

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

22nd March 2020

To: Members of the Planning Committee
Cllrs: D Dixon-Wilkinson (Chairman)
J Carroll, D Jones, M S Kennedy, S Thorne, K Wattingham and Vacancy.

(Copies to all Councillors for information)

Notice of Meeting

You are hereby summoned to a Meeting of the **Planning Committee** to be held virtually on **Monday 29th 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 LINK](#)¹

[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

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

² This meeting may be filmed by the Council for subsequent broadcast online and can be viewed at <http://www.houghtonregis.org.uk/minutes>

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

No part of the meeting room is exempt from public filming unless the meeting resolves to go into exempt session.

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 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

To approve the Minutes of the meeting held on the 8th March 2020

Recommendation: To approve the Minutes of the meeting held on 8th March 2020 and for these to be signed by the Chairman.

5. PLANNING MATTERS

Members are advised that, on receipt of a planning application Central Bedfordshire Council will send the Town Council a full set of plans and a copy of the planning application form only. All supporting documents, that have previously been printed and posted, will only be available on their website. Therefore, members are advised that should they require sight of these documents that they request them prior to the meeting.

(a) To consider the following applications:

CB/21/00631/FULL	External fabric alterations including new external windows and doors, new canopy over entrance, enlarged bin enclosure and secure cycle shelter. Unit 6, Nimbus Park Houghton Hall Park, Porz Avenue, Houghton Regis, Dunstable, LU5 5WZ For: E & N Hertfordshire NHS Trust
CB/20/04236/FULL	Dropped Kerb 116 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JD
CB/21/00965/FULL	Demolish existing detached garage and erect two storey side extension 2 Millers Way, Houghton Regis, Dunstable, LU5 5FA For: G Gillings

For Noting

CB/21/00717/DOC	<p>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</p>
CB/21/00953/NMA	<p>Non Material Amendment to planning permission CB/18/03530/RM (Reserved Matters following Outline Application CB/15/00297/OUT- Erection of 264 dwellings, amenity space and parking, public open space, landscaping and associated works) Parcels 3 & 4 (Phases 7 7a & 7b Land at Bidwell West, Houghton Regis</p>
CB/21/00963/DOC	<p>Discharge of Condition 9 against planning permission CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans) Houghton Regis North 1, Sundon Road, Houghton Regis</p>
CB/21/00884/DOC	<p>Discharge of Condition 15 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).</p>

Land West of Bidwell (Houghton Regis North Site 2) Houghton Regis

CB/21/01095/DOC

Discharge of Condition 30 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 1, Sundon Road, Houghton Regis

(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. WINDSOR DRIVE

Members will find attached proposals from Central Bedfordshire Council for the installation of traffic calming measures in Windsor Drive

Recommendation: To consider the Town Councils response to Central Bedfordshire Councils proposed traffic calming measures in Windsor Drive.

