

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

Town Mayor: **Cllr Tracey K McMahon** Tel: 01582 708540
Town Clerk: **Clare Evans** E-mail: info@houghtonregis.org.uk

20th July 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 27th 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 6th July 2020

Recommendation: To approve the Minutes of the meeting held on 6th July 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 week ending 21st April 2020.

CB/20/00511/REG3 Install extension to office building consisting of 4 modules (2 per floor). Giving an approx floor area of 109m², install fire escape attached to extension (same as existing). Relocate cycle store to make room for relocation of 3 disabled parking bays. Parking space number to remain the same as existing Thorn Turn Depot, Houghton Regis, LU5 6JH
For: Central Bedfordshire Council
No objections

CB/20/01115/FULL Single storey rear extension
9 Burford Walk, LU5 5RX
For: Mr & Mrs Partridge
Houghton Regis Town Council councillors were unable to view the documents listed in the online case file (21/04/20). Therefore, were unable to comment

CB/20/00687/FULL Residential development of 31 affordable dwellings with formation of two vehicular accesses, sustainable urban drainage and associated landscaping Land to the south of The Bungalow, Bedford Road, LU5 6JS
For: Grand Union Housing Group
The Town Council supports this application however makes the following comments:
The Town Council has concerns that a historical hedgerow is being removed to allow access to off road parking to plots 28-31. This vehicle access has increased over various applications and will place undue pressure on the Bedford Road.

- CB/20/01134/FULL Overcladding of the rear elevations of 4 No. industrial commercial units in a terrace to increase security and enhance visual appeal
Units B1-B4, Portland Close Industrial Estate, LU5 5AW
No objections
- CB/20/01172/RM Reserved Matters: (following Outline Application CB/18/00067/OUT Formation of a new access to serve existing residential development and a residential development of up to 24 dwellings together with an enhanced footpath link and associated landscaping) Application for the appearance, layout and sale of proposed the development
Highfield Barns, Bedford Road, LU5 6JP
The relevant documentation cannot be viewed, i.e. detailed site layout plan including details of tenure or the detailed elevation drawings and floor plans for the proposed housing types. The only documents available in the online case file (21/04/20) are a Planning Statement prepared by Optimis Consulting and a Design and Access Statement, however, they are not adequate for detailed planning purposes. There are formal objections to this application and suggest that the planning officer be asked if there are any other documents and whether he would be prepared to grant an extension for their consideration if they exist.
- CB/20/00348/RM Resubmission: Reserved Matters (Revised layout plan, highways plans, landscape plans, material plan and boundary treatment plans): following Outline Application CB/15/00297/OUT '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), 2FE Primary School (D1), employment land (Use Classes B1 , 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. Reserved Matters for access, appearance landscape, layout and scale for 160 dwelling on phase CA2 Upper Thorn Green.
Land to West of Houghton Regis, Watling Street, Houghton Regis
The original submission came to the meeting on 9th March 2020 and was rejected for lack of clarity and was subsequently withdrawn. It has now been amended and resubmitted, however the amendments are unclear. CBC have reconsulted their technical experts under the same reference number. Consequently, there are now internal consultation memos in the online file, many duplicated, some going back to late February, some issued as recently as last Monday causing confusion. Houghton Regis Town Council objects to this application as the application does not detail the nature of the revision.
- CB/20/00912/DOC Discharge of Condition 34 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 5150 dwellings (Use Class C3); up to

202500 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 1, Sundon Road, Houghton Regis

No comment

CB/20/01048/DOC Discharge of Condition 2, 5, 6, 22 & 23 of Planning 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 5150 dwellings (Use Class C3); up to 202500 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 1, Sundon Road, Houghton Regis

No comment

CB/20/01150/DOC Discharge of Condition 18 to Planning Permission CB/17/00501/OUT (Demolition of existing building/structures and redevelopment of site to provide 6x dwellings, an estate road, landscaping and associated works) Condition 18 – Archaeology
The Orchard, Bedford Road, LU5 6JJ

No comment

CB/20/01214/GPDE Prior Notification of Householder Larger Home Extension: Erection of single storey rear extension 6m beyond the rear wall, 4m maximum height, 3m height at the eaves
5 Dell Road, LU5 5HT

No comment

6. PLANNING MATTERS

Members are advised that, on receipt of a planning application Central Bedfordshire Council will send the Town Council a full set of plans and a copy of the planning application form only. All supporting documents, that have previously been printed and posted, will only be available on their website. Therefore, members are advised that should they require sight of these documents that they request them prior to the meeting.

