

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

18th January 2021

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 25th 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 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

To approve the Minutes of the meeting held on the 21st December 2020 and 4th January 2021.

Recommendation: To approve the Minutes of the meeting held on 21st December 2020 and 4th January 2021 and for these to be signed by the Chairman.

5. **PLANNING MATTERS**

(a) To consider the following applications:

CB/20/04715/FULL	Demolition of existing building and construction of a two storey manufacturing facility (Use Class B2) and associated works Unit 1, Foster Avenue, LU5 5TA For: Siemens Healthineers UK
CB/20/04728/FULL	First floor rear and side extension 16 Henley Close, Houghton Regis, Dunstable, LU5 5SA For: Mr & Mrs Weedon
CB/20/04774/FULL	Rear/side extension and front porch 45 Sundon Road, LU5 5LL For: Mr D Corr
CB/19/02053/OUT	Outline Application - for the provision of up to 350 residential dwellings and associated works Land to the east of Houghton Park Road Houghton Regis Members are advised that amendments have been received in respect of the above property, as below: - Revised Plans (including changes to the proposed illustrative masterplan and parameter plans) - A Development Brief has been proposed - Supplementary Environmental Statement has been provided (including updates to the Transportation and Ecology/Nature sections) - Updates following additional public consultation The Town Council has until the 28th January to respond to this

	<p>application. Members will find attached (page 17) a copy of the comments from local residents that have recently been submitted to Central Bedfordshire Council</p>
CB/21/00130/FULL	<p>Proposed single storey extension to both sides, alterations to the front elevation with creation of porch and open gallery above. New detached garage. The Chestnuts, 37 Sundon Road, LU5 5LL</p>
CB/20/01172/RM <i>Members are advised amendments to this application.</i>	<p>Reserved Matters: (following Outline Application CB/18/00067/OUT) Application for the appearance, layout, scale and landscaping of proposed the development for 22 dwellings. Highfield Barns, Bedford Road, LU5 6JP <i>Full set of revised plans and amendment to the description to include landscaping and a reduction in the number of proposed dwellings on the site to 22.</i></p>
<i>For noting</i>	
CB/20/04692/NMA	<p>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[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) - Amendment sought: To move the house on plot 52 back 2 Phase CA2 Upper Thorn Green, Land to the west of Houghton Regis, Watling Street, LU5 6JQ</p>
CB/20/04803/LDCP	<p>Lawful Development Certificate Proposed: Single storey side extension, front porch and single storey outbuilding 2 Hammersmith Close, LU5 5SP</p>
CB/20/04760/DOC	<p>Discharge of Conditions 3, 9, 11, 12, 13 and 14 against planning permission CB/17/03566/FULL (Conversion of redundant stable block to a dwelling). Sewell Manor, Manor Farm, Sewell Lane, Sewell, LU6 1RP</p>
CB/21/00095/DOC	<p>Discharge of Condition 16 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</p>

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/21/00079/DOC

Discharge of Condition 2 against Planning Permission
CB/19/00455/FULL (3 bedroom detached new dwelling)
1 Townsend Terrace, LU5 5BB

(b) Decision Notices

Permissions/Approvals/Consents:

None at time of going to print.

Refusals:

None at time of going to print.

Withdrawals:

None at time of going to print.

6. PROPOSED EXTINGUISHMENT OF PART OF HOUGHTON REGIS FOOTPATHS NOS. 33 AND 36 AT SEWELL FARM, SEWELL LANE, SEWELL

Page 18

Members are advised, for information, that in 2005 Bedfordshire County Council made a Definitive Map Modification Order to add parts of Houghton Regis Footpaths Nos. 33 and 36 to the Definitive Map of public rights of way. This order was objected to and was eventually confirmed by the Secretary of State for Environment, Food and Rural Affairs in 2012. The width of Footpath No. 33 was very wide and encompassed a whole area to the northern side of Sewell Lane.

The various effected landowners consequently applied to extinguish parts of the added footpaths. In 2016 Central Bedfordshire Council made an extinguishment order for the added footpaths but with the retention of a 2m wide part of Footpath No. 33. The order was objected to. In order to remove some of the objections, a new and improved route for part Footpath No. 33 (see line D-R on the attached draft order plan) was constructed. The improved route has now been approved by both Council officers and the objectors.

Central Bedfordshire Council are now re-making the opposed order as two separate orders: one for Footpath No. 33 that now has no objections against it and one for Footpath No. 36 which still has objections. This will allow one of the orders to be confirmed quickly whilst the order which will receive objections can be forwarded to the Planning Inspectorate.

