockley |
| CB/20/01897/DOC | Discharge of Condition 18 to planning permission CB/19/03232/RM (Reserved matters: Appearance, scale and landscaping for residential development of 336 dwellings to Outline application (CB/15/0297/OUT) Parcels 5a and 5b Bidwell West LU5 6JQ |
| CB/20/02028/ADV | Advertisement: Replacement sign 1.3m wide, 4.2m high totem Unit 2, Foster Avenue, LU5 5TA |

(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.

7. LOCAL PLAN

Members are advised that Central Bedfordshire Council are conducting a consultation on additional evidence as part of progressing their Local Plan.

Members will find **attached** a copy of a letter of explanation along with a copy of FAQ's and guidance notes explaining how consultees can respond.

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Houghton Regis Town Council
Planning Committee
16th June 2020 at 7.00pm

Present: Councillors: D Dixon-Wilkinson Chairman
J Carroll
D Jones
M S Kennedy
R Morgan Substitute
S Thorne

Officers: Debbie Marsh Corporate Services Manager
Louise Senior Head of Democratic Services

Public: 2

Apologies: Councillor: K Wattingham

Also present: Councillor: S Goodchild

11235 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Wattingham (Councillor Morgan substituted)

11236 QUESTIONS FROM THE PUBLIC

A member of the public requested information on the location of medical facilities and if any of the new units being constructed were ear-marked for a GP surgery?

It was advised that there had been an aspiration for a medical centre to be provided in HRN2, however, there had not been any confirmation of this.

11237 SPECIFIC DECLARATIONS OF INTEREST

None.

11238 COMMITTEE ARRANGEMENTS

Members were advised that in accordance with Minute number 11207 taken at the Council meeting held on the 18th March 2020 the following committee arrangements were agreed and would remain in place:

Chair and Vice-Chair of Planning Committee

The Chair and Vice-Chair of the Planning Committee will remain as follows:

Chair – Councillor D Dixon-Wilkinson

Vice-Chair – Councillor D Jones

Committee Functions and Terms of Reference

These will remain as previously agreed.

Resolved: To note the report

11239 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 9th March 2020 for consideration.

Resolved To confirm the Minutes of the meeting held on 9th March 2020 and for these to be signed by the Chairman.

11240 PLANNING MATTERS

(a) The following planning applications were considered:

Non - Delegated

CB/20/01537/FULL Erection of a mixed-use Local Centre comprising 52 no. apartments, 1 no. day nursery (Use Class D1), 1 no. retail unit (Use Class A1) 5 no. retail units (Use Classes A1/A3/A5) and associated infrastructure works including a haul road, landscaping and public realm.
Members received a report from the Town Councils planning consultant
Land west of Bidwell, Houghton Regis LU5 6JQ
For: HDD Houghton Regis Retail Limited

Comments:

The Town Council welcomes the proposals for the local centre and notes the importance of the connections with the school site opposite and the proposals in the outline application for a bus tops on Main Street serving both.

However, the Town Council objects to the proposals for the inclusion of the 30 apartment block within the scheme (CB/20/01537/FULL) as being over-development of the site and a dominant visual feature. The inclusion of this additional block of apartments adds to the car parking requirements creating a very 'hard' urban landscape of buildings facing onto an area of vehicular access and car parking, the greater density pressures the ground level space reducing the opportunity for landscaping, open space, pedestrian features, public art, and other features which would add character to the local centre.

Overall, the proposals need to show how they relate to the proposed bus stop arrangements, with a safe crossing and speed reduction measures between the local centre and school. As a local centre the pedestrian / cyclist access to the area from adjoining residential areas is very poor, the main access provisions as shown encourage car use.

Overall the scheme is very poor in the design, layout, materials and animation of what will become an important area of open space used by the public. Apart from a small area fronting the highway, the ground level space is predominantly access and car parking with little imagination or space given to features, art and sculptures, murals or similar features which would add visual interest, character and a sense of place. The local centre will be home to many people and visited by many more and requires greater design of the public realm to avoid it being an otherwise functional car park.

Members also felt that the proximity of the care home to the community centre could cause rise to noise disturbance for those residents of the care home when the centre was being used. That the access is lacking in support of delivery vehicles and felt that these vehicles should have their own access.

