



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

14th December 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 virtually on **Monday 21st December 2020** at **7.00pm**.

This meeting is being held virtually via Microsoft Teams. If members of the public would like to attend, please click on the meeting link below and follow the online instructions:

[MEETING LINK¹](#)

[MEETING GUIDANCE](#)

To assist in the smooth running of the meeting please refer and adhere to the Council's Virtual Meeting Guidance. To view the Virtual Meeting Guidance please click on the link above.

THIS MEETING MAY BE RECORDED²

Debbie Marsh
Corporate Services Manager

Agenda

- 1. APOLOGIES AND SUBSTITUTIONS**
- 2. QUESTIONS FROM THE PUBLIC**

In accordance with approved Standing Orders 1(e)-1(l) Members of the public may make representations, ask questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

¹ If you require a meeting link emailed to you, please contact the Head of Democratic Services at louise.senior@houghtonregis.org.uk

² Phones and other equipment may be used to film, audio record, tweet or blog from this meeting by an individual Council member or a member of the public. No part of the meeting room is exempt from public filming unless the meeting resolves to go into exempt session.

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

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.

3. SPECIFIC DECLARATIONS OF INTEREST & REQUESTS FOR DISPENSATIONS

Under the Localism Act 2011 (sections 26-37 and Schedule 4) and in accordance with the Council's Code of Conduct, Members are required to declare any interests which are not currently entered in the member's register of interests or if he/she has not notified the Monitoring Officer of any such interest.

Members are invited to submit any requests for Dispensations for consideration.

4. MINUTES

Pages: 7 - 16

(Page:7)

Members are advised, under minute number 11438, that Councillor Jones was unable to address the Development Management Committee at the meeting held on the 9th December 2020 in regard to the Town Councils objections to the development on land at the Local Centre, Thorn Turn. Members will find attached the address that Councillor Jones was due to present at the meeting.

Councillor Jones would like to record his apologies for not being able to represent the Town Councils views on the Thorn Local Centre, after having been appointed to do so at the last meeting.

(Pages: 8 – 16)

To approve the Minutes of the meeting held on the 30th December 2020.

Recommendation: To approve the Minutes of the meeting held on 30th December 2020 and for these to be signed by the Chairman.

5. 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/20/04180/FULL	Two storey side extension and new front porch 98 Cemetery Road, LU5 5DE
CB/20/04177/FULL	To construct 7.4m x 3.625m two storey rear extension to existing bungalow 51 Cemetery Road, LU5 5DA For: R Shepherd
CB/20/04406/FULL	Infill extension to undercroft 17 Holyrood Drive, LU5 5FW

For: Mr S Qaiser Abbas

- CB/20/04199/FULL Erection of wall to front boundary. Installation of wooden electric double gates. Retrospective.
Dene Hollow, Sundon Road, LU5 5LR
For: Mr D Watson
- CB/20/04200/LB Listed Building: Erection of wall to front boundary. Installation of wooden electric double gates. Retrospective.
Dene Hollow, Sundon Road, LU5 5LR
- CB/20/04398/GPDE Prior Notification of Householder Extension: Rear single storey conservatory
39 Clarkes Way, LU5 5EN
- CB/20/04227/LDCE Lawful Development Certificate Existing: Construction of car parking area as part of the planning permission CB/14/03488/FULL
Go Houghton, 100 Parkside Drive, LU5 5QN
- CB/20/04512/FULL Single storey rear extension.
8 Bridgeman Drive, LU5 5SR
For: Mr S Burrows
- For noting**
- CB/20/04304/DOC Discharge of Condition 20 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
- CB/20/04307/DOC Discharge of Condition 19 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
CB/20/04245/NMA	Non Material amendment to Planning Permission 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); Reserved matters planning application for 309 new homes, public open space, landscape and associated infrastructure pursuant to Conditions 3 and 4). Amendment sought to house types plots 164-195 and 243-271. Land at Houghton Regis North, HRN1, Houghton Regis LU5 6JW
CB/20/04166/DOC	Discharge of Condition(s) 1,2,4,5 against planning permission CB/20/01001/RM- Reserved Matters following Outline planning permission CB/12/03613/OUT for the construction of The Farmstead, which is a mixed-use complex of buildings located within the AMP2 area, and incorporating a community hall, café, office space and potential small retail units, with associated car parking. Land To The North And East Of Houghton Regis, Sundon Road, Houghton Regis
CB/20/04503/NMA	Non-material amendment to 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. Reserved matters sought relating to matters of appearance, landscaping, layout and scale for the construction of 109 no. dwellings. Amendment sought to vary details relating to plots 12, 34 and 99
CB/20/04504/DOC	Discharge of Conditions 4 & 24 against Planning Permission CB/15/04918/REG3 (Regulation 3 - Outline application: Erection of up to 61,336m of B1, B2 and/or B8 employment development floorspace with associated infrastructure and ancillary works. All matters reserved except means of access from Thorn Road)
CB/20/04481/DOC	Discharge of Condition(s) 10 and 11 against planning permission CB/20/00348/RM (Resubmission: Reserved Matters : following Outline Application CB/15/00297/OUT 'hybrid' planning application. 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

(b) Decision Notices***Permissions/Approvals/Consents:***

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/20/00348/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 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

Refusals:

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, LU5 5LD
CB/20/03079/FULL	Erection of two bedroom dwelling on the side plot adjoining 71 Churchfield Road 71 Churchfield Road, LU5 5HN
CB/20/03686/LDCP	Lawful Development Certificate Proposed: Use of existing outbuilding as a cattery The Orchard, Bedford Road, LU5 6JJ

Withdrawals:

CB/20/02385/OUT	Resubmission: Outline Application: Erection of building for office use and creation of access Land off Townsend Farm Road LU2 5BL
CB/20/03095/FULL	New dwelling with car parking and new dropped kerb 1 Leaf Road, LU5 5JG

6. HOUGHTON PARK ROAD, HOUGHTON REGIS

Pages: 17 - 21

For information Members will find attached a letter from the agent appointed on behalf of the

developer on the land East of Houghton Park Road, in response to their recent public consultation exercise.

7. STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS

Woodside Link – No substantive update to report.

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

All Saints View – No substantive update to report.

Linnere

Pages: 22 – 28

Members will find attached a presentation, as provided by way of an update at the HRN Stakeholder meeting held on the 17th November 2020.