This information is provided by way of an update as it has been some time since the Town Council

was last informed about these paths.

7. TOWN AND COUNTRY PLANNING ACT 1990 – S257 – THE PROPOSED STOPPING UP OF FOOTPATHS NEAR THORN ROAD, HOUGHTON REGIS AND THE CREATION OF ALTERNATIVE ROUTES AS PART OF THE NEW ABBEY HOMES DEVELOPMENTS

Pages 19 - 20

Members are advised that Central Bedfordshire Council have received an application to stop up parts of Houghton Regis Footpaths Nos. 4, 16 and 40 and to create alternative routes for these footpaths as per the attached plans as part of the proposed construction by Abbey Developments Ltd. of a large area of residential housing under planning consents CB/20/00348/RM.

Footpath No. 4 needs to be moved away from the area of development near point B and would be put onto the footway of the estate road. For note, the extent of the existing adopted highway at the roundabout (red dashed line) means the new route of the footpath would extend northwards from point C only as far as point D.

Footpath No. 40 will be encroached upon by the rear gardens of properties between points X - Y. Consequently, it is proposed to divert this onto a route that runs in more open space on the nearby route Z - Y.

Footpath No. 16 would be built over near point C and so this path also needs to be moved. There are two options to be decided on:

Option 1 - As per the plans, Footpath No. 16 crosses adjoining lands which are also affected by consented development, namely: Bury Spinney (CB/19/04220/OUT) and Linden Homes (18/00811/RM). To deal with this path holistically this option proposes diverting a large section of the footpath from the line C - G to an alternative route C - H - G along what should eventually be a surfaced estate path.

Option 2 - An alternative proposal would see just the section of Footpath No. 16 immediately affected by development between points C - T diverted around the edge of the Abbey Homes development onto a new line R - S - T. This would leave the remaining section of Footpath No. 16 between points T and G to be diverted at a later date prior to the Bury Spinney development commencing.

Recommendation: To consider any comments in response to these proposals.

8. 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 – No substantive update to report.

Bidwell West – No substantive update to report.

Kingsland – No substantive update to report.

Windsor Drive – Members are advised that a draft Budget report for the Housing Revenue Account was presented to Central Bedfordshire Councils Executive recently. This report contained two paragraphs in regard to the land at Windsor Drive. Whilst the proposal, as detailed below, is at an early stage, Council were requested to consider if it wanted to spend circa £20M for the purposes outlined in two specific paragraphs.

Paragraphs 59 and 60 of the draft Housing Revenue report reads as follows:

"...The other large site, that is new to the programme, is land at Windsor Drive in Houghton Regis. This is a substantial area of green space within the Parkside estate. At this early stage of feasibility and site assessment a development of 100 homes is being considered, which will allow significant open space to be retained and enhanced, yielding significant local benefits. The intention is to incorporate local space improvements and wider linked benefits locally. Careful consideration will be given to the best type of housing and tenure mix. An expenditure of £20.6M is proposed, with potential HE funding of £2.5M, to leave net spend of £18.1M. Due to the anticipated consultation and master-planning exercise, start on site is not anticipated until 2023; the majority of spend is shown in years 3-4 of the MTFP.

The approach to the development of land at Windsor Drive will begin with a Planning-for-real type event, similar to the approach that was taken for the development of All Saints View, as a means to engage the community in a process aimed at benefits optimisation, as a genuine Place-shaping opportunity. That process will begin during the spring of 2021 and will be designed to maximise opportunities for local people to say how best the land should be developed, to deliver both affordable housing and to enhance the amenity space...."

Members are informed that these are very early days and it could be 18 months before a Planning application is made, at which point there will be the opportunity to challenge what the Council proposes. Prior to that, the process is to -

- a) Agree a budget within Central Bedfordshire Council – £20.6M is an estimate to build 100 affordable homes for shared ownership and rent (to benefit local people), as well as to deliver open space and other improvements in the local area so that local people benefit from this development in two ways – much needed affordable homes and space that is more enjoyable/beneficial for local people in Houghton Regis. It is recognised that the Council is prepared to invest this money. The starting point is to set a Budget.
- b) A local “Planning for Real” exercise, will begin, to engage and involve local people to say what they would like in terms of local green space and amenity improvements and to strike the right balance between new homes on this land and how to improve the amenity value of that land through those enhancements. This will happen late spring/summer 2021.
- c) We will then design a scheme – homes and local improvements to the amenity land. Before submitting a Planning application, people will be asked what they think, in a relatively informal process.
- d) Planning application likely Spring 2022. It is at this point that the Council’s Planning Service would contact local residents to invite them to comment on an application.

