



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

1st March 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 8th March 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.

Debbie Marsh
Corporate Services Manager

THIS MEETING MAY BE RECORDED²

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

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.

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 - 12

To approve the Minutes of the meeting held on the 15th February 2021

Recommendation: To approve the Minutes of the meeting held on 15th February 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/21/00509/FULL	Single storey side and rear extension 31 Therfield Walk LU5 5QB For: Mrs and Mr Sylwia and Karol
CB/21/00441/FULL	Erection of 8no. dwellings with associated works Land to the south of The Bungalow, Bedford Road, Bidwell For: Jarvis Partnership Homes
CB/21/00439/FULL	Convert office/workshop into a 2 bed bungalow Regis House, Queen Street, LU5 5BT
CB/21/00524/FULL	Erection of detached dwelling (No. 1A) 1 Newbury Road, LU5 5RA For: Mr & Mrs Phillips
CB/21/00435/FULL	Demolition of existing buildings and erection of a Class E limited assortment discount foodstore with associated car parking, access, landscaping and associated engineering works. Land at Houghton Road and Townsend Farm Road Houghton Regis Lidl Great Britain Ltd
CB/21/00681/FULL	Single storey front extension

	37 Grangeway Footway, LU5 5PR For: Mr M Pavel
CB/21/00280/OUT	Erection of 4 chalet style bungalows Land North of Highfield House, Bedford Road, LU5 6JP For: Mr D Carrol
CB/21/00382/FULL	Construction of 9 residential dwellings and all ancillary works The Orchard, Bedford Road, LU5 6JJ For: Bilby Properties Ltd
<i>For Noting</i>	
CB/21/00489/DOC	Discharge of Condition 16 against Planning Permission CB/15/00297/OUT (Outline 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 [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) Parcel 1
CB/21/00737/LDCP	Proposed loft conversion with rear dormer 119 Tennyson Avenue, LU5 5UG
CB/21/00744/NMA	Non-material amendment to planning permission CB/20/00348/RM (Resubmission: Reserved Matters following Outline Application CB/15/00297/OUT 'hybrid' planning application) amendment sought to construct a garden room in garden of plot 51 and change garage at plot 52 to a store Land to West of Houghton Regis, Watling Street
CB/21/00718/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 1, Land to the Northern Edge Houghton Regis

CB/21/00633/DOC Discharge of Condition(s) 3,4,5,6,7,8 against planning permission CB/19/00455/FULL -3 bedroom detached new dwelling Condition 3: Parking Scheme, Condition 4: Vehicle Area Surfaces, Condition 5: Cycle Parking On-Site Condition 6: Vision Display On-Site Condition 7: Details Of Refuse Collection Points, Condition 8: Materials External Works Discharge of Condition(s)
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. APPEAL NOTICE – CB/20/03276/FULL 4 TOWNSEND TERRACE, HOUGHTON REGIS, LU5 5BB

Pages 13 - 14

At the planning meeting held on the 15th February 2021 members requested that a letter of objection be submitted to The Planning Inspectorate on behalf of Houghton Regis Town Council, in regard to the appeal lodged for the above address.

Members will find attached a copy of the objection.

7. CB/20/03557/VOC - STABLE COTTAGE, MANOR FARM, SEWELL LAND, SEWELL, LU6 1RP

Pages 15 - 18

Members will find attached notification from Central Bedfordshire Council in regard to the above application.

Members are advised that is application is recommended for approval at its Development Management Committee on the 10th March 2021.

For information the Town Councils Planning Committee considered this application at their meeting held on the 19th October 2020 and made the following submission to Central Bedfordshire Council:

The Town Council objects to this application for the following reasons:

- *This site has already been subject to a previous VOC application (CB/19/03323/VOC) which, in the Town Councils opinion, included so many variations that it constituted a revised application and did not fall under the criteria for VOC. For example, the variation also increased the size of the footprint of the proposed developments, albeit by not much but by a figure in total of around 3*

metres, removal of bay windows to be replaced with bi fold doors and two additional windows in plots 2 and 4 on the gable end.