(a) To consider the following applications:

CB/20/02062/DOC Discharge of Condition 2, 3, 6, 7, 8 & 11 to planning permission

- Members are advised that this item was deferred at the previous meeting*** 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
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02062/DOC>
- CB/20/02056/DOC
Members are advised that this item was deferred at the previous meeting 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
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02056/DOC>
- CB/20/01897/DOC
Members are advised that this item was deferred at the previous meeting 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
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/01897/DOC>
- CB/20/02149/FULL Two storey side/ rear extension
84 Design Drive, Dunstable, LU6 1FS
For: Mr S Jenkinson
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02149/FULL>
- CB/20/02158/DOC Discharge of Condition 16 against Planning Permission 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), 2FE Primary School (D1), employment land (Use Classes B1 , 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 3 & 4, Land at Bidwell West, Houghton Regis, LU5 6JH
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02158/DOC>
- CB/20/02124/NMA Non Material Amendment to Planning Permission CB/20/00348/RM(Resubmission: Reserved Matters : following Outline Application CB/15/00297/OUT '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), 2FE Primary School (D1), employment land (Use Classes B1 , 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. Reserved Matters for access, appearance landscape, layout and scale for 160 dwelling on phase CA2 Upper Thorn Green.) Changes to the house types on plots 53-55 Land to West of Houghton Regis, Watling Street, Houghton Regis
For: Abbey Development Ltd
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02124/NMA>
- CB/20/02230/TDM Telecommunications Determination Masts: Proposed telecommunications installation, 20m phase 8 monopole C/W wrap round cabinet at base and associated ancillary works.
Park Road North, Houghton Regis, Dunstable, LU5 5LD
For: HUTCHISON 3G UK LTD
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02230/TDM>
- CB/20/02053/FULL Change of Use from a sui generis and a bookmaker to a beauty salon (also a sui generis)
6 Hillborough Crescent, LU5 5NS
For: Mrs K Hobart
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02053/FULL>
- CB/20/02235/DOC Discharge of Condition 7, 8, 10, 13, 15, 19, 20, 21, 22 and 23 from planning permission CB/15/00297/OUT (Outline 'hybrid' planning application with main access routes, primary road drainage and layout in outline with landscaping reserved for later determination. Development to comprise up to 1,850 dwellings, 2FE Primary School, employment land, local centre comprising retail and community/leisure, 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)
Parcel 1 Bedford Road Houghton Regis
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02235/DOC>
- CB/20/02242/DOC Discharge to Conditions 2, 7, 8 & 9 against Planning Permission CB/20/00626/RM (Reserved Matters: Following Outline Application CB/15/00297/OUT '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), 2FE 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 earthwork's. Reserved matters sought relating to matters of appearance, landscaping, layout and scale for the construction of 109 no. dwellings)

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- Parcel 1, Bedford Road, Houghton Regis
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02242/DOC>
- CB/20/02265/GPDE Prior Notification of Householder Larger Home Extension: Single Storey Rear Extension.
30 Olma Road, LU5 5AF
For: Mr D Crow
- CB/20/02405/DOC Discharge of Condition 1 to Planning Permission CB/20/00348/RM (Resubmission: Reserved Matters : following Outline Application CB/15/00297/OUT '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), 2FE 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 sportspitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks. ReservedMatters for access, appearance landscape, layout and scale for 160 dwelling on phase CA2 Upper Thorn Green.)
Land To West Of Houghton Regis, Watling Street, Houghton Regis
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02405/DOC>
- CB/20/02370/FULL Loft conversion with three rear dormers and three Velux windows at the front elevation also changing angle of existing roof from 25 to 35 degrees
4 Hayley Court, LU5 5LZ
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02370/FULL>
- CB/20/02377/LDCP Lawful Development Certificate Proposed: Single storey rear extension (external material to match existing).
4 Hayley Court, LU5 5LZ
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02377/LDCP>
- CB/20/02354/FULL Re-submission of planning permission CB/19/03347/FULL Single storey side extension
29 Dellmont Road, LU5 5HU
For: Mr & Mrs S Dye
- 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;
- Members are advised that amendments to this application have been received.**