CB/20/01545/FULL
Members received a report from the Town Councils planning consultant

Erection of a mixed use Local Centre comprising 22 no. apartments, 1 no. day nursery (Use Class D1), 1 no. retail unit (Use Class A1) 5 no. retail units (Use Classes A1/A3/A5) and associated infrastructure works.
Land West of Bidwell, Houghton Regis LU5 6JQ
For: HDD Houghton Regis Retail Limited

Comments:

The Town Council welcomes the proposals for the local centre and notes the importance of the connections with the school site opposite and the proposals in the outline application for a bus tops on Main Street serving both.

However, the Town Council objects to the proposals for the inclusion of the 30 apartment block within the scheme (CB/20/01537/FULL) as being over-development of the site and a dominant visual feature. The inclusion of this additional block of apartments adds to the car parking requirements creating a very 'hard' urban landscape of buildings facing onto an area of vehicular access and car parking, the greater density pressures the ground level space reducing the opportunity for landscaping, open space, pedestrian features, public art, and other features which would add character to the local centre.

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Members also felt that the proximity of the care home to the community centre could cause rise to noise disturbance for those residents of the care home when the centre was being used. That the access is lacking in support of delivery vehicles and felt that these vehicles should have their own access.

CB/20/01538/FULL
Members received a report from the Town Councils planning consultant

Erection of a 3 storey, 66 bed care home for older people with associated access, car parking and landscaping.
Land west of Bidwell, LU5 6JQ
For: LNT Care Developments

Comments:

The Town Council welcomes the proposals for the local centre and notes the importance of the connections with the school site opposite and the proposals in the outline application for a bus tops on Main Street serving both.

However, the Town Council objects to the proposals for the inclusion of the 30 apartment block within the scheme (CB/20/01537/FULL) as being over-development of the site and a dominant visual feature. The inclusion of this additional block of apartments adds to the car parking requirements creating a very 'hard' urban landscape of buildings facing onto an area of vehicular access and car parking, the greater density pressures the ground level space reducing the opportunity for landscaping, open space, pedestrian features, public art, and other features which would add character to the local centre.

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Members also felt that the proximity of the care home to the community centre could cause rise to noise disturbance for those residents of the care home when the centre was being used. That the access is lacking in support of delivery vehicles and felt that these vehicles should have their own access.

CB/20/01675/FULL

Re-submission of planning permission CB/19/03578/Full
(Rear & side extension with garden wall & gate)
8 Stubbs Close, LU5 5SN

For: Mr R Anderson

For information the Town Council raised no objections to the previous application.

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

CB/20/01678/DOC Discharge of Condition 10 to planning application CB/15/00297/OUT (Outline 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2 FE Primary School (D1), employment land (Use Classes B1[a-c], B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1/D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks) Parcels 5a and 5b, Bidwell West, Houghton Regis, Bedfordshire, LU5 6JQ

Comments: Members deferred consideration of this application as documentation was unavailable on Central Bedfordshire Council's website.

CB/20/01661/DOC Discharge of Conditions 8 and 29 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

Comments: Members deferred consideration of this application as documentation was unavailable on Central Bedfordshire Council's website.

CB/20/01664/DOC Discharge of Condition 24 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.
Houghton Regis North Site 1 Land on the Northern Edge of Houghton Regis

Comments: Members deferred consideration of this application as documentation was unavailable on Central Bedfordshire Council's website.

CB/20/01677/LDCP Lawful Development Certificate Proposed - Single storey rear extension
8 Stubbs Close, LU5 5SN
For: Mr & Mrs R Anderson

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

CB/20/01662/DOC Discharge of Condition 26, 34 & 35 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.)
Houghton Regis North Site 1, Land on the Northern Edge of Houghton Regis

Comments: Members deferred consideration of this application as documentation was unavailable on Central Bedfordshire Council's website.

CB/20/01651/FULL Change of use of Unit 2, Woodside Industrial Estate, for a flexible range of employment uses within Use Classes B1c, B2 and/or B8 together with external works.
Unit 2, Humphrys Road, LU5 4TP
For: Legal and General UK Property Fund and Legal and General Assurance (Pensions Management) Limited

Comments: Houghton Regis Town Council had no objections to this application and were keen to encourage Classes B1c and B2.