- The proposed design does not compliment or harmonise with the local surroundings, in particular to the adjacent listed building. Nor does the design pay regard to its setting in a conservation area.*
- Insufficient parking provision.*
- The original application (CB/17/05378/FULL) provided very little in design elements. The previous VOC application and this application, should it be approved, will leave a set of semi-detached dwellings of 'box' like design with absolutely no design elements and contrary to Central Bedfordshire Councils Design Guide and thereby incongruous in the hamlet of Sewell.*

Recommendation: **To consider and appoint a representative to attend Central Bedfordshire Councils Development Management Committee meeting on the 10th March 2021, in regard to this application.**

8. CB/TCA/21/00094 – WORKS TO TREES – HOUGHTON HALL PARK

Pages 19 - 20

Members will find attached notification, from Central Bedfordshire Council, of proposed works to trees at Houghton Hall Park. Houghton Hall Park lies within Houghton Regis Conservation Area.

Comments are to be received by Central Bedfordshire Council by the 18th March 2021.

Recommendation: **To consider the Town Councils comments.**

9. AREA WIDE MASTERPLAN 3 - LINMERE

Pages 21 - 25

As members are aware Central Bedfordshire Council have consulted on the third area masterplan/design code for Linnere, details via the link below:

<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/21/00246/DOC>

Members requested that the support of the Town Councils planning consultant be sought in order for the Town Council to consider their response to this consultation. Report attached.

Recommendation: **To respond to Central Bedfordshire Council in respect of the Area Wide Masterplan 3 – Linnere consultation**

10. NEIGHBOURHOOD PLAN

Members are advised that the Neighbourhood Plan Steering Group met on Tuesday 16th February 2021 to discuss the way in which the public consultation could be undertaken during the current Covid 19 restrictions.

The steering group agreed that the aim was to start the public consultation after Easter. However, they were advised that this was subject to approved funding.

Previously the Town Council had been successful in being awarded grants, via the governments

**Houghton Regis Town Council
Planning Committee
15th February 2021 at 7.00pm**

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

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

Public: 1

Apologies: Councillor: K Wattingham

Also present: Councillor: T McMahon
S Goodchild CBC Councillor

11504 APOLOGIES AND SUBSTITUTIONS

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

11505 QUESTIONS FROM THE PUBLIC

None.

11506 SPECIFIC DECLARATIONS OF INTEREST

Cllr McMahon advised members that although she was not a member of the Committee, the applicant of application CB/20/04804/FULL was personally known to her, accordingly she took no part in discussion around this application.

11507 MINUTES

To approve the Minutes of the meeting held on the 25th January 2021.

Resolved To approve the Minutes of the meeting held on 25th January 2021 and for these to be signed by the Chairman.

11508 PLANNING MATTERS

(a) The following planning applications were considered:

Non - Delegated

CB/20/04804/FULL Proposed single storey side and rear extension.
2 Hammersmith Close, LU5 5SP
For: Mr and Mrs Basalski

Comments:

Houghton Regis Town Council had no objections to this application.

CB/21/00171/FULL Garage Conversion & First Floor Side Extension
33 Millers Way, LU5 5FH
For: Mrs J Baker

Comments:

Houghton Regis Town Council had no objections to this application.

CB/21/00286/FULL Two storey side extension and new front porch
98 Cemetery Road, LU5 5DE
For: Mr D Oggs

Comments:

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

- **Overdevelopment**
- **Insufficient parking provision**

CB/20/04656/FULL Addition of porch (Retrospective)
44 Fensome Drive, LU5 5SH
For: Mr J Klossowski

Comments:

Houghton Regis Town Council had no objections to this application.

CB/21/00208/FULL Single storey rear extension
44 Lake View, LU5 5GJ
For: Mr G Hazel

Comments:

Houghton Regis Town Council had no objections to this application.

CB/21/00022/FULL Re-Submission of planning permission CB/20/03095/Full
(New dwelling with car parking and new dropped kerb)
1 Leaf Road, LU5 5JG
For: Mr D Grigore

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

- **Over development of the site**
- **Inadequate parking provision– reason -The Town Council notes a one bedroom proposed development however, they raise their concerns that this proposed development could be utilised as a two bedroomed dwelling. Therefore, parking provision would be inadequate.**
- **Highway safety issues - Due to the size of the proposed development, there are concerns that visibility issues will occur for highway and pedestrian users causing safety issues.**

Noted:

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) The following decision notices were noted:

Permissions / Approvals / Consents

Permissions

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 expressed disappointment in the approval of this application.