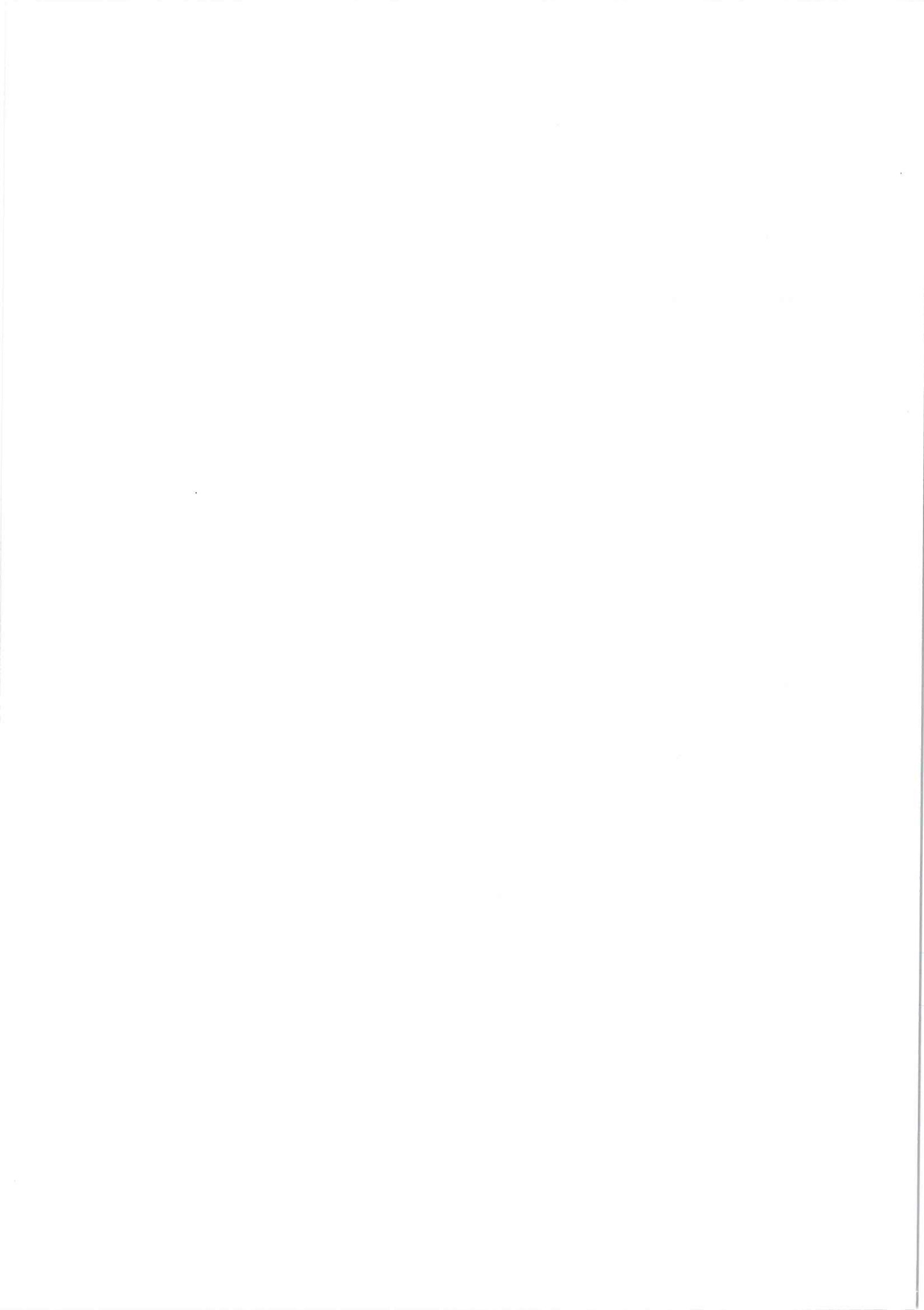
7. OFF-STREET PARKING ORDER – PEEL STREET

Members are advised that Central Bedfordshire Council is proposing to make an off-street parking places order relating to a car park in Peel Street, Houghton Regis. Details attached.

Recommendation: To consider the Town Councils response to Central Bedfordshire Councils proposed off-street parking places order relating to a car park in Peel Street.

8. LOCAL PLAN PROPOSED MAIN MODIFICATIONS CONSULTATION – MARCH 2021

Central Bedfordshire Council are publishing Proposed Main Modifications relating to its Emerging Local Plan.



HOUGHTON REGIS TOWN COUNCIL
Planning Committee
Minutes of the meeting held on
8th March 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: 5

Apologies: Councillors: K Wattingham

Also present: Councillors: T McMahon HRTC Councillor
S Goodchild CBC Councillor

11538 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Wattingham (Cllr Morgan substituted)

11539 QUESTIONS FROM THE PUBLIC

A member of the public raised concerns regarding application CB/21/00435/FULL.
Concerns were:

- the positioning of the vehicular access off Houghton Road,
- the increase of light pollution due to loss of established trees and vegetation
- possible timings of delivery vehicles and opening hours.

It was suggested that during the building process, the pathway opposite the proposed entrance could be improved as currently it was a grass verge which during wet weather was hazardous to walk on, forcing school children and other pedestrians to walk on the road, to avoid the slippery surface.