CB/20/01652/FULL Change of Use - For a flexible range of employment uses within Use Classes B1c 'Light Industrial', B2 'General Industrial' and/or B8 'Storage and Distribution', together with external works (recladding and replacement windows)
Unit 16, Humphrys Road, Dunstable, LU5 4TP
For: Legal and General UK Property Fund and Legal and General Assurance (Pensions Management) Limited

Comments: Houghton Regis Town Council had no objections to this application but were keen to see Classes B1c and B2 encouraged .

(b) The following decision notices were noted:

Permissions / Approvals / Consents

None.

Refusals:

CB/19/03578 Rear and side extension
/FULL 8 Stubbs Close, LU5 5SN
The proposed two storey rear extension would, because of its size, siting and unsympathetic design, dominate the existing dwelling and would not appear as a subservient addition. It would appear out of character within the street scene and would therefore result in a detrimental impact on the character and appearance of the street scene and the existing dwelling. Due to its size and bulk, the proposal is also considered to be overdevelopment of the plot and would result in a loss of sufficient usable private garden space. The proposal is therefore contrary to Sections 7.03 and 7.04.13 of the Bedfordshire Design Guide (2014), Policies H8 and BE8 of the South Bedfordshire Local Plan Review and Section 12 of the National Planning Policy Framework.

Withdrawals:

None received.

Members received a report on the Planning Committees budget for 2020/21.

Resolved: To note the report.

11242 NEIGHBOURHOOD PLAN

Members received a SEA Screening Determination Statement and accompanying notification letter in regard to the Houghton Regis Neighbourhood Plan.

Resolved: To note the information

11243 PRE-APPLICATION CONSULTATION – RADIO BASE STATION INSTALLATION AT SBE011 – SUNDON ROAD, HOUGHTON REGIS, LU5 5LN

Members received a pre-application consultation letter and proposed plans regarding the proposed telecoms installation for members information/comment.

Members considered this pre-application and were keen to promote the idea of a public consultation and requested confirmation of a date when this would take place.

Resolved: To request confirmation of a date of public consultation

11244 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS

Woodside Link – No substantive update to report. Members were requested to consider whether this item needs to remain as a fixed agenda item.

Members agreed for this to remain on future agendas due to continuing works being carried out in the local area.

A5 M1 Link – Members were advised that the long-awaited traffic audit report had been provided to Central Bedfordshire Council. In order for the road markings/traffic calming to take place, Highways England still needed to transfer ownership of the land to Central Bedfordshire Council. Currently, there was no predicted timescale for when this stage would be completed. Members would be advised accordingly.

All Saints View – Members requested that the Corporate Services Manager find out when the footpath would be open. Residents, those particularly in Red House Court, were struggling to access the Town Centre.

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 8.28pm

Dated this 6th day of July 2020

Chairman

DRAFT

Local Plan consultation on additional evidence - June 2020

In accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Act 2012, the Council is publishing Additional Evidence relating to its Emerging Local Plan. You are being notified as one of Regulation 18/19 consultee, and we are inviting you to express your views on its soundness and legal compliance by taking part in the consultation. Consultation will begin 10am Thursday 18th June 2020 for a period of eight weeks until 5pm on Wednesday 12th August 2020.

Background

The Council submitted its Local Plan to Government in February 2018. The Local Plan sets out a policy framework to guide development across the Council area up-to 2035, including to support the delivery of housing, employment and infrastructure.

The Local Plan is now at the Examination stage where independent Planning Inspectors consider if the plan meets the appropriate requirements and if it can be adopted. This process has already involved public hearings that took place in May to July 2019. All the stages of the Examination are available on the Council's website at the following link:

https://www.centralbedfordshire.gov.uk/info/45/planning_policy/468/local_plan_-_overview/15

What are we consulting on?