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

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

11509 APPEAL NOTICE – CB/20/03276/FULL 4 TOWNSEND TERRACE, HOUGHTON REGIS, LU5 5BB

For information Members were advised of an appeal at the above address. Members were advised that the planning committee did not object to this application, at the meeting held on the 28th September 2020.

Members debated whether to submit comments to The Planning Inspectorate in regard to the appeal notice.

Members agreed to be consistent in their approach and to object to the back-land development on this site

Members requested that a letter of objection be submitted to The Planning Inspectorate on behalf of Houghton Regis Town Council.

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

11510 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.

Linnmere – Members were advised that works had commenced on the new secondary school.

Members requested clarity on this information and requested confirmation at the next meeting.

Bidwell West – Members were advised that as of the end of November there had been 181 occupations on this site. All reserved matters applications had been determined.

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 7.58pm

Dated this 8th day of March 2021

Chairman

DRAFT

For official use only (date received): 23/02/2021 15:31:12

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

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

DETAILS OF THE CASE

Appeal Reference

Appeal By

Site Address

SENDER DETAILS

Name

Address

Company/Group/Organisation Name

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
 Agent
 Interested Party / Person
 Land Owner
 Rule 6 (6)

What kind of representation are you making?

- Final Comments
 Proof of Evidence
 Statement
 Statement of Common Ground
 Interested Party/Person Correspondence

Other

YOUR COMMENTS ON THE CASE

Houghton Regis Town Council strongly objects to this application, for the following reasons:

- 1) Overdevelopment - scale of the proposed development is overbearing.
- 2) Lack of sufficient amenity land for the proposed new dwelling and 4 Townsend Terrace
- 3) The proposed dwelling would have a detrimental impact on the amenity of the adjoining properties by way of noise disturbance and visual amenity.

Development Management

Central Bedfordshire Council

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



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

Date 25 February 2021

Dear Mrs Evans,

Application No: CB/20/03557/VOC
Location: Stable Cottage, Manor Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP
Proposal: Variation to Condition 12 of Planning Permission
CB/19/03323/VOC Variation of Design to keep the ridge level as approved but lower the pitch of the roof to raise the eaves level of the dwellings to alleviate the need for dormers and create small gable on the two storey front projection.

The above application is scheduled for the next Development Management Committee on 10 March 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 9 March, 2021.

Requests can either be made by telephone (0300 300 5649) or via email (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.

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". The signature is written in a cursive style with a capital 'A' and 'D'.

Andrew Davie
Assistant Director - Development Infrastructure

Development Management

Central Bedfordshire Council

Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ
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

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 Andy Jones
Direct Dial 0300 300 5161
Email planning@centralbedfordshire.gov.uk
Your Ref
Date 25 February 2021

Dear Mrs Evans,

Application No: CB/TCA/21/00094

Proposal: Works to trees within a Conservation Area: Felling of trees tagged 271 - 274 inc & 276 and associated works. In addition replanting a new group of trees within the woodland as an improvement

Location: Houghton Hall Park, Park Road North, Houghton Regis

I have received an application to carry out work to tree(s) at the above property which is within the **Houghton Regis Conservation Area**. You can view the application details and documents on our website by visiting:

<http://www.centralbedfordshire.gov.uk/tree-works-register>.

If you wish to comment on the application, please do so in writing by **18 March 2021** quoting the above application number.

All letters received are open to public view and therefore cannot be treated in confidence. Normally, your letter will not be acknowledged.

How coronavirus is affecting planning

We were already well prepared for agile working, operating a paper light planning application process. Most of our staff are now working from home, but can be contacted as normal via email or phone during working hours. A number of staff are working flexibly around childcare - please leave a message and they will get back to you as quickly as they can. We will of course be keeping staffing levels and workloads under constant review in light of any cases of self-isolation and childcare needs.

A small number of our planning admin team are in the office to register post, scan documents and print. However, as most applications can be registered remotely, please help us by making electronic submissions. Hard copy applications and postal comments are still being received, but there could be a delay in getting these logged as they have to be scanned in at the office. Please also be advised that we are unable to offer case history copies or other printing requests at this time.

We are continuing to consult on planning applications and consider any comments made. We will not be sending hard copy plans to parish and town councils in addition to electronic consultations. If you are unable to view plans then please contact the case officer to discuss.