Bidwell West

Pages: 29 – 37

Members will find attached a presentation, as provided by way of an update at the HRN Stakeholder meeting held on the 17th November 2020.

Kingsland – No substantive update to report.

Windsor Drive – No substantive update to report.

Section 106 Monies – No substantive update to report.

Recommendation: **To note the information**

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ADDRESS TO DMC 9/12/20

Thank you, Mr. Chairman.

Ladies and Gentlemen, it is fair to say that Houghton Regis Town Council has struggled with the three applications before you this morning from the outset. We did not understand why there were three applications to be taken together, covered by a single planning statement and submitted by two apparently unconnected limited companies. Furthermore, we did not understand the reason for the “either-or” option for the local centre itself.

This application is for the larger of the “either-or” options, comprising the local centre and 52 apartments. From the start, the Town Council has not liked the impact which the “extra” block of 30 apartments has on the public open space. At its meeting on 16th June, it resolved to “object to the proposal for the inclusion of the 30 apartment block within the scheme as being overdevelopment 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 puts pressure on the ground level space reducing the opportunities for landscaping, open space, pedestrian features, public art, and other features which would add character to the local centre”.

Ladies and Gentlemen, may I draw your attention to the concerns expressed by your Placemaking Group and Landscape Officer, detailed in your pack at pages 20-21. These concerns express the objections of the Town Council more clearly than we could ever hope to do. The point about the lack of accommodation of expected desire lines is especially important. This will lead to pedestrians mixing unnecessarily with traffic, when a less intensive and better designed scheme might have given us a larger traffic-free public square and more delineated pathways.

The officer’s report makes much of the fact that the proposal “appears to” comply with the provisions and requirements of the Bidwell West Design Code. That may be the case, but it does not make the proposal a good or acceptable one.

Houghton Regis Town Council views this application as a missed opportunity. It is far from the attractive, welcoming environment that we were led to believe was to permeate the whole of the Bidwell West development. If it is unattractive, why would people visit this local centre, and, if they stay away, how will the shops thrive? We are very disappointed, and accordingly urge you to reject this proposal, and the promoters to think again.

**Houghton Regis Town Council
Planning Committee
30th November 2020 at 7.00pm**

Present: Councillors: D Dixon-Wilkinson Chairman
J Carroll
Y Farrell Substitute
D Jones
M S Kennedy
S Thorne (from 7:12pm)

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

Public: 2

Apologies: Councillors: K Wattingham

Also present: Councillor: T McMahon
S Goodchild CBC Councillor

11433 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Wattingham (Cllr Farrell substituted).

11434 QUESTIONS FROM THE PUBLIC

A member of the public raised concerns regarding application CB/20/03539/FULL:

- The works completed were illegal
- The development was within a conservation area
- The creation of a garden and parking
- The development was harmful to Sewell Manor
- It was within Green belt land
- The development went against the traffic report
- Inappropriate development
- The building should be reinstated to its original form.

11435 SPECIFIC DECLARATIONS OF INTEREST

None.

11436 MINUTES

To approve the Minutes of the meeting held on the 9th November 2020.

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

11437 PLANNING MATTERS

(a) The following planning applications were considered:

CB/20/03947/FULL Canopy to the side of the house joining to existing ground floor front roof
11 Parkway, LU5 5PT
For: Mr T Winnett

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

CB/20/04089/FULL Single storey rear extension
16 Northview Road, LU5 5AH
Mr C Slessor

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

CB/20/03087/RM Reserved Matters: following Outline Application CB/15/04918/REG3 (Erection of up to 61,336m² employment development floor space with associated infrastructure and ancillary works. All matters reserved except means of access from Thorn Road) Appearance, Landscaping, Layout and Scale to Plot B. Land at Thorn Turn, Thorn Road, Houghton Regis LU6 1RT
Members were advised of amendments to this application - Additional landscaping details, planting revisions, window alterations and smoking area amendments.

Comments: The Town Council accepts that this site has outline permission for storage and distribution activity however, Houghton Regis Town Council objects to this application for the following reasons:

- **Inappropriate Development - The land on which this application is proposed forms part of the residential led Strategic Urban Extension in Bidwell West (HRN2). The proposed operational hours (24/7), along with the vast number of vehicles envisaged entering and leaving the site throughout these operational hours, is not an appropriate development in this location, so close to residential dwellings.**
Design - The approved outline application was of a more traditional storage and distribution unit based around HGV's coming in and out with appropriate car parking for employees. The proposed development is a smaller building but is based on packages coming in then being distributed by vans.

- **Parking provision - Although there is provision for parking for 800 vans on the site, there are concerns that the provision of parking for employees, to cover the operational hours/days, is not acceptable.**
- **Environmental Impact - Lack of up to date Environmental Impact Assessment, which would assess the impact of the vehicle movements proposed.**

CB/20/03539/FULL Retrospective application for the change of use of the former surgery building to a residential dwelling with outdoor garden space and vehicle parking area.
Sewell Manor, Manor Farm, Sewell Lane, Sewell, LU6 1RP
Members were advised of amendments to this application in respect of the above property - Amended description of development

Comments: Whilst the Town Council accepts the revised description of development on this site, the Town Council continues to strongly object to this application for the following reasons:

- **The provision of parking is not included within the footprint of the current building and therefore would constitute overdevelopment of the site.**
- **The proposed development appears cramped.**
- **The existing building is within the curtilage of a Listed Building there should be no fencing around the building, in order to protect the openness of the site and the Conservation Area.**
- **This structure can be viewed from an adjacent public footpath (FP24), contrary to the declaration on the application form.**
- **The development is not appropriate or sympathetic in the setting of Sewell.**

Furthermore, the Town Council would like to make the following comment:

- **The Town Council would like to confirm their support, for the conclusions and recommendations contained within the report submitted by Central Bedfordshire Councils Conservation Officer, in regard to this proposed development.**

CB/20/04217/LDCP Lawful Development Certificate Proposed: Garage conversion and garden store
113 Milton Way, LU5 5UE
For: Mr & Mrs O'Dea

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

CB/20/04191/GPDE Prior Notification of Householder Extension -Proposed single storey extension, Erection of single storey rear extension 5.9m beyond the rear wall of the original dwelling, maximum height of 4m and 2.95m to the eaves.
4 Olma Road, LU5 5AF
For: Mr D O'Connor

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

The following items were noted:

CB/20/04013/DOC Discharge of Condition(s) 8,20,24,25,26,28,29 & 35 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

CB/20/03937/DOC Discharge of Condition 3 from 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 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/20/04142/DOC Discharge of Condition 25 from 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).
Land at Sundon Road, Houghton Regis

CB/20/04084/DOC Discharge of Condition 16 from 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 [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
Land West of Bidwell (Houghton Regis North Site 2)
Houghton Regis

CB/20/04201/DOC Discharge of Conditions 2,5 & 6 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

CB/20/04214/DOC Discharge of Condition 35 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

- CB/20/04165/DOC Discharge of Condition 9 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 1, Sundon Road, Houghton Regis
- CB/20/04168/DOC Discharge of Conditions 2,5 &12 against planning permission CB/16/003378/REG3 (Phased Construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail Units, Cafe, 2no Reablement Suites, the conversion and Change of Use of a Grade 2 listed building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping).
All Saints View, Sapphire Place, LU5 5LQ

(b) The following decision notices were noted:

Permissions / Approvals / Consents

Refusals:

- CB/20/02412/FULL Demolition of existing workshop and storage buildings and erection of seven dwellings with associated vehicle & cycle parking and access roadway.
Sewell Manor, Manor Farm, Sewell Lane, Sewell, LU6 1RP

Withdrawals:

None received.

11438 LAND WEST OF BIDWELL - APPLICATIONS

Members were advised that the three following planning applications were to be determined at the next Development Management Committee meeting to be held on the 9th December 2020:

- CB/20/01538/FULL Erection of a 3 storey, 66 bed care home for older people with associated access, car parking and landscaping.

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.

CB/20/01545/FULL 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.

As members may recall the Town Council objected 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.

Members were requested to consider whether they wished for a representative of the Town Council to participate at this meeting.

Members agreed for Cllr Jones to represent Houghton Regis Town Council at this meeting.

Members were updated that Central Bedfordshire Council were holding a meeting imminently, where the whole of Bedford Road would be looked into and how they would like to shape this road.

Resolved: To appoint Cllr Jones as a representative from the Town Council to participate at the Development Management Committee meeting to be held on the 9th December 2020.

11439 PLANNING WHITE PAPER – NALC RESPONSE

For information, Members received NALC's response to the MHCLG Planning White Paper: Planning for the Future consultation.

11440 BUDGET

Members received an income and expenditure report on the Planning Committees budget.

Resolved: To note the report

11441 DRAFT BUDGET 2021/22

Members received the officer draft budget for 2021/22 along with explanatory notes for the Planning Committee.

The draft budget reflected on ongoing budgetary commitments along with anticipated budgetary commitments arising from the Council Vision 2020/24.

This was provided for initial consideration and comment.

Members suggested that the neighbourhood item be moved to EMR until needed rather than be shown in each year's budget.

Members were advised that although some grant money had been received, some of the funds had to be returned as this money had not been spent due to Covid-19.

11442 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN- UPDATE/PROGRESS

Woodside Link – No substantive update to report.

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

All Saints View – Members raised concerns that the information for the dates of the Sundon Road Closures had not been made clear and requested that this information be sought and shared with residents.

Linnere – No substantive update to report.

Bidwell West – No substantive update to report.

Kingsland – No substantive update to report.

Windsor Drive – No substantive update to report.

Section 106 Monies – No substantive update to report.

Resolved: To note the information

The Chairman declared the meeting closed at 7.59pm

Dated this 21st day of December 2020.

Chairman

SMF/352/58/1

07 December 2020

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LONDON
BIRMINGHAM
BRISTOL
CAMBRIDGE
EDINBURGH
HUNTINGDON
MANCHESTER

Dear Sir/ Madam,

Re: Houghton Park, Houghton Regis: Comments submitted in relation to the public consultation exercise

Thank you for your comments and feedback received in response to the recent public consultation exercise undertaken by Gallagher Developments relating to the proposed development east of Houghton Park Road, Houghton Regis. The public consultation period ended on 11 November 2020.

We have now collated and reviewed all comments received from residents and other interested parties. Before submitting the revised plans and Development Brief to the Council we would like to take this opportunity to provide clarification in relation to some of the common points raised in the consultation responses. Set out in this letter is a summary of our views in relation to:

- (a) Highway and access matters; and
- (b) Other environmental issues.

Further information and full technical details will be contained within the revised planning application documents, which will be formally submitted to the Council in the next few weeks.

Clarification on highway and access related matters

Proposed Improvements to Conquest Road

As summarised within our recent newsletter, the site is allocated for residential development in the emerging Central Bedfordshire Local Plan under Policy HA1, site ref. HAS29. An outline planning application was submitted to the Central Bedfordshire Council (CBC) in the summer of 2019 and is currently awaiting determination. Since submitting the application we have continued to engage with officers at CBC in relation to the development proposals for the site.

As part of the ongoing discussions with Officers at CBC, proposed highway improvements to Conquest Road have been amended and have been agreed in principle with the Highway Officer. These improvements would be secured by the Council under legal agreements forming part of any planning permission for the proposed development. The improvements to Conquest Road would also be approved by independent Highway Safety Auditors who will consider all aspects of pedestrian and motorist safety.

In summary, the proposed improvements include:

- New footpaths added to both sides of Conquest Road.
- Improved pedestrian crossing points added at two locations on Conquest Road.
- Between 22 and 26 resident parking spaces added on and around Conquest Road.

As part of the proposed improvements to Conquest Road the existing 7.3-metre-wide carriageway would be largely retained in accordance with the design requirements of CBC.

The additional resident parking spaces would be secured under a pre-commencement condition as part of any planning permission for the proposed development. This would also ensure that the proposed additional parking spaces on and around Conquest Road would be made available for existing residents' vehicles before any construction activities for the proposed housing commence. The additional parking spaces that are proposed along Conquest Road and within the site boundary would enhance and increase the off-road parking capacity and provide a large amount of additional carriageway space during periods of peak demand.

Parking beat surveys of local roads were completed on Wednesday 22nd and Thursday 23rd January 2020. This highlighted that on a typical weekday between 9am and 3.30pm (i.e. the typical times that construction delivery vehicles would be restricted to), there is an average of 26 cars parked on Conquest Road. The proposed additional residents parking spaces would, therefore, relocate almost all of the existing 'on-street' parking and improve the operation of Conquest Road as an open unobstructed carriageway.