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,

<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/01001/RM>

(b) Decision Notices

Permissions/Approvals/Consents:

CB/20/00348/RM Resubmission: Reserved Matters (Revised layout plan, highways plans, landscape plans, material plan and boundary treatment plans): following Outline Application CB/15/00297/OUT '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), 2FE Primary School (D1), employment land (Use Classes B1 , 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. Reserved Matters for access, appearance landscape, layout and scale for 160 dwelling on phase CA2 Upper Thorn Green.

Land to West of Houghton Regis, Watling Street, Houghton Regis

CB/20/01115/FULL Single storey rear extension
9 Burford Walk, LU5 5RX

Refusals:

None at time of going to print.

Withdrawals:

CB/19/04059/FULL Demolition of existing site buildings and proposed residential redevelopment comprising 30 dwellings and associated infrastructure
Land off Sundon Road Houghton Regis

7. LOCAL PLAN

At the planning meeting held on the 6th July 2020, members were advised that Central Bedfordshire Council were conducting a consultation on additional evidence as part of progressing their Local Plan.

Members were provided with a copy of a letter of explanation along with a copy of FAQ's and guidance notes explaining how consultees can respond.

The 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.

Consultation began at 10am Thursday 18th June 2020 for a period of eight weeks until 5pm on Wednesday 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.

At the meeting members agreed to defer this item and requested that the Town Councils retained planning consultant consider the consultation papers and provide members with a report in order to support members when considering the Town Councils response. Members will find a report attached.

Recommendation: To consider the Town Councils response to Central Bedfordshire Councils Local Plan Additional Evidence consultation

8. LINMERE

Members have the opportunity to comment on the emerging proposals for Area Master Plan 3 (AMP3), the latest phase in plans for Linnere (formally known as HRN1).

Members will find attached a AMP3 Public Consultation Document and Feedback form.

Members are informed that responses are required by 31st July 2020

Members will also find attached a response to the consultation from local residents.

Recommendation: To consider the Town Councils response to the Linnere Area Master Plan 3 Consultation.

9. STRATEGIC DEVELOPMENT SITES– UPDATE/PROGRESS

Woodside Link – No substantive update to report.

A5 M1 Link – For information this major road project opened on the 11th May 2017.

All Saints View – Members were advised on the 8th July, that the footpath adjacent to this site had been opened.

Bidwell West – Members are informed that all house building parcels of land have been approved.

Linnere – Members are advised that two housebuilding sites have been approved on this site.

Kingsland – Members are informed that funding has been secured for the redevelopment of the site for the purposes of a new secondary school and a leisure centre.

Windsor Drive – No substantive update to report.

Section 106 Monies – Members will find the following link to the most recent s106 contribution monitoring report, as shown on Central Bedfordshire Councils website, for the parish of Houghton Regis. Members are advised to contact the office if they require any part of the report printing off

Houghton Regis Town Council
Planning Committee
6th July 2020 at 7.00pm

Present: Councillors: D Jones Chair
J Carroll
Y Farrell Substitute
M S Kennedy
S Thorne

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

Public: 2

Apologies: Councillor: D Dixon-Wilkinson
K Wattingham

Also present: Councillor: S Goodchild Central Bedfordshire Council

11256 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Dixon-Wilkinson and Cllr Wattingham (Cllr Farrell Substituted).

11257 QUESTIONS FROM THE PUBLIC

A member of the public requested information on what plans there were to make good use on s106 monies.

It was advised that over the last few months a Central Bedfordshire planning officer had been proactive in writing to ward members, highlighting available monies and asking for feedback on the suggested use of money. The item of s106 monies was a fixed agenda item of the planning committee in order to enable discussions when the need arose.