Site visits by officers will only be carried out once the applicant / agent has first been contacted to discuss the suitability of a visit and whether arrangements can be made to accord with up to date advice on social distancing. Case officers will then make a judgement as to whether a site visit can be made in a safe way – if this is not possible we will discuss the potential for alternative ways of assessing the site or in appropriate cases request your agreement that consideration of the application be paused.

In accordance with the latest advice on social distancing, we are unable to have face to face meetings, so we are asking customers not to come into our offices. Your case officer will contact you to discuss alternative arrangements which could be via phone call or video conferencing.

Read about our Development Management Committee for updates and information about meetings:

https://www.centralbedfordshire.gov.uk/info/31/meetings/219/development_management_committee_-_meetings_and_agendas.

All of these arrangements will be kept under review and we would like to thank you for your co-operation during these challenging times.

Yours sincerely,

Andy Jones
Trees & Landscape Officer

CB/21/00246/DOC 'Linnere' area masterplan/design code

Introduction

This application seeks approval for the broad details – masterplan and design codes for the 'Linnere' development. This site is located next to the Woodside Link but doesn't include all the land up to the edge of the Parkside houses.

This area masterplan is the third level of detail put forward for approval of this site's development after the outline application for Houghton Regis North (2012) and its approval (2015) with a s.106 agreement, and the Site-Wide Masterplan and Design Code for the whole area prepared in 2018.

It is within this framework that the current submission presents an Area Masterplan and set of Design Codes for the Linnere site.

Summary: In isolation the proposals for this site are not contentious. The design emphasis on industrial chic in an orthogonal street layout will give the site interesting characteristics, on a greenfield site. Similarly the layout with two hubs - a mixed use, hotel and restaurant hub on The Green and a local neighbourhood centre adjoining the school site, within a predominantly residential estate is acceptable.

The main issue remains that of access and movement and the lack of integration with the adjoining development site and Parkside beyond. On the boundary between this and the other undeveloped site, there are four 'potential' link points indicated, one of which would connect to the Kingsland site, but no details beyond the site boundary. This lack of integration with the adjoining site and the established residential area of Parkside runs the risk of 'building-in' a sense of division and difference from the outset. Arguably the links across these areas – for residents to access shops, employment, schools, community and recreation facilities should have been the starting point for the urban design and masterplanning process.

Instead the submitted masterplan may be viewed as 'inward looking' in its design and conceptualisation, and the Town Council may wish to object to it on this basis.

Recommendation

That the Town Council raises very strong objections to key aspects of the proposed area masterplan, namely the lack of firm proposals for access and movement integration with the existing residential area to the west (Parkside) and the adjoining undeveloped area in-between. Rather than 'potential' walking and cycling links with the communities to the west (as shown in the masterplan) the plans should prioritise definite connections that link existing residential areas through new development areas, which facilitate movement to employment, facilities and open spaces.

Further, there are environmental objections since the layout of the development's main access routes for vehicles and buses follows a north-south alignment; the lack of definite and co-ordinated walking and cycling links from the site towards the employment areas eastwards and the adjoining areas to the west, will encourage greater un-sustainable use of cars for a range of journey types.

Without a comprehensive approach to the access and movement proposed for both this and the adjoining site, there remains concerns that inappropriate levels of traffic might in future pass along Conquest Road and others leading from this side of the estate before joining Parkside Drive. This would be a major detriment to the residents in these areas by virtue of noise, disturbance

and possibly safety and pollution problems.

In addition, this raises serious equalities objections since the same lack of definite walking and cycling routes could seriously disadvantage those with low access to personal transport.

The masterplan as submitted is inward looking rather than seeking to integrate within the locality. As such it poses a real risk that this development will epitomise a 'them and us' split in future between the old and new parts of Houghton Regis unless the plans make deliberate attempts to integrate staples of life like schools, shops, open spaces and community facilities.

The distribution of open space exemplifies this inward-looking approach, seeing the site in isolation and missing major opportunities to create 'linear' parks with from the areas of open space in Parkside across to the 'ecological corridor' along the Woodside Link.