The exact timetable for implementing the improvements to Conquest Road would be finalised once the chosen contractor has been appointed and any associated diversion works planned with public utility operators. However, as confirmed above, the proposed additional resident parking spaces associated with the proposed improvements to Conquest Road would be constructed and implemented in advance of commencing construction activities on the site itself.

Construction Stage

The Transport Assessment concludes that the local highway network would be capable of accommodating the forecast construction traffic associated with the proposed development. A Construction Environmental Management Plan (CEMP) would be secured by a pre-commencement planning condition forming part of any planning permission for the proposed development. The CEMP would be agreed with CBC in advance of commencing the proposed development and would contain various measures to minimise the impact of construction activities on the existing residential community, and to ensure the safe operation of the local highway network. The measures would include:

- Appropriate operational hours including restricted delivery times to the site preventing large delivery vehicles from accessing the Site during peak travel times.
- Defined delivery scheduling;
- Defined delivery routes;
- Wheel washing for vehicles leaving the Site;
- Street cleaning to prevent the egress of mud and debris from the Site to the local highway network; and
- Dust suppression techniques.

Gallagher Developments and their development partners would also propose to hold frequent stakeholder meetings throughout the construction period to ensure that local residents groups and the Town/Parish Council(s) have regular opportunities to ask questions and raise any issues that need to be resolved by the construction team. The developer would also provide a nominated point of contact for residents to speak with, to address issues that arise during construction of the scheme.

The construction activities associated with the proposed development are inevitably linked to the build method, the nature of the buildings proposed on the site, and the developer's working practices. As part of the Environmental Impact Assessment submitted in support of the planning application, an indication of the potential amount of construction traffic has been provided. This indicates that the anticipated average increase in daily traffic due to construction activities associated with the proposed development would be circa 60 cars and LGVs and circa 7 HGVs into and out of the site.

It has been estimated that the proposed development would take approximately four years to construct. It is anticipated that the working hours for works audible at the Site boundary will be as set out below:

0730 – 1800 Monday to Friday;
0800 – 1300 Saturday; and
No working on Sundays or Bank Holidays.

Hours of working would be agreed with the Council prior to the commencement of the works and would be set out in a planning condition on the planning permission. Any work outside of these hours will be subject to prior agreement and/ or reasonable notice to the Council.

Measures would be implemented to minimise any disruption to services that might occur during the construction period. However, any information relating to the disruption of services would be communicated to existing residents at the appropriate time and in advance of any planned works.

Access Proposals

The Transport Assessment that accompanied the application provides a full assessment of the proposed development in terms of access, highway capacity and highway safety. Following submission of the application we have continued to work proactively with CBC in response to comments made by officers and the local residential community.

As part of this exercise, we have worked closely with CBC (highways) to model traffic flows associated with the proposed development through the existing Parkside estate. Those discussions and an explanation of the further technical work that has taken place will be fully documented in a Transport Assessment Addendum, which will form part of the revised application documents to be submitted to CBC in the next few weeks. In this regard, the supplementary highway modelling confirms that, with the additional traffic generated from the proposed development added, junctions at Conquest Road/ Parkside Drive and Parkside Drive/ Woodside Link would operate within capacity during peak travel periods.

Given the proposed land use and amount of development, a single point of access via Conquest Road together with an emergency access via Houghton Park Road is suitable, subject to the implementation of the Conquest Road improvements and other offsite works identified in the Transport Assessment and Addendum.

The adjoining land to the east forms part of the wider 'Linnere' development. Public consultation on potential masterplan proposals (known as Linnere Masterplan Area 3) took place in July 2020 by the Development Consortium responsible for Linnere. As yet, no planning application has been made for development on the adjoining land. Our masterplan provides two potential links from our proposed development through to the adjoining 'Linnere' site. These links would enable pedestrian/cycle movements and would also be of a form and width suitable to act as vehicular links if desired by CBC. The provision of these potential vehicular links between the site and Linnere has been requested by officers at CBC and is in line with good planning and design principles to improve connectivity for pedestrians, cyclists and vehicles. We have worked closely with

Highways Officers at CBC to ensure that our development's access proposals are robust, safe and suitable whilst also providing the appropriate links to Linnere. These links would, in the future, enable residents of our development to have the option of heading east instead of west in order to access the Woodside Link.

Other comments made in representations

Biodiversity, air quality, flooding, drainage and noise

During the consultation exercise comments and queries have been raised in relation to other environmental considerations including biodiversity, air quality, flooding and drainage and noise. A full technical assessment of these topics can be found within the Environmental Statement accompanying the application, which provides a detailed environmental impact assessment of the proposed development. Further information in relation to biodiversity will be submitted to the Council as part of the revised application documents. Individual topics in the Environmental Statement can be viewed as follows:

- Chapter 8: Water Resources/ Flooding
- Chapter 10: Ecology and Conservation
- Chapter 11: Noise and Vibration
- Chapter 13: Air Quality

The Environmental Statement Non-Technical Summary provides an overview of the conclusions reached for all assessments undertaken.

Planning Obligations (known as a S106 Agreement)

The proposed development includes the provision of public open spaces and children's play areas on the site, which would be accessible to all members of the public.

As part of any planning permission for the proposed development a legal agreement (known as a s106 Agreement) will be agreed with the Council, which will secure financial contributions to various local services and facilities within the wider area. The expenditure of the S106 monies would be controlled by the Council.

As part of the s106 legal agreement, it is currently expected that contributions will be secured towards the following off-site services and facilities, the final details of which are subject to agreement between the applicant and the Council:

- Indoor Leisure Facilities
- Libraries
- Early Years/Nursery Facilities
- Community / Village Hall: enhancement of existing community space in the town e.g (but not exclusively) the Memorial Hall Bedford Square Community Centre
- Primary School contribution towards the creation of a new primary school on the Kingsland Campus or such other education project as identified by the Council
- Secondary School contribution towards the creation of a new Secondary School for Houghton Regis North on the Kingsland Campus, or such other identified education project as identified by the Council
- Cemeteries & Burial Grounds
- Sports Pitch Provision/Outdoor sports
- Health contribution to support Beds CCG services - specifically for general medical services, community, mental health and acute services

Management and maintenance

The green spaces and play areas proposed within the development site (known as the areas of public open space) would be maintained and managed by a private management company. The use of a private management company in new build estates is common practice across the country. Full details of the management and maintenance protocols would be secured within the S106 Agreement that will accompany the planning permission.

