



**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](mailto:info@houghtonregis.org.uk)

24<sup>th</sup> 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 4<sup>th</sup> January 2021 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 LINK<sup>1</sup>](#)

[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 RECORDED<sup>2</sup>**

**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

---

<sup>1</sup> If you require a meeting link emailed to you, please contact the Head of Democratic Services at [louise.senior@houghtonregis.org.uk](mailto:louise.senior@houghtonregis.org.uk)

<sup>2</sup> 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.*

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.

### 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. PLANNING MATTERS

#### (a) To consider the following applications:

CB/20/04612/VOC                      Removal of condition number 2 of planning permission  
CB/19/00455/FULL (3 bedroom detached New dwelling) removal of  
existing condition  
1 Townsend Terrace, LU5 5BB

CB/20/04547/GPDE                      Prior Notification of Householder Extension: Rear 6 metre extension  
57 St Michaels Avenue, LU5 5DW

CB/20/03300/REG3                      Erection of a three storey secondary school and sports hall providing  
*Members are advised that* 6 forms of entry (900) pupils, together with a 220 pupil sixth form,  
*there are amendments to* sports pitches including an all-weather pitch, vehicular access, car-  
*this application.* parking, coach parking, pedestrian and cycle access from the north  
and east, landscaping and associated infrastructure.  
Kingsland Secondary School Parkside Drive, LU5 5<sup>TH</sup>  
*Members are advised that additional information including*  
*additional ecological information, additional archaeological*  
*information, site sections and additional CGIs are available.*

#### For noting

CB/20/04592/DOC                      Discharge of Condition 5 against planning permission  
CB/19/03820/RM (Reserved Matters: New Primary School and  
amendments to the existing Thornhill Primary School site pursuant to  
outline permission CB/12/03613/OUT)  
Thornhill Lower School, Grove Road, LU5 5PE

CB/20/04605/DOC                      Discharge of Condition 17 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, Café, 2 No  
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 5QT

CB/20/04584/LDCP                      Lawful Development Certificate Proposed-Conversion of loft to bedroom and conversion of garage to garden room  
57 St Michaels Avenue, LU5 5DW

**5.      LAND EAST OF HOUGHTON PARK ROAD, HOUGHTON REGIS**

This item was deferred from the previous meeting to allow Members to meet informally, at a meeting scheduled for the 4<sup>th</sup> January 2021, with the developer and agent for the land East of Houghton Park Road.

This informal meeting is to provide an opportunity for members to consider any other comments they may have in response to the letter circulated by the agent, in response to a recent public consultation.

Members have already been provided with a copy of this letter.

**6.      CB/20/03300/REG3 – KINGSLAND SECONDARY SCHOOL, PARKSIDE DRIVE, LU5 5TH**

*Pages 4 - 7*

Members will find correspondence, attached, advising that the above application is scheduled to be considered at the next Central Bedfordshire Councils Development Management Committee on 13th January 2021.

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

**Recommendation:**                      **To consider appointing a representative from the Town Council to participate at the Development Management Committee meeting to be held on the 13th January 2021.**

**0-0**

# Development Management

## Central Bedfordshire Council

Priory House, Monks Walk  
Chicksands, Shefford  
Bedfordshire SG17 5TQ  
www.centralbedfordshire.gov.uk



Mrs Clare Evans  
Town Clerk  
Houghton Regis Town Council  
Peel Street  
Houghton Regis  
Beds  
LU5 5EY

**Date** 22 December 2020

Dear Mrs Evans,

**Application No:** CB/20/03300/REG3  
**Location:** Kingsland Secondary School Parkside Drive, Houghton Regis, LU5 5TH  
**Proposal:** Erection of a three storey secondary school and sports hall providing 6 forms of entry (900) pupils, together with a 220 pupil sixth form, sports pitches including an all-weather pitch, vehicular access, car-parking, coach parking, pedestrian and cycle access from the north and east, landscaping and associated infrastructure.

The above application is scheduled for the next Development Management Committee on 13 January 2021. It has been recommended for approval however, the Committee is free to make a decision which is not in line with this if it considers there is grounds to do so.

Further to your Council's comments, you now have the opportunity for a representative to address the Committee. To request a speaking slot, you must notify Governance Services. All speaking requests must be received by 5pm on 12 January, 2021.

Requests can either be made by telephone (0300 300 5649) or via email ([committeemeetings@centralbedfordshire.gov.uk](mailto:committeemeetings@centralbedfordshire.gov.uk)). It is essential that you provide a contact telephone number. Further details of the speaking procedure are set out in the enclosed information sheet.