The current consultation relates to additional evidence the Council has submitted to the Planning Inspectors in response to their letter dated 30 September 2019 (Exam 69) and the Council is only seeking comments on this additional evidence. The additional evidence is technical in nature and responds to a series of questions outlined by the Inspectors. The Inspectors letter is available at the following link:

<https://centralbedfordshire.app.box.com/s/hzah5tzs6a1rpoar48rc6ytazz6n151d/file/561116595746>

The additional evidence consists of the following documents:

- EXAM 106 - Prologis Park Marston Gate Expansion Scheme Comparison Document
- EXAM 107 - Sundon Rail Freight Interchange Alternative Site Assessment
- EXAM 108 - Biggleswade Holme Farm Planning Design Delivery Analysis Report
- EXAM 109 - Employment Land Update
- EXAM 110 - North Luton LVIA Addendum
- EXAM 111 - Statement of Common Ground between Highways England & Central Bedfordshire Council
- EXAM 112 - Employment Technical Paper
- EXAM 113 - Housing Technical Paper
- EXAM 114 - Transport Technical Paper
- EXAM 115 - Sustainability Appraisal of the Central Bedfordshire Local Plan Supplementary Report

These documents are all available on the Council website at the following link:

https://www.centralbedfordshire.gov.uk/info/45/planning_policy/468/local_plan_-_overview/16

Details of the Consultation

The consultation will run for eight weeks from 10am 18th June 2020 to 5pm 12th August 2020. The consultation is extended to eight weeks from the more typical six weeks to make it easier for people to respond during the Covid-19 pandemic. Details of how to respond to the consultation are also set out in the accompanying note and on the Examination page of the Council's website:

https://www.centralbedfordshire.gov.uk/info/45/planning_policy/468/local_plan_-_overview/15

Next Steps

Any responses to the Consultation will be forwarded to the Planning Inspectors to assist their deliberations. It is likely that the Inspectors will hold further Hearing Sessions later in the year and may also recommend Main Modifications in due course, that they consider necessary to make the plan sound. Any Main Modifications recommended by the Inspectors will be subject to their own and separate consultation at a later stage of the process.

Statement of Community Involvement

The Council has also updated its Statement of Community Involvement, which sets out the Council's approach to consultation. This responds to any material changes, including for example the Covid -19 pandemic. The key change is that consultation documents are no longer available to view at libraries or Customer Service Centres, although they are still available at the Council Offices at Priory House and in Dunstable (through an appointment booking only please call 0300 300 4353. This document is not part of the consultation but is available at the following link:

https://www.centralbedfordshire.gov.uk/info/45/planning_policy/459/statement_of_community_involvement

Central Bedfordshire Local Plan

Consultation on Additional Evidence - FAQs

Background

The Council submitted its Local Plan to Government in February 2018. The Local Plan sets out a policy framework to guide development across the Council area up-to 2035, including to support the delivery of housing, employment and infrastructure. The Local Plan is now at the Examination stage where independent Planning Inspectors consider if the plan meets the appropriate requirements and if it can be adopted. This process has already involved public hearings that took place in May to July 2019. All the stages of the Examination are available on the Council's website at the following link: [Local Plan Examination](#).

What is this consultation for?

Following the Hearing Sessions held during May to July 2019, the Inspectors wrote to the Council on 30th September identifying some follow up questions. The Inspectors letter, [EXAM 69](#) can be viewed on the Council's website.

In response to the Inspector's letter, Central Bedfordshire Council commissioned and prepared additional evidence to address the questions raised. These additional evidence documents have now been submitted to the Inspectors for their consideration and are now the subject of the consultation

What is being consulted on?

The documents include three technical papers prepared by the Council, the Sustainability Appraisal Supplementary Report and six additional supporting evidence documents:

- Employment Technical Paper ([EXAM 112](#))
- Housing Technical Paper ([EXAM 113](#))
- Transport Technical Paper ([EXAM 114](#))
- Sustainability Appraisal of the CBC Local Plan – Supplementary Report ([EXAM 115](#)).
- Prologis Park Marston Gate Expansion Scheme Comparison Document ([EXAM 106](#))
- Sundon Rail Freight Interchange Alternative Site Assessment ([EXAM 107](#))
- Biggleswade Holme Farm Planning Design & Delivery Analysis Report ([EXAM 108](#))
- Employment Land Update ([EXAM 109](#))
- North Luton LVIA Addendum ([EXAM 110](#))
- Statement of Common Ground between Highways England & Central Bedfordshire Council ([EXAM 111](#))

The three technical papers respond to the Inspectors questions and summarise how the additional evidence addresses the matters raised. In some instances, the Council have included some draft proposed modifications, in an effort to assist the Inspector's. However, the Council are only seeking comments on the additional evidence, and it will be for the Inspector's to recommend any Main Modifications they feel are necessary to make the plan sound later in the process.