11540 SPECIFIC DECLARATIONS OF INTEREST

Cllr Jones declared an interest in application CB/21/00737/LDCP due to the property's location in relation to his own property. This application had been included on agenda for noting, subsequently, there was no discussion relating to this application.

11541 MINUTES

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

Resolved To approve the Minutes of the meeting held on 15th February 2021 and for these to be signed by the Chairman.

11542 PLANNING MATTERS**(a) The following planning applications were considered:**

CB/21/00509/FULL Single storey side and rear extension
31 Therfield Walk LU5 5QB
For: Mrs and Mr Sylwia and Karol

Comments:

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

- **Overdevelopment.**
- **Encroachment onto amenity land that runs alongside the property.**
- **Queries land ownership, as per point above.**

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

Comments:

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

- **Overdevelopment**
- **Lack of parking provision – 7 x 3 bed properties and 1 x 2 bed property with 16 residents parking and 2 visitor parking spaces, falls short of parking standards. There is no room on this site for additional on street park thereby, visitors/residents/trade persons will be forced to park inconsiderately. This area will look like a car park and not a development that might blend in with the surrounding Green Belt.**
- **The proposed development is unsympathetic to the adjacent green corridor and therefore does not accord with the HRN Framework Plan.**
- **The proposed post and rail boundary fence will give no privacy to affected residents. Should then these be replaced with close board fences, then this would ‘shut’ the site off.**
- **No exceptional circumstances to support this outward growth.**
- **This proposal cannot be supported under the guise of limited expansion in the Green Belt, as that has already been afforded to the adjacent site.**

Furthermore:

The Town Council challenges that the site no longer serves the purposes of Green Belt land. It is regardless that it is in close proximity to the Bidwell West

development site. If anything, this makes this site all the more important. Bidwell is a hamlet, that needs some degree of protection from expansion. The Town Council is not against development, but is committed to preserving, the Bidwell setting.

CB/21/00439/FULL Convert office/workshop into a 2 bed bungalow
Regis House, Queen Street, LU5 5BT

Comments:

Houghton Regis Town Council had no objections to this application.

CB/21/00524/FULL Erection of detached dwelling (No. 1A)
1 Newbury Road, LU5 5RA
For: Mr & Mrs Phillips

Comments:

Houghton Regis Town Council had no objections to this application.

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

Comments:

Houghton Regis Town Council had no objections to this application but raised some concerns, as below:

Members agreed that should this application go before Central Bedfordshire Councils Development Management Committee then Cllr Morgan should attend the meeting to raise the points discussed.

Loss of trees - The Town Council understands that the trees that are there, were planted to help with minimising the pollution that came from the cement works. With the increase to traffic this site will produce, it is requested that the loss of trees is kept to the minimum. Should trees be removed the Town Council requests that the applicant provide, plant and maintain alive for five years one 'Select Standard', girth 10-12cm, tree for each one removed. If possible, the siting of the trees to be agreed with Houghton Regis Town Council.

Highway issues – The Town Council is concerned that the proposed entrance will cause traffic chaos, due to its close proximity to two sets of traffic lights. Also, the proposed

entrance will mean vehicles will have to cross the cycle path, thereby potentially causing an increase to the safety of footway users, especially students.

Vehicle movements - There is no information to confirm HGV delivery times nor the store opening times. In addition to this the town council is concerned that the potential increase in vehicle movements, accessing and existing the site, from Houghton Road, will have a detrimental impact to those residents living opposite the site.

Light pollution – Increase in light pollution should trees be removed. Detrimental impact to those residents living opposite the site.

Electric car charging points - Insufficient electric car charging points. The Town Council would like to propose 2 more charging points.

Access – The Town Council requests that consideration be given to the vehicle access being from Blackburn Road and the HGV access from Houghton Road. This would reduce the conflict between pedestrians and highway users.

The Town Council acknowledges the orientation of the proposed store in order to take advantage of sustainable energy but maybe the developer could revisit the access points, alongside the comments above.