The responsibility of maintenance for other infrastructure will depend on whether the infrastructure type is to be adopted by the local Highway Authority (Central Bedfordshire) or another statutory body. For example, certain highways within the development will be 'adopted' by the Highway Authority and maintained thereafter by them. The decision on whether to adopt a highway or not will be determined at the detailed design stage of the proposed development and would be subject to technical approval and agreement with the relevant bodies.

Once operational, utilities infrastructure is managed and maintained by the relevant statutory body and utility company.

Ouzel Brook

The Site is bisected diagonally by an unnamed watercourse running north-west to south-east across the site. This watercourse outfalls to Ouzel Brook to the east of the site, which runs north to south and eventually discharges to the River Lee south of the site. The unnamed watercourse running north-west to south-east across the site will be retained as part of the development proposals and will be improved and incorporated as part of the drainage and landscaping strategy for the Site. Ouzel Brook will remain unaltered.

Ouzel Brook and the associated field drainage system through Houghton Regis (including the unnamed watercourse through the site) is currently, and will remain, under the jurisdiction of CBC as Lead Local Flood Authority (LLFA). Any improvements to Ouzel Brook would therefore be determined by CBC.

Summary

I hope that the above provides clarification in relation to the common points that have been raised. As set out at the start of this letter, further information and full technical details will be contained within the revised application documents, which will be formally submitted to the Council in the next few weeks.

I would again like to take this opportunity to thank you for taking the time to respond to the public consultation exercise.

Yours sincerely,


Sarah Fordham (Dec 7, 2020 15:28 GMT)

Sarah Fordham
BA (Hons) MA MRTPI
Associate - Town Planning

cc. Councillor Antonia Ryan, Central Bedfordshire Council
Stuart Robinson, Central Bedfordshire Council



LINMERE

**Stakeholder Meeting
Presentation
November 2020**

AMP1

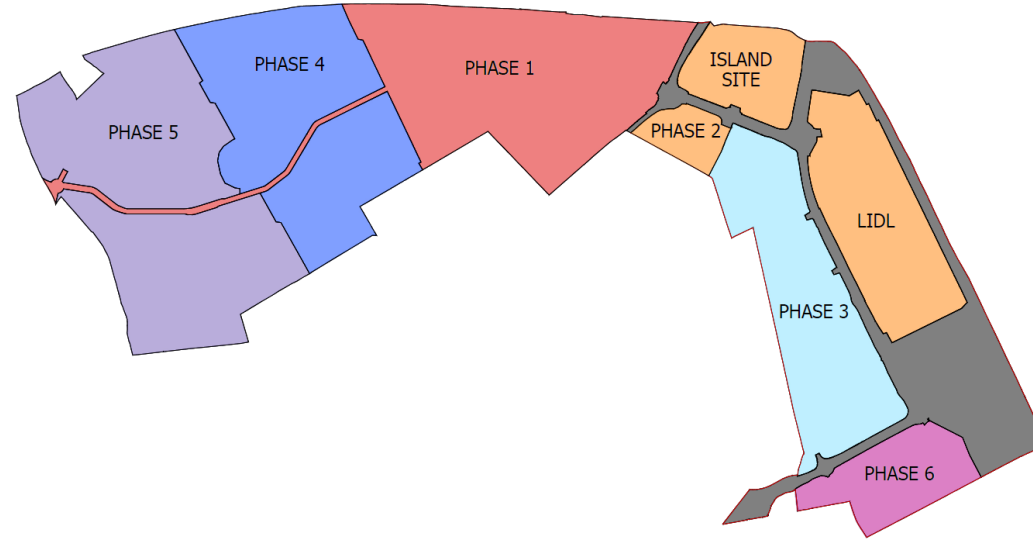
- Parcels 2 and 3 sold to Barratt and Bellway
- Parcels 1 and 4 on the market
- Bellway started construction in July – good progress. Barratt to start to shortly
- CBC primary school construction started. Open Sept 2021

AMP2

- Civils works underway
- Supermarket land – LIDL exchanged contracts and submitted planning
- Farmstead planning consent granted, will be managed by HMRC

AMP3

- Held a virtual consultation in July and August 2020
- Submission of Reserved Matters on AMP3 anticipated by mid December



PUBLIC CONSULTATION

ON THIS PAGE YOU WILL FIND OUR EMERGING PROPOSALS FOR AREA MASTER PLAN 3 (AMP3) – THE LATEST PHASE IN OUR EXCITING PLANS FOR LINMERE (FORMALLY KNOWN AS HRNI).

We would like to thank everyone who took the time to fill in our Feedback Form, to hear your views, and to better understand your aspirations and thoughts on this latest phase for Linmere. Your feedback will be used to help shape the proposals further.

If you have any questions, please contact us on the [Get in Touch](#) page, or by:

Email: info@linmere.co.uk
Freephone number: 0800 232 1794



- 1. Local Centre
- 2. Primary School

- 3. Playing fields
- 4. Visitor Centre

- 5. Supermarket
- 6. Sports pitch

- AMP3 will deliver up to 1,200 new homes and a mix of other uses, alongside new parks, open space, commercial and community facilities, a primary school, hotel, and pub onsite creating leafy and walkable neighbourhoods.
- Mailout of the consultation document was sent to 521 local residents to the West of AMP3 and emailed to 165 stakeholders & residents. This document was also downloadable from our website
- Received a total of 28 feedback forms, 9 emails and 25 calls. Video calls were offered to 24 key local stakeholders from a diverse background, including political, education, health, and business groups
- Held virtual calls with HRTC, Chalton Parish Council, CBC site ward members, HR Heritage Society and HR Baptist Church
- The most commented on topics from the feedback forms and video calls focused on healthcare facilities, access to the Bellcross site and bus routes



VIEW OF THE RIVERSIDE PARK ALONG THE HOUGHTON BROOK



- Gateway site to create sense of arrival and identity
- Place and value creation with Oasis park and River Park
- Three neighbourhoods Hearts
- Central spine with priority for sustainable transport modes
- Two independent vehicular loops to restrict vehicular flows
- Green Seam to integrate adjacent development