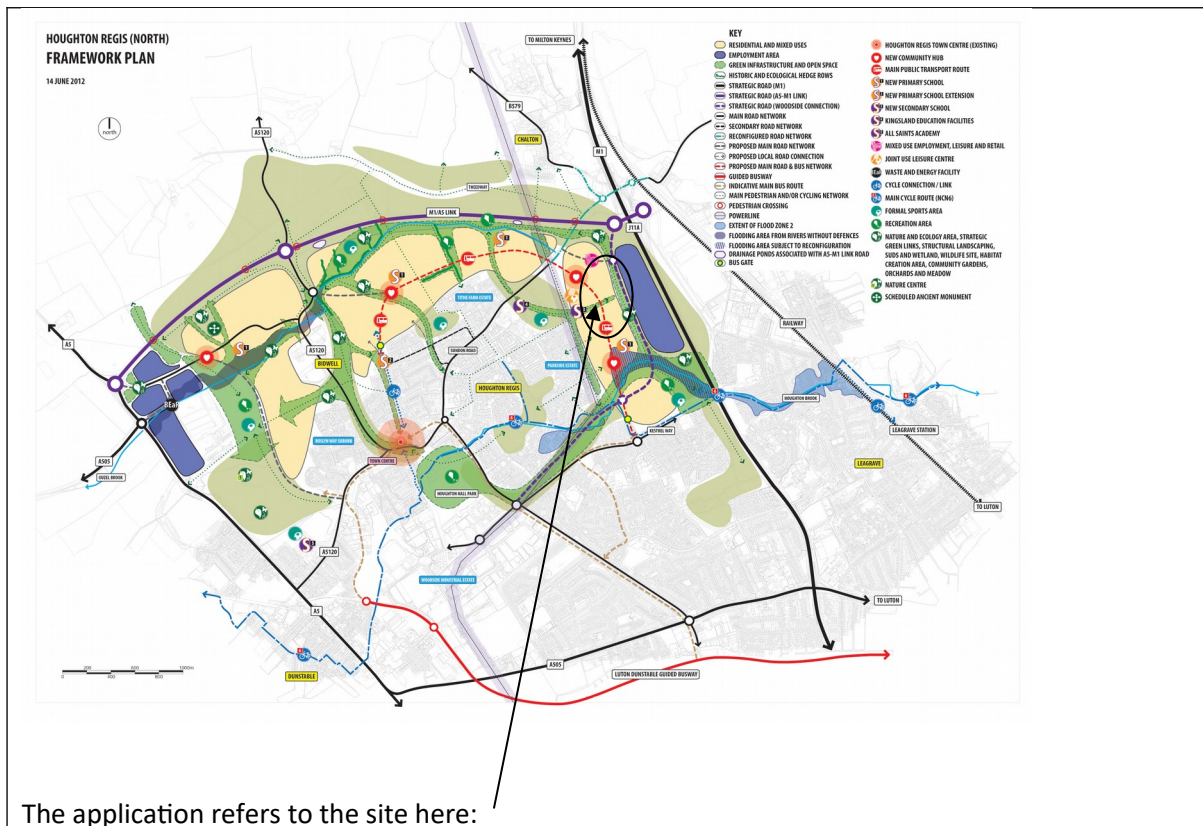
Without modifications, the plans for Linmere would create a commuter settlement for towns up and down the M1 and fail to integrate as part of Houghton Regis.

Description of proposals

Beyond the current extent of the Parkside estate, the land to the east is a 'greenfield' site, undeveloped rough pasture. The Ouzel Brook drains southwards towards the River Lea, and the Woodside Link has been constructed from the M1 / A5 junction, running north-south between the brook and the motorway. The outline for Houghton Regis North and the site-wide masterplan show the area between the Woodside Link and Parkside as predominantly residential with a main distributor road running north-south linking with the main roads serving HRN. The site also contains proposals for schools, a local centre with shops and facilities, and open space.

The development of this area is being approached in two parts – both roughly long rectangles in shape, one nearest Parkside, the other nearest the Woodside Link – this application is for the latter of these two.

The land on the other side of the Woodside Link up to the motorway is shown for employment and will have a large distribution warehouse operated by Lidl, one of the largest in the UK reported to be employing up to 1,000 people.



Layout and appearance: the proposals use ‘place-making principles’ with a series of frontages, places, features and locations across the site. The development is described as ‘industrial chic’ in appearance using contemporary architectural styles, a mix of brick types as well as industrial materials such as metal and glazing. The street layout is described as ‘orthogonal’ – namely roads basically straight then turning at right angles to create zones and areas.