Members are informed that the Assistant Director, Housing Service Social Care, Health & Housing Directorate is very willing for residents to make contact should they have any questions or concerns.

Section 106 Monies – No substantive update to report.

Recommendation: **To note the information**

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**Houghton Regis Town Council
Planning Committee
21st December 2020 at 7.00pm**

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

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

Public: 2

Apologies: Councillors: K Wattingham
S Thorne

Also present: S Goodchild CBC Councillor

11455 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Wattingham (Cllr Farrell substituted) and Cllr Thorne (Cllr Morgan substituted).

11456 QUESTIONS FROM THE PUBLIC

None.

11457 SPECIFIC DECLARATIONS OF INTEREST

Cllr Dixon-Wilkinson declared a personal interest in applications CB/20/04199/FULL and CB/20/04200/LB as the applicant's family was known to him personally, accordingly he did not take part in the discussions and Cllr Jones chaired the meeting for these applications.

11458 MINUTES

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

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

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

11459 PLANNING MATTERS

(a) The following planning applications were considered:

Non - Delegated

CB/20/04180/FULL Two storey side extension and new front porch
98 Cemetery Road, LU5 5DE

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

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

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

CB/20/04406/FULL Infill extension to undercroft
17 Holyrood Drive, LU5 5FW
For: Mr S Qaiser Abbas

Comments: Houghton Regis Town Council objects to this application on the grounds of:

- **Overdevelopment**
- **This proposed development, if allowed, would be likely to set a precedent for further applications of a similar nature which in turn would increase the need for on street parking in this area.**
- **Loss of parking provision**

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

Comments: Houghton Regis Town Council objects to this application on the grounds of:

The proposed development

- **does not enhance the setting of the character and appearance of the listed building;**
- **the scale of the proposed development is overbearing and out of keeping. It will undoubtedly obscure the building from ground level viewing and thereby hide an important character building and hitherto an historical asset from its setting within the Conservation Area.**

The works already undertaken

- **do not pick up on the established character of the Conservation Area. Whilst the Town Council acknowledges that the hedgerow and trees, which have been removed, were perhaps lacking in maintenance, they did however add to the character of the area.**

Members requested that Councillor Ryan be asked to call this application in.

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

Comments: Houghton Regis Town Council objects to this application on the grounds of:

The proposed development

- **does not enhance the setting of the character and appearance of the listed building;**
- **the scale of the proposed development is overbearing and out of keeping. It will undoubtedly obscure the building from ground level viewing and thereby hide an important character building and hitherto an historical asset from its setting within the Conservation Area.**

The works already undertaken

- **do not pick up on the established character of the Conservation Area. Whilst the Town Council acknowledges that the hedgerow and trees, which have been removed, were perhaps lacking in maintenance, they did however add to the character of the area.**

Members requested that Councillor Ryan be asked to call this application in.

CB/20/04398/GPDE

Prior Notification of Householder Extension: Rear single storey conservatory
39 Clarkes Way, LU5 5EN

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

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

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

CB/20/04512/FULL Single storey rear extension.
8 Bridgeman Drive, LU5 5SR
For: Mr S Burrows

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

The following were noted:

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)
- Members requested information as to how these conditions can be discharged when the application for the distribution centre had not yet been agreed.
- 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) The following decision notices were noted:***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

Members requested an update on the progression of this development.

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

11460 HOUGHTON PARK ROAD, HOUGHTON REGIS

For information Members received 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.

Members agreed to defer this item to the meeting scheduled for 4th January 2021.

**11461 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 – Members received a presentation, as provided by way of an update at the HRN Stakeholder meeting held on the 17th November 2020.

Bidwell West – Members received 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.

Resolved: To note the information

The Chairman declared the meeting closed at 8.09pm

Dated this 25th day of January 2021.

Chairman

**Houghton Regis Town Council
Planning Committee
4th January 2021 at 7.00pm**

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

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

Public: 3

Apologies: Councillors: K Wattingham

Also present: Councillor: Y Farrell

11462 APOLOGIES AND SUBSTITUTIONS

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

11463 QUESTIONS FROM THE PUBLIC

A member of the public raised concerns regarding application CB/20/03300/REG3:

- Frequent localised flooding from the pond could lead to an unsafe cycle path
- Buffer system between housing and school foot traffic was inadequate
- Inadequate resident consultation
- Proposed school entrance on Grange Way would encourage use as a drop off point which would result in unnecessary congestion.