Any Main Modifications recommended by the Inspector's will be subject to separate public consultation as a statutory part of the Examination process at a later date.

The Supplementary Sustainability Appraisal (SA) Report has been produced by independent consultants LUC, working on behalf of the Council, and also responds to the Inspector's questions.

Why are we holding the consultation now?

The additional evidence is being published for consultation at the request of the Planning Inspectors who are presiding over the CBC Local Plan Examination. It is important that anyone who wishes to participate in the Examination process has an opportunity to comment on any new evidence. Any comments submitted through the consultation will be forwarded to the Inspectors to assist their deliberations of the plan.

How long will the consultation be for?

The consultation will run for eight weeks from 10am 18 June 2020 to 5pm 12 August 2020. The consultation is extended to eight weeks from the more typical six weeks to make it easier for people to respond during the Covid-19 pandemic. Details of how to respond to the consultation are set out in the accompanying guidance note:

https://www.centralbedfordshire.gov.uk/info/45/planning_policy/468/local_plan_-_overview/15

Do I need to re-submit my previous comments?

No. There is no need to resubmit your previous comments or representations. This is an on-going Examination and all previous comments are still relevant and have been taken into consideration. The Inspectors are only seeking comments on the additional evidence documents identified above.

How do I respond?

Please see the guidance note that explains how you can view the documents and how you can respond to the consultation.

Will there be any more consultation in the future?

Yes, as a statutory part of the Examination process any Main Modifications recommended by the Planning Inspector's that they consider necessary to make the plan sound, will be subject to further consultation. This consultation will take place after any additional hearing sessions that may be required have concluded, and once the Main Modifications have been agreed by the Inspectors. A timetable for the ongoing process will be outlined in due course.

What happens next?

Following this eight-week consultation period, the Council will process and pass on all representations received to the Inspectors. Once the Inspectors have considered the responses, they will determine if there is a need for further hearing sessions to discuss the issues.

If further Hearing Sessions are required, the Inspectors will issue the Council with a set of 'Matters, Issues & Questions' to which the Council and interested parties will provide Matter Statement(s) to address the points raised. The Inspectors will invite those interested parties to participate in the Hearings that have requested to do so and where they consider it is appropriate.

Following any Hearing Sessions, it is likely that the Inspectors will recommend any Main Modifications they consider necessary to make the plan sound that will be published for a further consultation period of 6 weeks.

The Inspectors will then consider all the evidence presented throughout the duration of the Examination to determine whether the Local Plan is 'sound'. They will then prepare a report of their conclusions. Once the Local Plan is found to be sound, it will be formally adopted by the Council.

Local Plan Consultation

How to Respond

This guidance note sets out how you can make representations on the additional evidence that has been prepared as part of the Examination of the Central Bedfordshire Local Plan.

Consultation runs from **Thursday 18th June at 10AM** until **Wednesday 12th August at 5PM**

Online Consultation System

<https://centralbedfordshire.oc2.uk/>

Either log in or register to make representations, attachments can also be uploaded through this system. Consultation documents can be viewed through this system and are also hosted on the Local Plan Examination pages of our website.

Feedback Form

A downloadable feedback form is available on our website:

https://www.centralbedfordshire.gov.uk/info/45/planning_policy/468/local_plan_-_overview/15

This can be returned via post or email to the addresses set out below.

Letter

Representations can be sent via letter to the following postal address:

Local Plan
Central Bedfordshire Council
Priory House
Monks Walk
Chicksands
SG17 5TQ

Please ensure any representations sent via letter contain your name and contact details, either a postal address or email address.

Email

Representations can be sent via email to the following email address:

localplan@centralbedfordshire.gov.uk

Please ensure any representations sent via email contain your name.

For information or advice, please contact the Local Plan Team using the contact details above or via telephone on 0300 300 4353.



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