



**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

8<sup>th</sup> February 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 15<sup>th</sup> February 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.

*Debbie Marsh*

**Debbie Marsh**  
**Corporate Services Manager**

**THIS MEETING MAY BE RECORDED<sup>2</sup>**

### 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.

The total period of time designated for public participation at a meeting shall not exceed 15

<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.*

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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 6 - 13*

To approve the Minutes of the meeting held on the 25<sup>th</sup> January 2021

**Recommendation: To approve the Minutes of the meeting held on 25<sup>th</sup> January 2021 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/20/04804/FULL	Proposed single storey side and rear extension. 2 Hammersmith Close, LU5 5SP For: Mr and Mrs Basalski
CB/21/00171/FULL	Garage Conversion & First Floor Side Extension 33 Millers Way, LU5 5FH For: Mrs J Baker
CB/21/00286/FULL	Two storey side extension and new front porch 98 Cemetery Road, LU5 5DE For: Mr D Oggs
CB/20/04656/FULL	Addition of porch (Retrospective) 44 Fensome Drive, LU5 5SH For: Mr J Klossowski
CB/21/00208/FULL	Single storey rear extension 44 Lake View, LU5 5GJ For: Mr G Hazel
CB/21/00022/FULL	Re-Submission of planning permission CB/20/03095/Full (New dwelling with car parking and new dropped kerb)

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1 Leaf Road, LU5 5JG  
For: Mr D Grigore

***For noting***

- CB/21/00133/DOC Discharge of Condition 4 against Planning Permission CB/19/03820/RM (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/21/00310/DOC Discharge of Condition 9 against planning permission CB/15/00297/OUT (Outline 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 [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/21/00246/DOC Discharge of Conditions 22 & 23 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 5150 dwellings (Use Class C3); up to 202500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial, and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans)  
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

**(b) Decision Notices**

***Permissions/Approvals/Consents:***

- CB/20/03087/RM Reserved Matters: following Outline Application CB/15/04918/REG3 (Erection of up to 61,336m<sup>2</sup> 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.

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	Land at Thorn Turn, Thorn Road, Houghton Regis LU6 1RT
CB/20/02649/FULL	Demolition of the existing single dwelling and one and a half storey detached replacement dwelling with associated works 2 Cowslip Crescent, Sewell Lane, Sewell, LU6 1RP
CB/20/01538/FULL	Erection of a 3 storey, 66 bed care home for older people with associated access, car parking and landscaping. Land west of Bidwell, Houghton Regis, LU5 6JQ

**Refusals:**

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, LU6 1RP
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**Withdrawals:**

CB/20/04199/FULL	Erection of wall to front boundary. Installation of wooden electric double gates. Retrospective. Dene Hollow, Sundon Road, LU5 5LR
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/20/03391/FULL	Construction of 9 residential dwellings and all ancillary works Land at The Orchard, Bedford Road, LU5 6JJ
CB/20/00582/OUT	Outline Application: Erection of 4 chalet style bungalows Land North of Highfield Bungalow, Bedford Road, LU5 6JP

**6. APPEAL NOTICE – CB/20/03276/FULL 4 TOWNSEND TERRACE, HOUGHTON REGIS, LU5 5BB***Pages 14 - 15*

For information Members are advised of an appeal at the above address, details attached. Members are advised that the planning committee did not object to this application, at the meeting held on the 28<sup>th</sup> September 2020.

**Recommendation:** **To consider whether the Town Council wishes to make comments or modify/withdraw their previous representation to this application.**

**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 11<sup>th</sup> May 2017.

**All Saints View** – No substantive update to report.



***HOUGHTON REGIS TOWN COUNCIL***

**Planning Committee**

**Minutes of the meeting held on**

**25<sup>th</sup> January 2021 at 7.00pm**

Present: Councillors: D Jones (Vice-Chair)  
J Carroll  
M S Kennedy  
R Morgan Substitute  
S Thorne

Officers: Clare Evans Town Clerk  
Louise Senior Head of Democratic Services

Public: 5

Apologies: Councillors: K Wattingham  
D Dixon-Wilkinson

Also present: T McMahon  
S Goodchild Central Bedfordshire Council

**11479 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Wattingham (Cllr Morgan substituted) and Cllr Dixon-Wilkinson.