Members advised that a representative of Houghton Regis Town Council attend and address the Central Bedfordshire Councils Development Management Committee on 13th January 2021 in order to raise the Town Council and residents' concerns.

11464 SPECIFIC DECLARATIONS OF INTEREST

None.

11465 PLANNING MATTERS

(a) The following planning applications were considered:

CB/20/04612/DOC 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

Comments: Houghton Regis Town Council does not object to the removal of condition 2, however, this is only if verification can be sought from officers that the condition may be discharged alongside the supporting document that had been submitted with the application.

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

Comments: Houghton Regis Town Council objects to this proposed development on the grounds of overdevelopment, when considered against the approved development under application number CB/20/04584/LDCP.

CB/20/03300/REG3 *Members were advised that there were amendments to this application.* 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.

Kingsland Secondary School Parkside Drive, LU5 5TH
Members were advised that additional information including additional ecological information, additional archaeological information, site sections and additional CGIs were available.

Comments: Members offered no comments as a member of council would be representing Houghton Regis Town Council at the Central Bedfordshire Councils Development Management Committee on 13th January 2021.

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

11466 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 4th January 2021, with the developer and agent for the land East of Houghton Park Road.

This informal meeting was 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 had already been provided with a copy of this letter.

Members agreed to withhold comments until the planning application had been received. Members were advised that this application was proposed to be presented at the next Planning meeting to be held on 25th January 2021.

11467 CB/20/03300/REG3 – KINGSLAND SECONDARY SCHOOL, PARKSIDE DRIVE, LU5 5TH

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

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

Members agreed for Cllr Kennedy to attend the Central Bedfordshire Councils Development Management Committee on 13th January 2021 and address the Committee on behalf of Houghton Regis Town Council.

Resolved: To appoint Cllr Kennedy to represent the Town Council to participate at the Development Management Committee meeting to be held on the 13th January 2021.

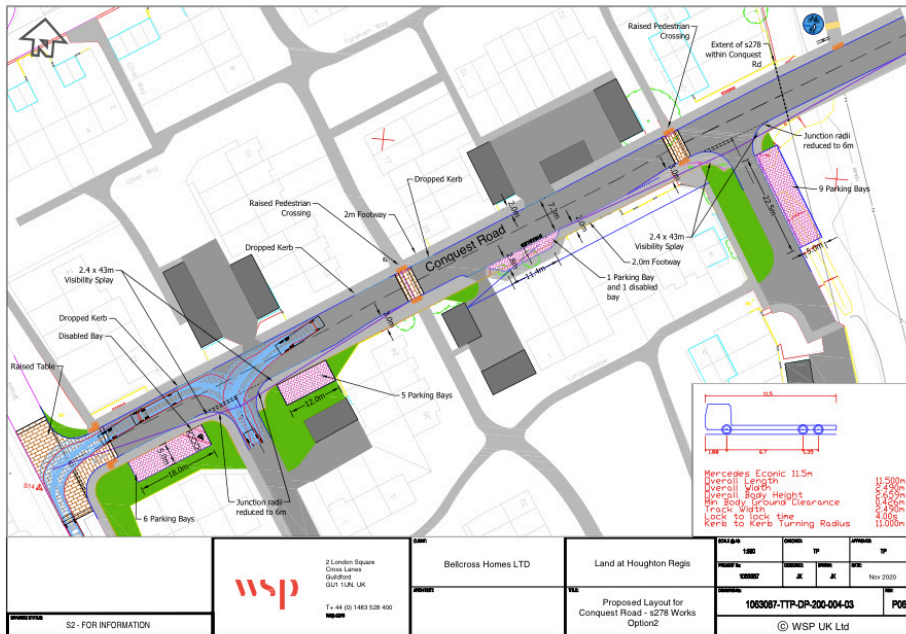
The Chairman declared the meeting closed at 8.06

Dated this 25th day of January 2021

Chairman

Subject: CONQUEST ROAD

The comments below are from 5 residents residing in Long Meadow Houghton Regis LU55RR. Details of residents are available on request. Long Meadow is located at the far end of Conquest Road.



We do not accept the use of Conquest Road as the main route in to the development. The plan would mean that HGV vehicles would use this road during construction of the development which would mean higher noise levels, danger to residents and pollution. There would also be possible damage to residents cars.