- AMP3 Boundary
- Residential
- Gateway Site
- Key Open Spaces
- Green Seam
- Ecological Corridor
- Open Swale
- Incidental Open Space within Development Parcel
- Houghton Brook & Associated Protection Zone
- Activity Hubs
- Spine for Sustainable Transport Modes
- East-West Pedestrian/ Cycle Connections
- Primary Vehicular Movement 20-25mph
- Strategic Views
- Shared Surface - 15mph
- Key Architectural Response
- Bus Stop
- Bus Gate
- Landmark Building
- Proposed Retained Trees
- Farmstead
- In-between Site
- Lidl Supermarket
- Residential
- Parking

1. Spine Street
2. Oasis Park
3. Hotel
4. Mixed Use
5. Pub and The Green
6. Local Centre
7. Neighbourhood Park
8. Primary School
9. Riverside Park
10. Landmark building
11. Access from Woodside and Sundon Link
12. Bridge crossing
13. Walking and cycle crossing
14. Potential walking and cycle connections

DESIGN RESPONSE TO FEEDBACK RECEIVED:



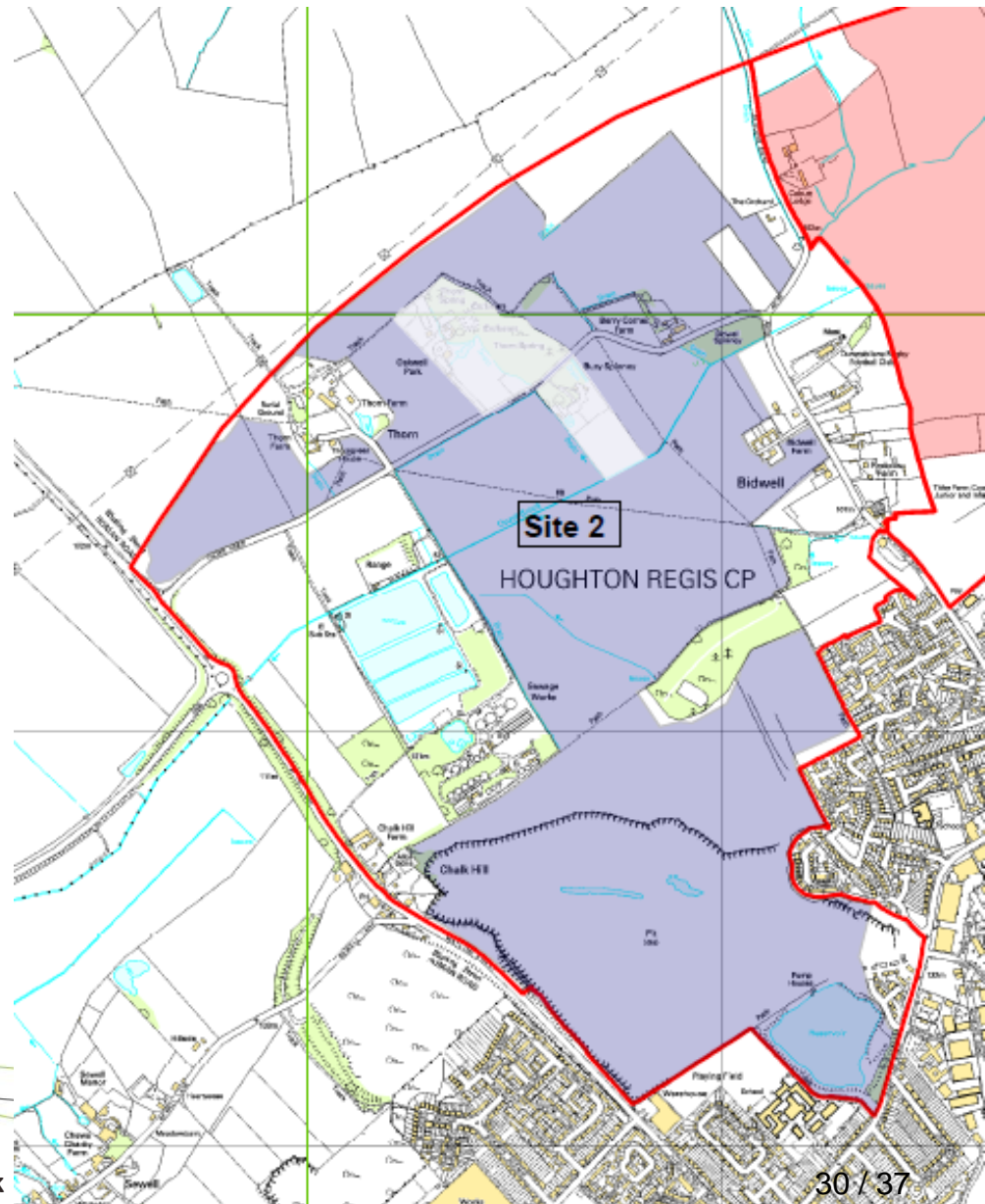
- Submission of AMP 3 – mid December
- Start of Farmstead construction – Jan/Feb 2021
- Anticipated LIDL Supermarket consent – early 2021
- First show homes on AMP1 – Spring 2021



HRN Stakeholder Meeting – 17/11/2020

HRN2 – Bidwell West

- All housebuilder parcels have reserved matters approval.
- This equates to 1,846 dwellings.
- Applications received for the Local Centre
- Application for employment site opposite Baytree building



Bidwell West – Local Centre

- Three applications for the site. As set out below:
- 52 apartments, with retail uses and a nursery
- 22 apartments, with retail uses and a nursery
- 66 bed care home



Landscaping shown is indicative only
- please see landscaping plans that
accompany the application for full
details