The site is predominantly residential development – the denser 2 to 4 storey development at the northern end, a mix of densities in the centre and lower 2 – 2.5 storey development in the south near the Houghton Brook. Landmark buildings and structures are mixed into the frontage designs to align with roads and vistas.

The design has three ‘hubs’, at the northern end the development will include a hotel and pub with mixed-use offers such as restaurants around an open space called ‘The Green’; in the centre is a neighbourhood hub with a local centre and school, and at the southern end the focus is on the open space and recreation around the Houghton Brook.

Access and movement: the masterplan shows a central spine route north-south through the development site with main access points onto the Sundon Link and Woodside Link. This central spine acts as the main distributor for traffic, buses, walking and cycling, but varying the level of usage through the site, for instance the stretch by the school would prioritise buses, walking and cycling.

The access and movement plan identifies two crossing points over the Woodside Link (enabling access to the Lidl site) one at the northern end linking to the mixed-use site at ‘The Green’, the other aligned with the proposed local centre neighbourhood hub. Both these crossing points would link

with footpath / cycle links into Linmere. On the other side of the site, the plans show 4 'potential' walking / cycling link points into the next site labelled as 'other applicants land'. The most northerly of these links would provide access to the Kingsland site.

However it is not clear how these 'potential' links would continue westwards. The 2019 masterplan for the Bellcross Homes site (now Gallaghers) proposed 2 walking / cycling routes across the site, without improvements within the adjoining parts of Parkside to make these links effective, safe and attractive to use.

Green and blue: the plans show a series of three main green spaces at The Green, the local centre and along the Houghton Brook. These would include play and recreation facilities and public art within the hard and soft landscaping. The streets would include soft and hard landscaping and tree planting, and this framework of this open space would be integrated with the cycling and walking routes within the site.

A major green feature would be the zone of buffer landscaping between the site and the Woodside Link described as an ecological corridor.

Planning Policy

There is a requirement to consider applications in accordance with the adopted local plan (which is currently the South Beds Plan from 2004), which shows the site as green belt. The draft Central Beds Local Plan has reached the stage of awaiting consideration after the recent examination. As such although not finalised or adopted, this Plan should be given major weight in assessing this application. It shows the site as part of the Houghton Regis North scheme, for which the Framework was approved in 2012. The outcome for the Local Plan is unlikely to affect the progress of the Houghton Regis North 1 and 2 developments, where sites are already commenced with levelling and infrastructure being installed. The Woodside Link is a major element of the Framework.

The National Planning Policy Framework (NPPF) requires applications to be considered in light of adopted plans; in the absence of an up to date adopted plan, there is support for sustainable development.

The HRN Framework (2012) indicates the whole of the area between Parkside and the brook being developed with a mix of residential, schools and a community hub served by a main road and bus network route running north-south. This proposed road would serve the area with a main junction on the Woodside link to the south, and would continue through to the residential and other development proposed to the north (part of the Kingsland site). As such the masterplan as submitted conforms to this planning policy frame.

Issues

Taken in isolation the proposals for this site are not contentious. The design emphasis on industrial chic in an orthogonal street layout will give the site interesting characteristics, on a greenfield site this isn't an issue. Similarly the layout with two hubs - a mixed use, hotel and restaurant hub on The Green and a local neighbourhood centre adjoining the school site, within a predominantly residential estate is acceptable.

The main issue remains that of access and movement and the lack of integration with the adjoining development site and Parkside beyond. Previously, the Town Council had considered whether the plans for the adjoining site should be refused or withdrawn in favour of a scheme which shows an

integrated approach to the development of the whole area, showing the proper provision of community facilities and transport provisions (350 dwellings, CB/19/02053/OUT).

The submitted masterplan, within the Linmere site, integrates the cycling and walking routes across the site with the two hubs which in turn can be aligned with the crossing points on Woodside Drive. However on the boundary with the other undeveloped site, there are four 'potential' link points indicated, one of which would link to the Kingsland site. This lack of integration with the adjoining site and the established residential area of Parkside runs the risk of 'building-in' a sense of division and difference from the outset. At this stage of planning the emphasis should be to avoid future problems, indeed arguably the links across these areas – for residents to access shops, employment, schools, community and recreation facilities should have been the starting point for the urban design and masterplanning process.

Instead the submitted masterplan may be viewed as 'inward looking' in its design and conceptualisation, and the Town Council may wish to object to it on this basis.