This is the first plan that residents have seen in regard to Conquest Road itself, all previous newsletters have contained details of the proposed development along with no real plan of Conquest Road.

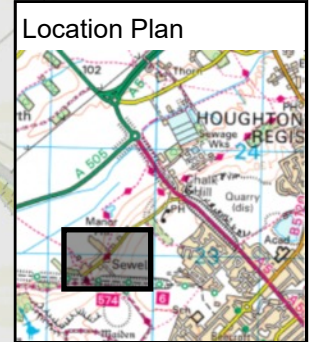
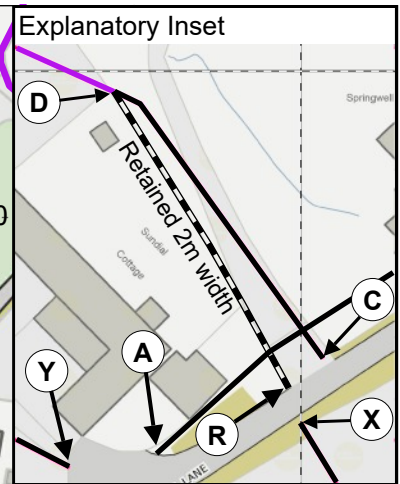
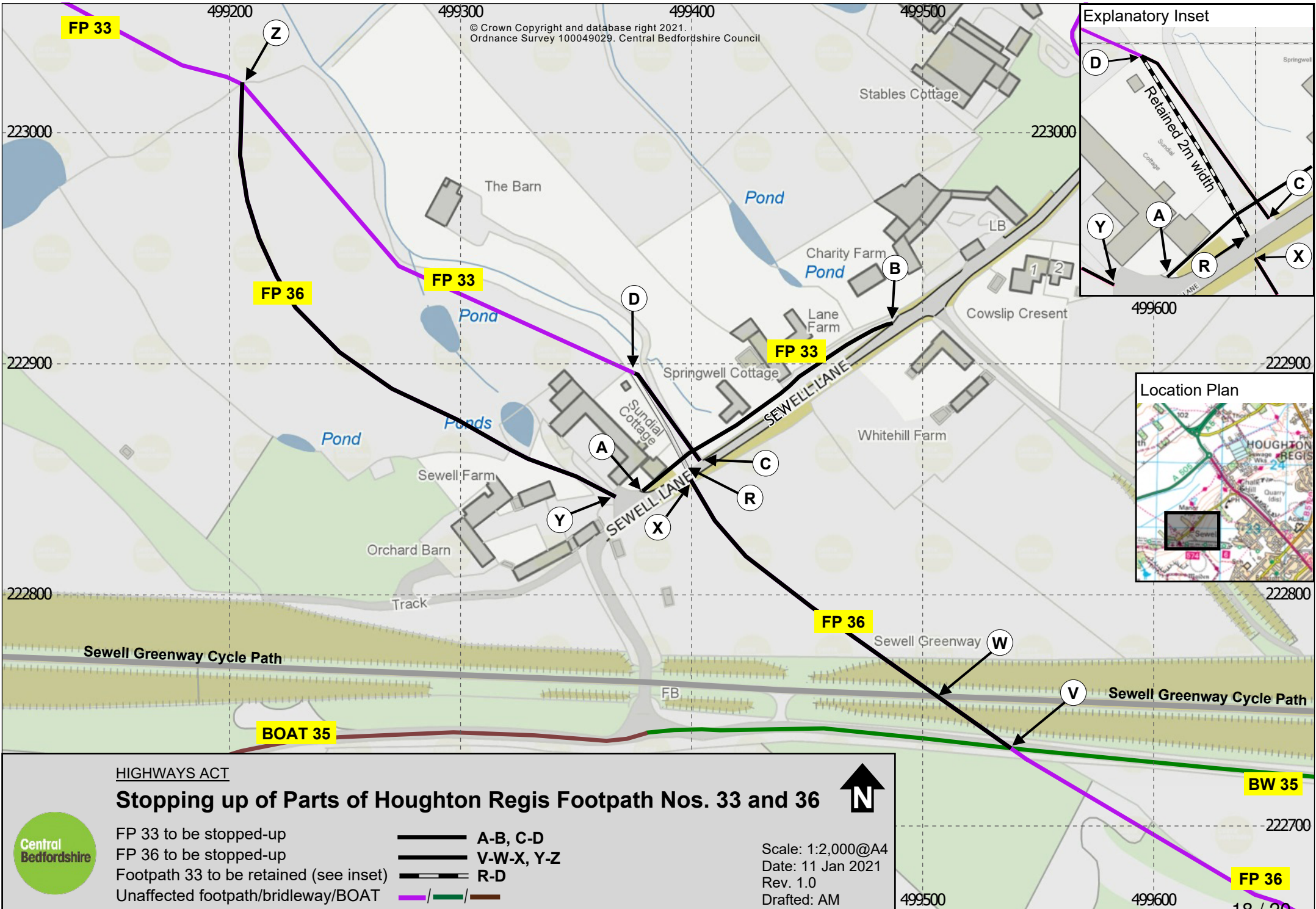
At night cars and vans are parked up to capacity, the plan above has spaces for 22 cars which is inadequate. The important point is that the expected volume of cars going up and down this narrow road would be a danger to residents. Not all residents park their cars in garages, this is due to the size of the garages, poor lighting conditions and security issues. In addition some families have two or more vehicles. The residents who reside in some of the houses in the paths off Conquest Road have no garages of their own so park in Conquest Road.