**11480 QUESTIONS FROM THE PUBLIC**

Members of the public raised concerns regarding application number: CB/19/02053/OUT.

Concerns were raised regarding additional documents that had been added to the portal noting abnormalities in the detail compared to the master plan.

Members were advised that Cllr Ryan, CBC had been contacted and objections had been logged onto the Planning Portal by residents and statutory consultees. The concerns raised from residents included:

- Lack of green space
- Lack of parking
- Current owner does not maintain the area to a decent standard
- Flooding of the Brook

It was requested the committee support comments from the statutory consultees in particular.

**11481 SPECIFIC DECLARATIONS OF INTEREST**

None.

**11482 MINUTES**

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

**Resolved 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.**

## 11483 PLANNING MATTERS

(a) **The following planning applications were considered:**

### *Non - Delegated*

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

**Comments: Houghton Regis Town Council had no objections to this application, however, wish to raise concerns regarding the reduction of landscaping.**

CB/20/04728/FULL First floor rear and side extension  
16 Henley Close, Houghton Regis, Dunstable, LU5 5SA  
For: Mr & Mrs Weedon

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

CB/20/04774/FULL Rear/side extension and front porch  
45 Sundon Road, LU5 5LL  
For: Mr D Corr

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

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 were 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  
It has been agreed that the Town Council has until the 28<sup>th</sup> January to respond to this application.

**Comments:**

**Although HRTC have no objection to the principle of housing development on this site as this accords with CBC policy, objections to this application are made on the following grounds:**

- 1. The application shows no integration between existing residential areas, the proposed development and the Linnere site. This will create isolated communities with poor connectivity and integration, contrary to planning policy;**
- 2. The proposed access arrangement, solely through Conquest Road, is unacceptable. It places the entire highways burden of a new community on an existing community. There are alternative access solutions through the Linnere development. Consideration should be given to these to reduce the negative impact on existing residents, and to improve integration and connectivity;**
- 3. Due to the proposed access arrangements the disruption during construction would unacceptable to the existing community.**

**It was requested that the Houghton Regis Town Council Planning Consultant be requested to attend the DMC to put forward HRTC's objections to this application.**

CB/21/00130/FULL 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

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

- In front of the building line**
- Obtrusive**
- Over development**

CB/20/01172/RM  
*Members were advised amendments to this application.*

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  
***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.***

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

***For noting:***



- CB/20/04692/NMA Non-material amendment to planning permission CB/20/00348/RM (Resubmission: Reserved Matters : following Outline Application CB/15/00297/OUT 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1[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
- CB/20/04803/LDCP Lawful Development Certificate Proposed: Single storey side extension, front porch and single storey outbuilding 2 Hammersmith Close, LU5 5SP
- CB/20/04760/DOC 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
- CB/21/00095/DOC 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 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) The following decision notices were noted:**

*Permissions / Approvals / Consents*

*Refusals:*

None received.

*Withdrawals:*

None received.

**11484 PROPOSED EXTINGUISHMENT OF PART OF HOUGHTON REGIS FOOTPATHS NOS. 33 AND 36 AT SEWELL FARM, SEWELL LANE, SEWELL**

Members were 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 affected 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 were now re-making the opposed order as two separate orders: one for Footpath No. 33 that now had no objections against it and one for Footpath No. 36 which still had objections. This would allow one of the orders to be confirmed quickly whilst the order which would receive objections can be forwarded to the Planning Inspectorate.

This information was provided by way of an update as it had been some time since the Town Council was last informed about these paths.