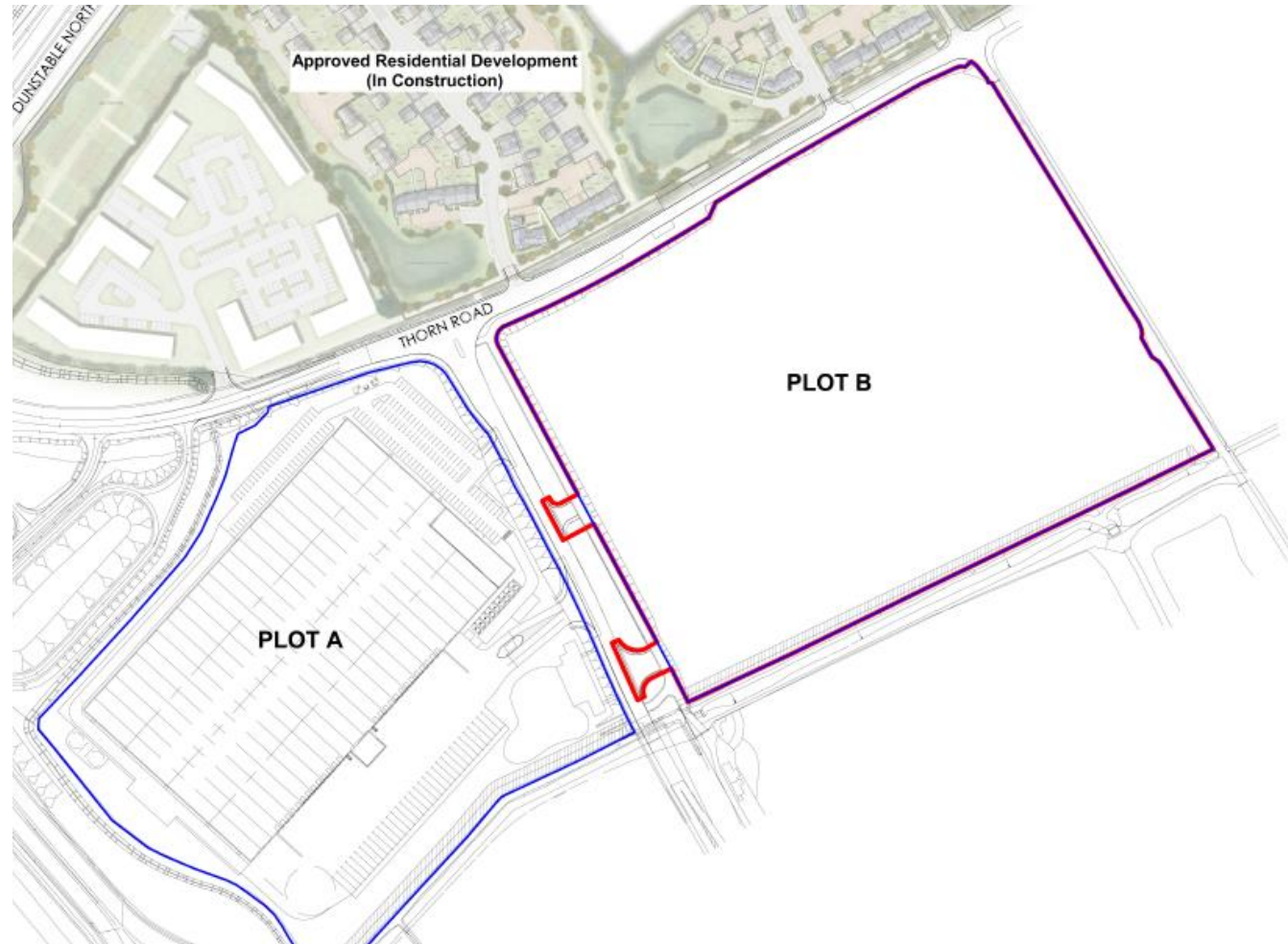
Bidwell West – Local Centre

- Revisions have been provided
- December Committee date expected

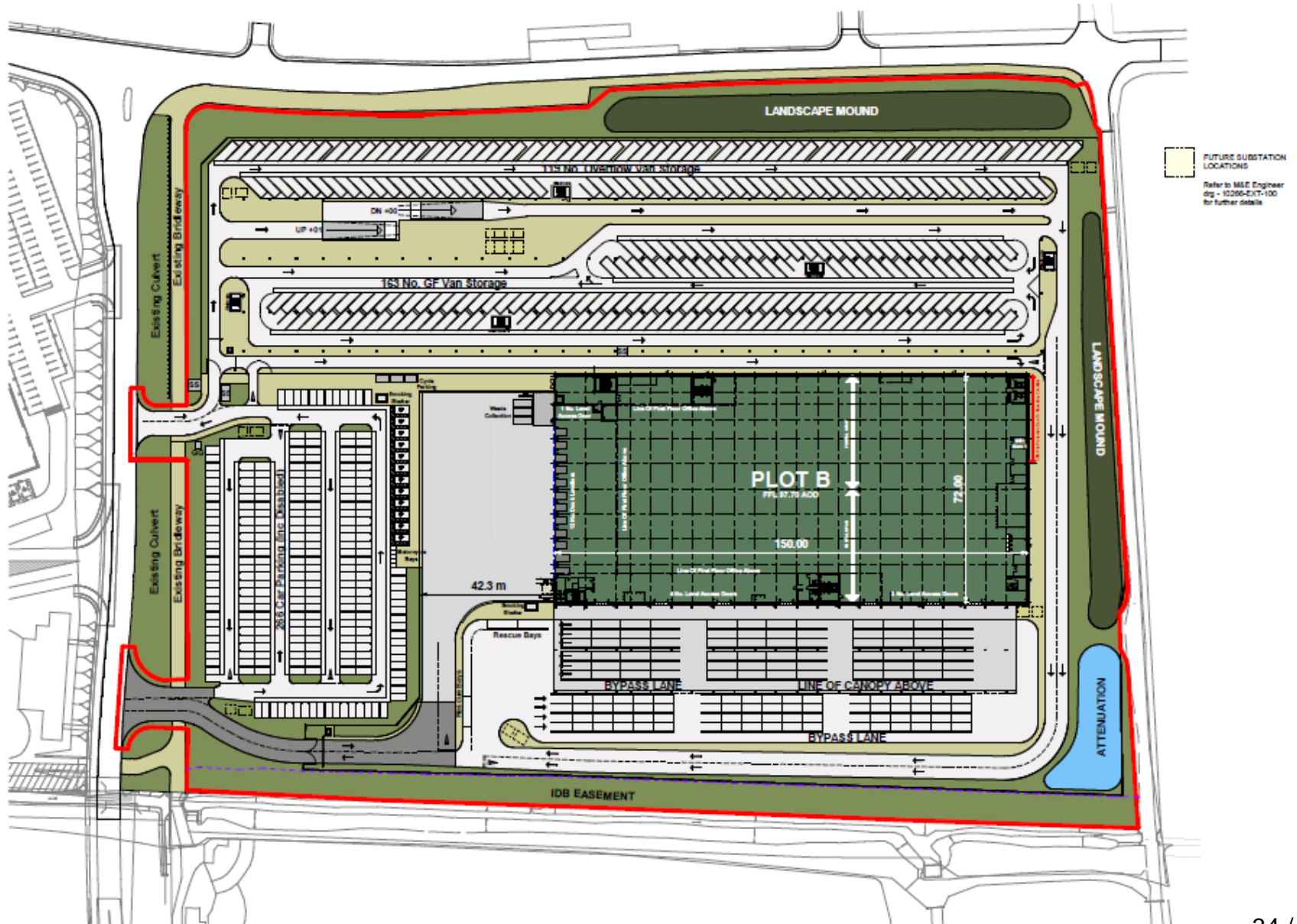


Bidwell West – Thorn Turn

- Employment site opposite the Baytree building
- Reserved Matters application currently being considered