Around Conquest Road we have a number of elderly residents, young children and mothers with babies, there are also two schools nearby.

Residents views have remained the same since plans from the developers first came to light. We are totally opposed to Conquest Road being used as an access road into the new development. We feel that CBC and the developers are not listening to what the residents are saying. We have put forward time and time again that entrance to the development should be from the link road at the bottom of the site and not via Houghton Park Road and Conquest Road.

This summary is of the views of 5 residents living in Long Meadow, whose details are available on request.

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HIGHWAYS ACT

Stopping up of Parts of Houghton Regis Footpath Nos. 33 and 36

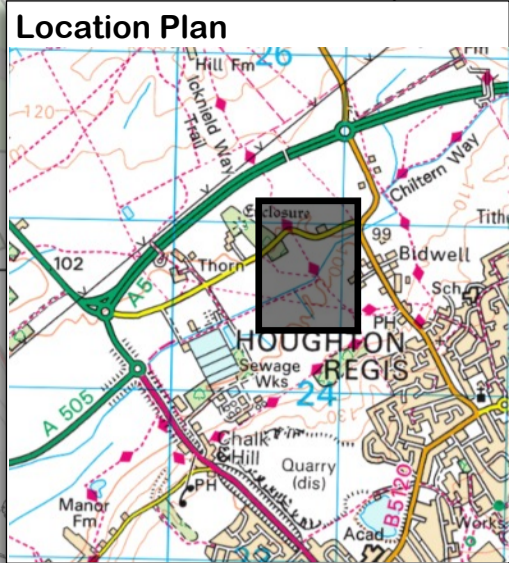
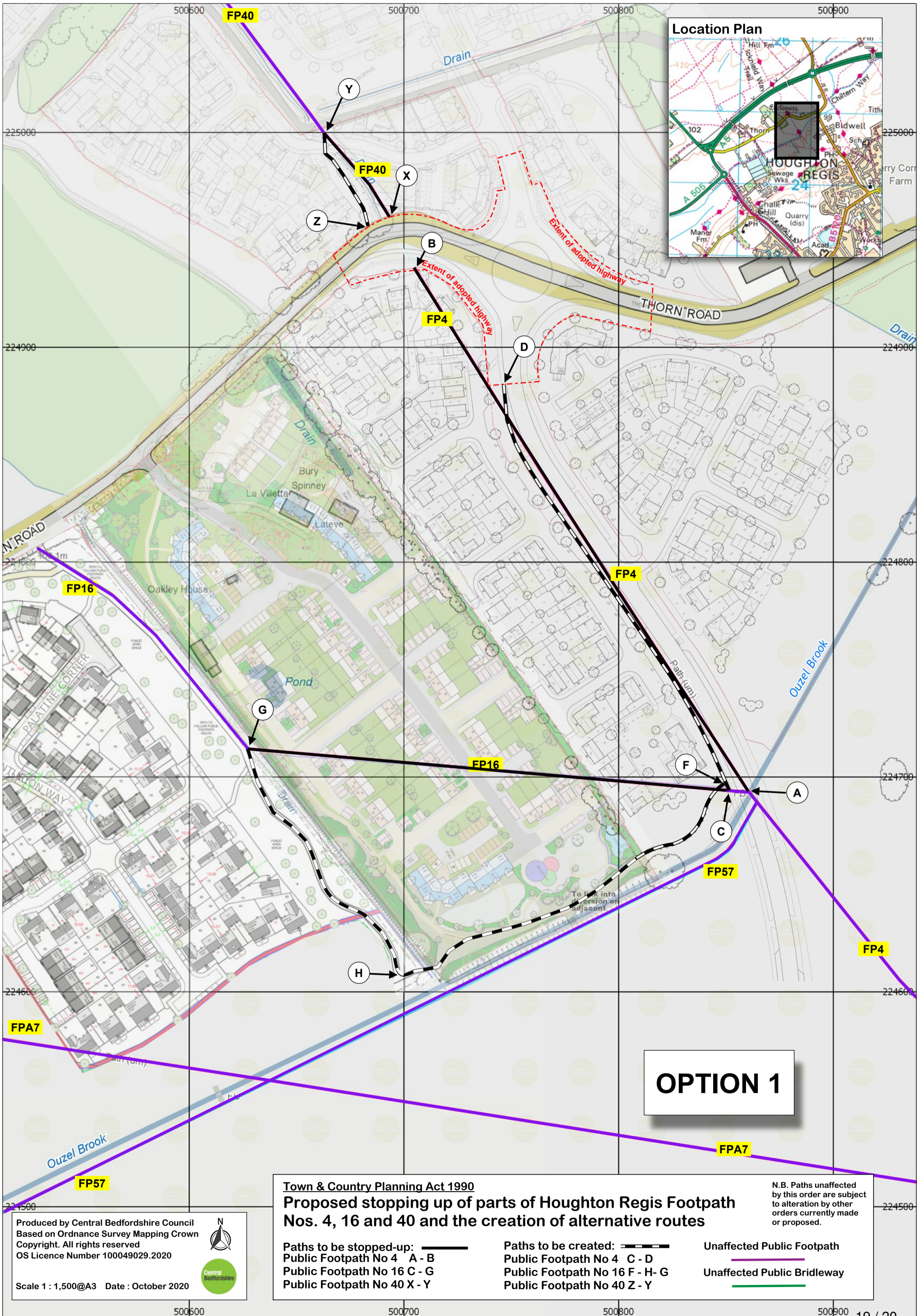