Members suggested that concerns be put to the Planning Department regarding the width of the replacement path, at 2 metres wide, it was requested the suggestion of broadening the path to a width of 3 metres be presented to Planning.

**11485 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**

Members were advised that Central Bedfordshire Council had 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 needed 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 means the new route of the footpath would extend northwards from point C only as far as point D.

Footpath No. 40 would be encroached upon by the rear gardens of properties between points X - Y. Consequently, it was 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 needed to be moved. There were two options to be decided on:

Option 1 - As per the plans, Footpath No. 16 crosses adjoining lands which were 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 would 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.

In relation to Footpath No. 16, Members expressed a preference for Option 1 - As per the plans, Footpath No. 16 crosses adjoining lands which were 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.

## **11486 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS**

**Woodside Link** – No substantive update to report.

**A5 M1 Link** – No substantive update to report.

**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 were 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, was 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 read 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 were informed that these were very early days and it could be 18 months before a Planning application was made, at which point there would be the opportunity to challenge what the Council proposes. Prior to that, the process was to -

- a) Agree a budget within Central Bedfordshire Council – £20.6M was 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 was more enjoyable/beneficial for local people in Houghton Regis. It was recognised that the Council was prepared to invest this money. The starting point was to set a Budget.
- b) A local “Planning for Real” exercise, would 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 would happen late spring/summer 2021.
- c) We would then design a scheme – homes and local improvements to the amenity land. Before submitting a Planning application, people would be asked what they think, in a relatively informal process.
- d) Planning application likely Spring 2022. It was at this point that the Council’s Planning Service would contact local residents to invite them to comment on an application.

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

Members requested that consideration be given to registering this piece of land as a community asset. Members were advised that Community Assets would be included on the Community Services Agenda for the meeting to be held on 8<sup>th</sup> February 2021.

**Section 106 Monies** – No substantive update to report.

**Resolved: To note the information**

**The Chairman declared the meeting closed at 8.15pm**

**Dated this 15<sup>th</sup> day of February 2021**

**Chairman**

DRAFT

# 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

**Contact** Planning Appeals Team  
**Email** [planning.appeals@centralbedfordshire.gov.uk](mailto:planning.appeals@centralbedfordshire.gov.uk)  
**Your Ref** APP/P0240/W/20/3264884  
**Date** 04 February 2021

Dear Mrs Evans,

### Town and Country Planning Act 1990

**Appeal by TFP Properties Ltd - CB/20/03276/FULL**

**Appeal Reference APP/P0240/W/20/3264884**

**Site at 4 Townsend Terrace, Houghton Regis, Dunstable, LU5 5BB**

A Planning Application Ref No: CB/20/03276/FULL received on 16 September 2020, for Conversion and extension of double garage into a single storey two bedroom detached dwelling, with off street parking and rear private garden at 4 Townsend Terrace, Houghton Regis, Dunstable, LU5 5BB was submitted on behalf of TFP Properties Ltd.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

I have forwarded all the representations made to us on the application to The Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <http://www.gov.uk/appeal-planning-decision/comment-on-an-appeal>. If you do not have access to the internet you can send your comments to The Planning Inspectorate, , Temple Quay House, 2 The Square, Bristol, BS1 6PN. **All representations must be received by 11 March 2021**. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference which is APP/P0240/W/20/3264884. Please do not write to me.**

Please note that any representations you submit to the Planning inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in an appeal" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

Appeal documents are available on our website following receipt of the questionnaire submission from the Planning Inspectorate. <http://www.centralbedfordshire.gov.uk/planning-register> enter the application reference **CB/20/03276/FULL** into the application quick search box, click on the Case Reference to show more details – click on View Documents / Legal folder.

You can find out appeal deadlines and details of the decision on the Planning Inspectorate's website <http://www.gov.uk/appeal-planning-inspectorate>.

Yours sincerely,

*Andrew Davie*

**Andrew Davie**  
**Assistant Director - Development Infrastructure**