11258 SPECIFIC DECLARATIONS OF INTEREST

None.

11259 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 16th June 2020 for consideration.

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

11260 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.

Councillor Jones noted that the list distributed for consideration, dated 21st April, was not included. It was agreed that these items would be included on the next agenda.

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. Outline application (CB/15/0297/OUT) was supported by a full Environmental Statement (ES) Parcels 5a and 5b, Bidwell West, LU5 6JQ
	No comment
CB/20/00717/DOC	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
	No comment
CB/20/01271/FULL	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:
	<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.
	The Town Council further comments:
	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.
CB/20/01338/PADO	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
	No objections.

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- CB/20/01068/FULL Single storey rear extension with flat roof, front porch with pitched roof
57 Brookfield Avenue, LU5 5TR
- No objections.
- CB/20/01300/FULL Single storey side/rear extension
82 Sycamore Road, LU5 5NQ
- 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

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(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, 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

11261 PLANNING MATTERS

(a) The following planning applications were considered:

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

Comments: Houghton Regis Town Council deferred discussion of this application to the next meeting pending further information being available on Central Bedfordshire Councils website.

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

Comments: Houghton Regis Town Council deferred discussion of this application to the next meeting pending further information being available on Central Bedfordshire Councils website and confirmation of classification of the use of the building i.e. commercial or residential.

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

Comments: The Town Council objects to this proposal on the grounds that the mast, at its height, is overbearing to the adjacent properties and therefore out of keeping. The mast will be a prominent feature and will have a detrimental impact, visually, to the area. The current mast is a less bulky column and in some way's blends in better with the trees located beside it. The current mast also does not appear as conspicuous at its height as the proposed new one. The proposed mast will stand much higher and prouder than the current treetops and thereby be visually prominent.

However, should Central Bedfordshire Council be minded to approve this proposal, then the Town Council respectfully requests that due consideration is given to strongly encouraging the applicant to amend their application, in order to 'blend' in the mast and thereby mitigate the overbearing, intrusive and imposing impact the new mast would bring.

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

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

CB/20/01938/FULL

Proposed Loft Conversion, raising of roof and dormer extension

61 Douglas Crescent, LU5 5AS

For: Mr & Mrs L Rockley

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

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

Comments: Houghton Regis Town Council deferred discussion of this application to the next meeting pending further information being available on Central Bedfordshire Councils website.

CB/20/02028/ADV

Advertisement: Replacement sign 1.3m wide, 4.2m high totem
Unit 2, Foster Avenue, LU5 5TA

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

(b) The following decision notices were noted:

*Permissions /
Approvals / Consents*
None.

Refusals:
None.

Withdrawals:
None

11262 LOCAL PLAN

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

Members received a copy of a letter of explanation along with a copy of FAQ's and guidance notes explaining how consultees could respond.

In accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Act 2012, the Council was publishing Additional Evidence relating to its Emerging Local Plan. The Town Council was being notified as one of Regulation 18/19 consultee and were invited to express their views on its soundness and legal compliance by taking part in the consultation. Consultation began at 10am Thursday 18th June 2020 for a period of eight weeks until 5pm on Wednesday 12th August 2020. The consultation was extended to eight weeks from the more typical six weeks to make it easier for people to respond during the Covid-19 pandemic.

The current consultation related to additional evidence the Council had submitted to the Planning Inspectors in response to their letter dated 30 September 2019 (Exam 69) and the Council was only seeking comments on this additional evidence. The additional evidence was technical in nature and responds to a series of questions outlined by the Inspectors.

Members requested that the Houghton Regis Town Council's Planning consultant analyse the Central Bedfordshire Council local Plan and feedback to Houghton Regis Town Council.

Resolved: To defer the consideration of the Town Councils response to Central Bedfordshire Councils Local Plan Additional Evidence consultation

11263 STRATEGIC DEVELOPMENT SITES - UPDATE/PROGRESS

Woodside Link – No substantive update to report.