- FP 33 to be stopped-up
- FP 36 to be stopped-up
- Footpath 33 to be retained (see inset)
- Unaffected footpath/bridleway/BOAT

- A-B, C-D
- V-W-X, Y-Z
- R-D
- Unaffected footpath/bridleway/BOAT

Scale: 1:2,000@A4
Date: 11 Jan 2021
Rev. 1.0
Drafted: AM





OPTION 1

Town & Country Planning Act 1990
Proposed stopping up of parts of Houghton Regis Footpath
Nos. 4, 16 and 40 and the creation of alternative routes

Paths to be stopped-up:
 Public Footpath No 4 A - B
 Public Footpath No 16 C - G
 Public Footpath No 40 X - Y

Paths to be created:
 Public Footpath No 4 C - D
 Public Footpath No 16 F - H - G
 Public Footpath No 40 Z - Y

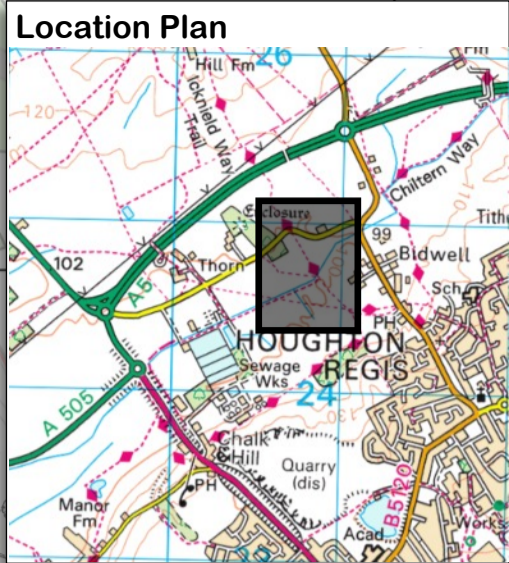
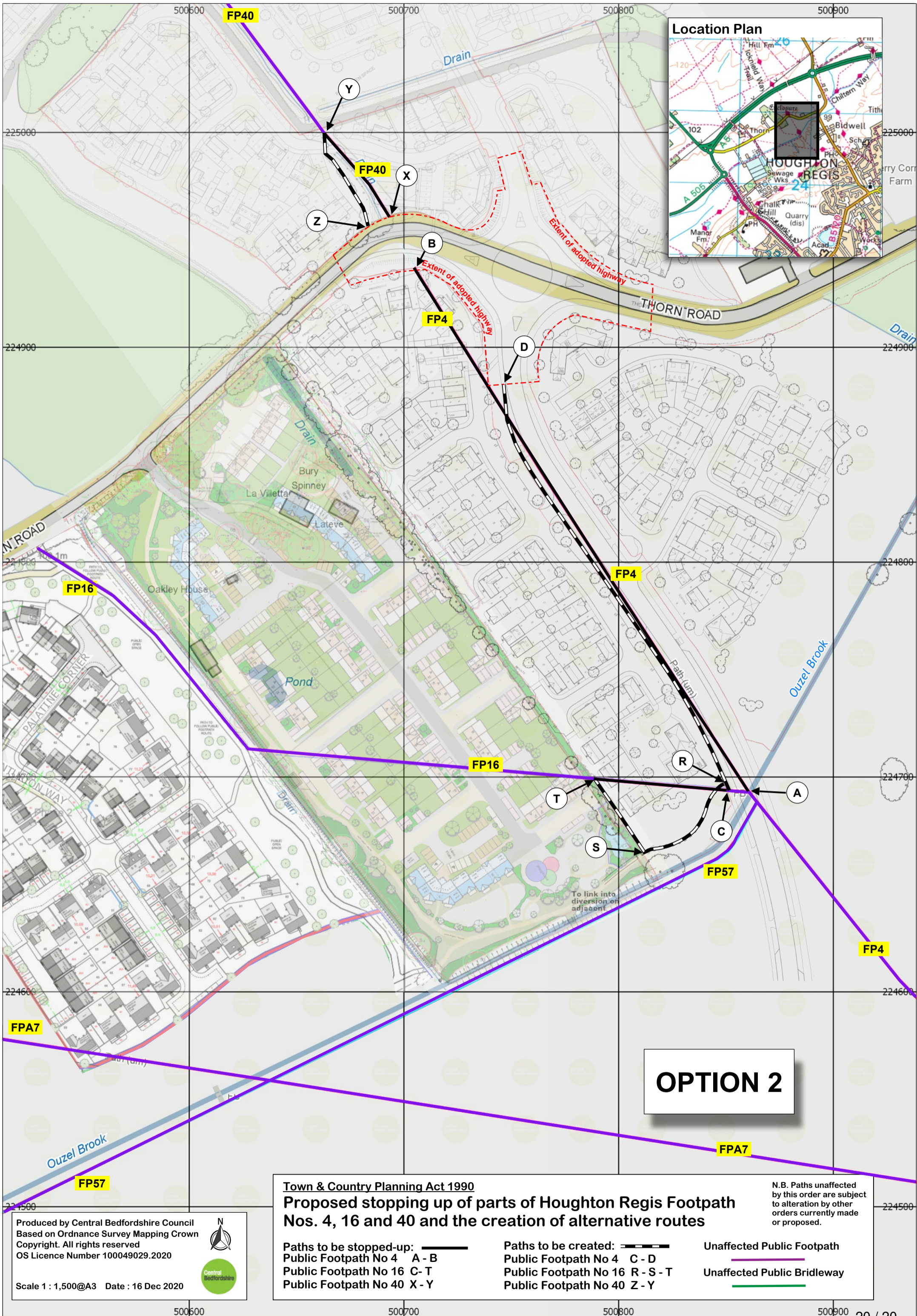
Unaffected Public Footpath
 Unaffected Public Bridleway

N.B. Paths unaffected by this order are subject to alteration by other orders currently made or proposed.

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Scale 1 : 1,500@A3 Date : October 2020



OPTION 2

Town & Country Planning Act 1990
Proposed stopping up of parts of Houghton Regis Footpath
Nos. 4, 16 and 40 and the creation of alternative routes

Paths to be stopped-up:
 Public Footpath No 4 A - B
 Public Footpath No 16 C - T
 Public Footpath No 40 X - Y

Paths to be created:
 Public Footpath No 4 C - D
 Public Footpath No 16 R - S - T
 Public Footpath No 40 Z - Y

Unaffected Public Footpath
 ———
Unaffected Public Bridleway
 ———

N.B. Paths unaffected by this order are subject to alteration by other orders currently made or proposed.

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Scale 1 : 1,500@A3 Date : 16 Dec 2020