The Committee will be held virtually via Microsoft Teams due to the current Covid-19 outbreak. Further details will be provided by Governance Services when you register to speak. Please contact Governance Services if you wish to address the Committee but are unable to participate in the virtual meeting.

The Development Management Committee's start time is subject to confirmation and you should note that the meeting could begin at either 9.30am or 10.00am. The agenda for the meeting will show the start time and it will be published on the Council's website at least 5 clear working days before the Committee is held.

The agenda can be viewed using the following link:

[https://www.centralbedfordshire.gov.uk/info/31/meetings/219/development\\_management\\_committee/2](https://www.centralbedfordshire.gov.uk/info/31/meetings/219/development_management_committee/2).

Councillor contact details can be found at

<http://www.centralbedfordshire.gov.uk/council/councillors/overview.aspx> or by telephoning customer services on 0300 300 8692.

Yours sincerely,

A handwritten signature in black ink that reads "Andrew Davie".

**Andrew Davie**

**Assistant Director - Development Infrastructure**

# Development Management

## Central Bedfordshire Council

Priory House, Monks Walk  
Chicksands, Shefford  
Bedfordshire SG17 5TQ  
[www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)



## Speaking at Development Management Committee Meetings – Have YOUR say!

Members of the public can speak at the Council's Development Management meetings on planning applications submitted under the Town and Country Planning legislation.

The purpose of this scheme is to allow applicants, objectors, agents, supporters and representatives from Town and Parish Councils/Parish Meetings to make their views known to the Committee in person. Letters of support or objection will be taken into account during the consultation period.

The scheme only applies to applications which are submitted to the Committee and not to applications dealt with under Officer delegated powers.

### How long can I speak for?

A **maximum of three minutes** is available for each collective group of speakers i.e.

- Group 1: representatives from each Town or Parish Councils/Parish Meetings;
- Group 2: any individual and organisation **objecting** to the application; and
- Group 3: any individual and organisation **supporting** the application, including the applicant and agent.

This time limit will be strictly adhered to. The Council strongly encourages speakers to get together and make a joint case, appointing a representative to speak on their behalf. If no spokesperson is appointed, speakers will be heard in the order that requests have been received until the three minutes have been used up.

**Please note** that the requests to speak will be recorded on a **'first come, first served'** basis. Should there be more than one request to speak on a particular item, the first person registered will be asked if they agree to share the three minutes speaking allowance.

Further information is provided in the Council's Constitution: Part 4G - Public Participation Procedure - Annex 3: Procedure for Public Participation in Development Management Committee Meetings when determining Planning or other Applications

(<https://centralbedfordshire.app.box.com/s/tnatqkq10fd74azjl23eys2psx697ozn>).

### When do I speak?

The Planning Officer will introduce the application including slides of the location and the Chairman will then invite the speakers to address the Committee in the following order:

- Town or Parish Councils/Parish Meetings representatives;

- Objectors/representatives; and
- Supporters including applicants/agents.

### **How can I best use my time when speaking to the Committee?**

It will help if you limit your views to relevant planning issues. Examples might be:

- The suitability of the site for the particular development;
- The design, appearance and layout of the proposal;
- Any loss of light or overshadowing;
- Highway safety and traffic issues;
- Effect on residential amenity;
- Noise, disturbance and odour problems; and
- Planning policy and Government guidance.

You should try to avoid reference to matters which are not relevant in reaching planning decisions. Examples might be:

- Matters covered by other laws (e.g. alcohol licensing);
- Private property rights (e.g. boundary or access disputes);
- Personal remarks (e.g. the applicant's motives);
- Effect on the value of property;
- Possible future development; and
- Loss of view over other people's land.

### **What time is the application heard?**

The Committee Meeting will start at 10.00am and you are requested to arrive at least 15 minutes before the start of the meeting.

The Agenda will be considered in the order printed unless the Chairman exercises his right to vary the order of business.

### **Can I circulate information at the meeting?**

Written or illustrative material **will not** be circulated at the meeting. If you have any such material or any additional information to be considered by the Committee, please provide this to the relevant Case Officer/Planning officer at the Council by midday on the Friday before the Committee date. Additional information will be published to the Council's website the evening before the meeting.

### **How will the application be determined?**

The Planning Officer will provide clarification on any matters arising from the public participation. The Committee will then consider the application and vote. Should an application be deferred, your views can be restated at that time.

### **For more information**

If you would like to know more about public participation, please contact Sophie Sherwood on telephone number **0300 300 5649** or email:

[committeemeetings@centralbedfordshire.gov.uk](mailto:committeemeetings@centralbedfordshire.gov.uk)