Bidwell West – Thorn Turn

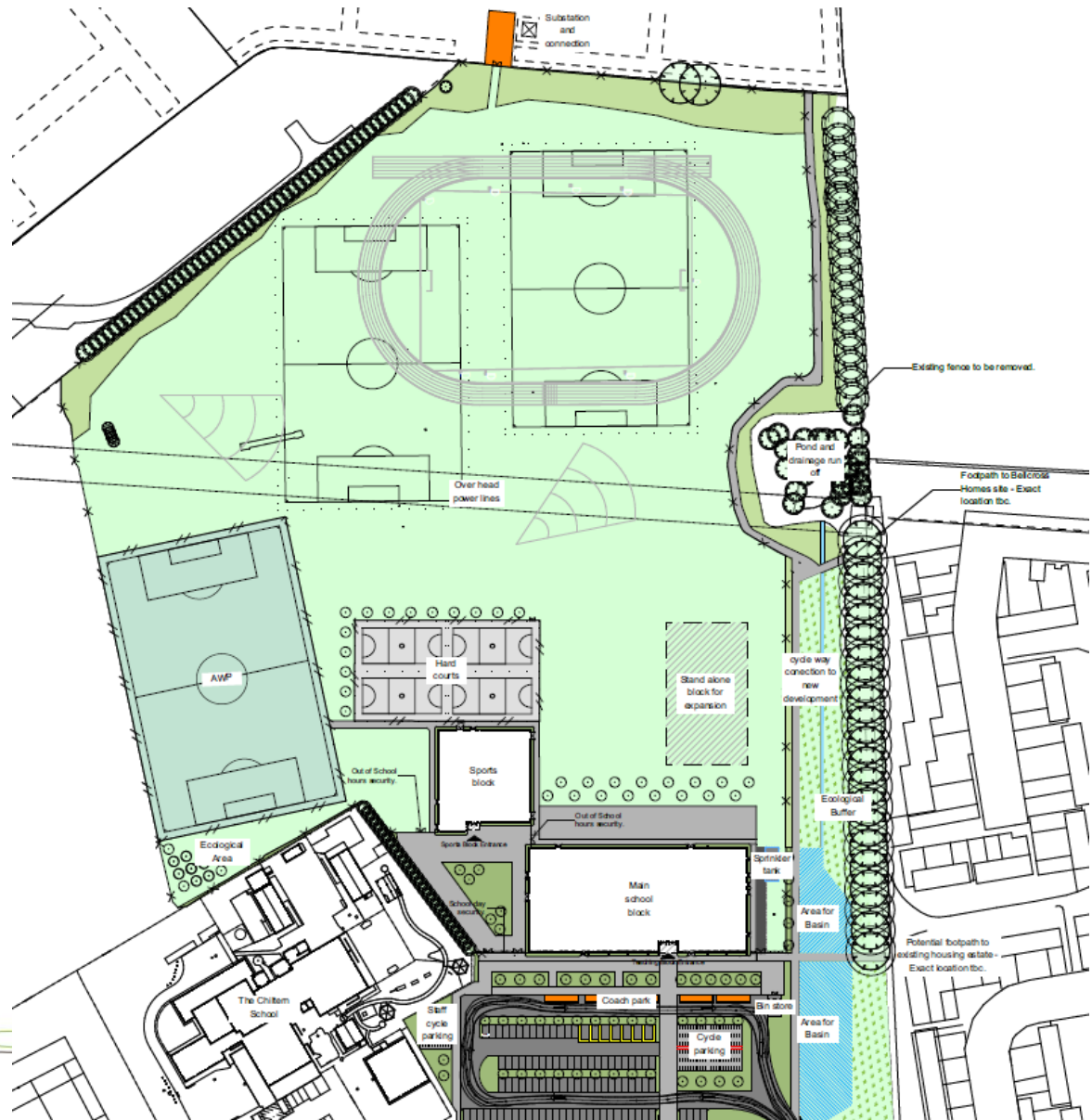


Kingsland



Kingsland

- 6 FE secondary school with potential expansion to 10 FE.
- Expected to go before Committee in January 2021



Other applications

Site	Planning status	Number of dwellings
Regent's Place, Bedford Road (Taylor Wimpey development)	Planning permission approved	169 dwellings
The Baulk, Bedford Road (Persimmon development)	Planning permission approved	62 dwellings
Highfield Barns, Bedford Road	Outline permission granted	Up to 24 dwellings
The Orchard, Bedford Road	Planning permission granted for 6 dwellings. New application submitted for 9 dwellings under consideration	6 dwellings
The Gates, Bedford Road	DMC resolved to approve, subject to a s106 agreement. S106 agreement not yet completed	119 dwellings
Oakwell Park, Thorn Road	Application approved	48 dwellings
Bury Spinney	Application approved	Up to 100 dwellings
Land south of the Bungalow, Bedford Road	Planning application approved at Committee in November	31 affordable dwellings
HRN2 Local Centre	Three applications submitted for this site, which are under consideration.	The applications are as follows: <ul style="list-style-type: none"> - 22 apartments, with retail uses and a nursery - 52 apartments, with retail uses and a nursery - 66 bed care home
Bellcross Homes (Shanley land) – Parkside	Allocated site within the emerging Local Plan. Application received and has not been determined as a Development Brief is required.	Up to 350 dwellings
Bidwell Gospel Hall	Allocated site within the emerging Local Plan.	Up to 25 dwellings
Lidl RDC	Application approved	Storage/Warehouse employment site
Lidl store	Application under consideration	Lidl food store