A5 M1 Link – For information this major road project opened on the 11th May 2017.

All Saints View – Members requested, at the previous meeting, an update from Central Bedfordshire Council, to when the footpath in this area would be open. In response members were advised via email on the 22nd June, that it was anticipated the pathway will be open very shortly.

Members expressed concerns that the path was still not open and that some members had witnessed residents walking in the road to avoid a lengthy detour.

Members requested a further update be provided.

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.

The Chairman declared the meeting closed at 8.31pm

Dated this 27th day of July 2020

Chairman

- (a) Can you confirm that there are no vehicle access routes from the Linmere site through to the planned Bellcross site?.
- (b) Are you aware of the high level of Motor bike noise from the Woodside link as it is used as a motorbike speedway!. I live in Long Meadow and the noise levels are very loud indeed.
- (c) The local residents and myself have grave concerns about both the Linmere development and the Bellcross development using Conquest Road as Vehicle access for both sites. A Petition has been raised regarding this with Bellcross in regard to their development.

BELLCROSS PLAN



LINMERE PLAN



Central Beds Local Plan: Response to additional documents by Houghton Regis Town Council

July 2020

Summary

The Town Council may wish to raise concerns to the proposals for additional growth in the area – Houghton Regis and adjoining parishes because of the loss of green belt and the additional traffic load on the M1.

The additional documents prepared by Central Beds Council (CBC) are in response to the Inspectors' concerns following the Examination last Summer of the submitted version of the Local Plan (SVLP). The additional documents (most relevant to Houghton Regis) cover the following:

Document 107	Assessment of alternative sites to demonstrate that the Sundon Rail Freight Interchange (RFI) is the most appropriate location
Document 110	North Luton housing allocation
Document 113	Housing Technical Paper
Document 114	Highways Technical Report
Document 115	Sustainability Appraisal -a review of the sites' assessments to demonstrate those selected are the most appropriate
Document 117	The Modifications proposed by CBC – to make the Local Plan 'sound' ready for adoption.

These documents and the consultation responses will be the subject of further Examination, probably early Autumn 2020.

The documents repeat the allocation of two additional sites shown in the Local Plan for housing in Houghton Regis, however the documents also highlight the range of developments – housing and employment, proposed either side of the M1. The documents also emphasise the M1 / A6 link road – now that it has permission, describing it as a 'material consideration' to be taken into account. With the east-west expressway being 'shelved', this new link road has the potential to create a link from the A1 via the A421 and A6 through to the M1 and A5.

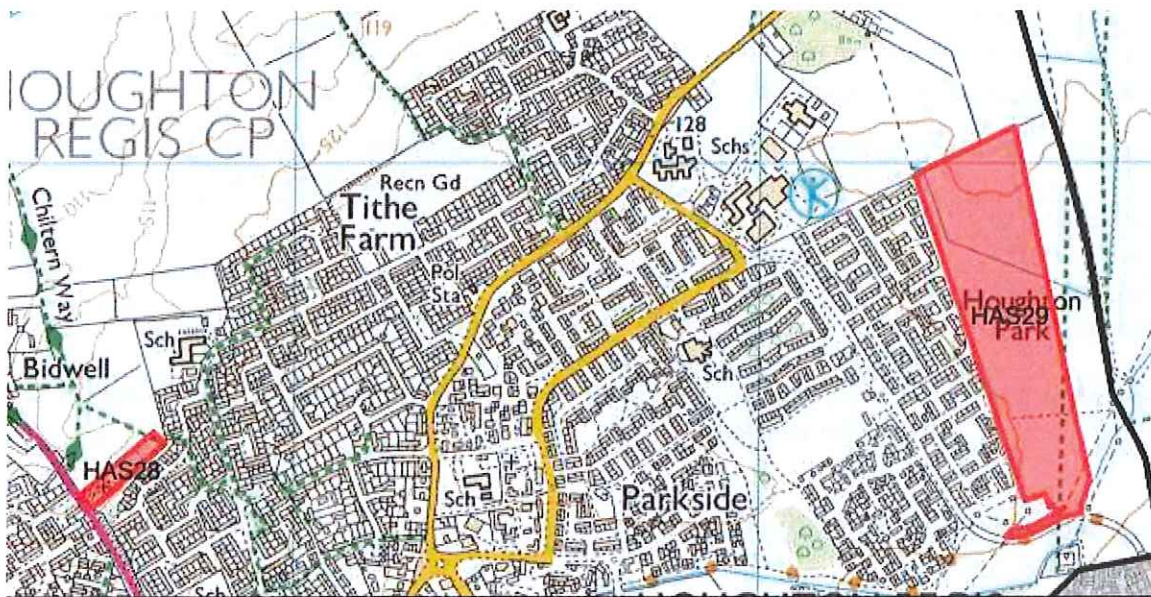
Note: the consultation requires comments to be uploaded against each document. The majority of the following relates to Document 113 with a short comment in relation to 107. The consultation closes 12th August.

Consultation Response to Document 113

Houghton Regis Allocations

The Local Plan shows two allocations for additional housing in Houghton Regis -

HAS 28	Bidwell Gospel Hall (Dell Mount)	Density 40 per ha	25 dwellings	0.78 ha
HAS 29	Land East of Houghton Regis	Density 40 per ha	355 dwellings	14.8 ha



These two sites are also shown in the additional documents with the details – size, housing numbers unchanged.

Further sites were shown in the Local Plan as Small / medium allocations:

- Two sites western side of Toddington 251 homes,
- Three sites Leighton Linlade 120 homes
- Three sites edge of Hockliffe 141 homes
- Two sites at Harlington 589 homes
- One site at Chalton 54 homes.

However the sites at Chalton and Hockliffe have been deleted in the additional documents (Document 117: Modifications).

The Plan recognises the permissions for new homes at Houghton Regis North but the additional documents has deleted the option of increasing the densities to create more housing. Other major allocations of new homes shown in the Local Plan and the additional documents are 5,000 homes at Marston Vale and 3,100 at Luton North.

The additional documents include an analysis of sites which indicate that Sundon is the most appropriate for the proposed Rail Freight Interchange (Document 107) and CBC is putting a lot of emphasis on the M1 / A6 link road – now that it has permission, in Document 113, calling it a 'material consideration' to be taken into account.

The Local Plan identifies areas for significant future growth (the Plan proposes an Early Review to ascertain future needs) including the area between Aspley Guise and junction 13 M1 and between Caddington and the M1 on the western side of Luton.

The Local Plan makes it clear that the allocations for new housing are in response to a calculation of the new homes required in the area and to meet Luton's unmet needs. However the Town Council may have concerns that:

- The allocations will have a cumulative impact on the appearance and character of the countryside, loss of green belt and impact on the Chilterns Area of Outstanding Natural Beauty (north of Luton), and
- The proposed developments will all channel traffic onto the M1 which already experiences major congestion when there are delays or accidents,
- There is no calculation of the traffic impact on the M1 from additional traffic created by the M1 / A6 link road and its connections to the A421 and A1,
- The potential for traffic rat-runs through the parish to avoid M1 congestion would be a major concern.

In Summary

The housing proposed in and around Houghton Regis remains broadly the same as shown in the Local Plan. The Inspectors' request for additional information to demonstrate that there weren't reasonable alternatives to the sites proposed across Central Beds, broadly accepted that there would be loss of green belt if the overall quantum of new housing was to be achieved.

Traffic generation for the sites either side of the M1 may be an issue, however the approval of the M1/A6 link and the shelving of the east-west expressway may bring additional traffic to the M1 from the east affecting the motorway from junction 13 southwards.

Recommended Modifications : Document 117

The Town Council may wish to propose Modifications for

- Environmental impact measures for the RFI at Sundon covering road traffic movements, hours of operation, light, noise and visual pollution,
- new housing at Luton North and Marston Vale should be accompanied by a traffic impact assessment on the M1 from junction 13 southwards in light of potential traffic arising from the M1/A6 link,
- Use the Local Plan's Early Review mechanism to reassess housing needs, identifying a realistic target for new homes in the period beyond 2035 for the whole of Central Beds.