The Town Council acknowledges that Lidl has a strong sustainability ethos and would welcome the opportunity to work with them, outside the restraints of planning conditions, in order to build on that ethos and support the Town Councils vision of improving the green infrastructure around the town.

The Town Council respectfully suggests that the applicant provide and promote to staff, free Bikeability cycle training to complement the excellent “Secure cycle parking for staff [that] will be provided within the warehouse.”

Finally, the Town Council requests that should the planning permission for advertising hoardings on the Houghton Road edge of the site still exist, that this be revoked.

CB/21/00681/FULL Single storey front extension
37 Grangeway Footway, LU5 5PR
For: Mr M Pavel

Comments:

Houghton Regis Town Council had no objections to this application, however, would like to raise concerns of possible light infringement to the neighbouring property.

CB/21/00280/OUT Erection of 4 chalet style bungalows
Land North of Highfield House, Bedford Road, LU5 6JP
For: Mr D Carrol

Comments:

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

This site is located in the Green Belt.

The Town Council does not accept that this development is in accordance with the surrounding character of the area.

Whilst the proposed development is back land development and will not be viewed from the highway, it will however have a detrimental impact on the open character of the site and the adjacent area.

This site is not part of the allocated strategic growth sites and therefore does not contribute to the strategic allocation of housing, it is a minor development which will not contribute to the Town.

The proposed access would cause visibility restrictions for both drivers and highway users

The Town Council attaches great importance to the Green Belt and strongly objects to another infill site and intensification of development in this area.

CB/21/00382/FULL Construction of 9 residential dwellings and all ancillary works
The Orchard, Bedford Road, LU5 6JJ
For: Bilsby Properties Ltd

Comments:

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

- **Access**
- **Overdevelopment**
- **No footpath or cycle access to the site, thereby making an enclosed standalone development and out of keeping.**
- **Layout appears cramped**

For Noting

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) The following decision notices were noted:

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

11543 APPEAL NOTICE – CB/20/03276/FULL 4 TOWNSEND TERRACE, HOUGHTON REGIS, LU5 5BB

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 received a copy of the objection.

Members noted this information.

11544 CB/20/03557/VOC - STABLE COTTAGE, MANOR FARM, SEWELL LAND, SEWELL, LU6 1RP

Members received notification from Central Bedfordshire Council in regard to the above application.

Members were advised that this application was 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.*

Members agreed for Cllr Kennedy to attend the DMC to address the committee and put forward the views of the Planning Committee.

Resolved: 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.

11545 CB/TCA/21/00094 – WORKS TO TREES – HOUGHTON HALL PARK

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

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

Members supported the proposed works to trees in Houghton Hall Park.

Resolved: To consider the Town Councils comments.

11546 AREA WIDE MASTERPLAN 3 - LINMERE

As members were aware Central Bedfordshire Council had consulted on the third area masterplan/design code for Linnere.

Members considered a report from the Town Councils planning consultant be in order for the Town Council to consider their response to this consultation.

Members raised concerns that several advertising campaigns had located the development in Dunstable rather than Houghton Regis, members requested that the developers, Barratt Homes, be contacted and this be advised and corrected accordingly.

Members raised concerns that there was a lack of cohesive connectivity between Linnere and Bidwell West and the old Houghton Regis, which could result in a segregation of communities. Inadequate roads links could be detrimental to the efficiency of public transport links.

Resolved: To respond to Central Bedfordshire Council in respect of the Area Wide Masterplan 3 – Linnere consultation with the following comments:

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 Linnere would create a commuter settlement for towns up and down the M1 and fail to integrate as part of Houghton Regis.

The Town Council also raises concern that the two brooks, which cross this area, are now missing from the plan. These brooks are chalk streams and therefore assurances need to be made in the protection of these watercourses.

11547 NEIGHBOURHOOD PLAN

Members were 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 grant scheme, for the progression of their Neighbourhood Plan. Currently this scheme is not open for applications for the year 2021/22.

Members were advised that earmarked reserves were in the Town Council budget for Neighbourhood Planning. Therefore, it was proposed that a report and request for funding, for the public consultation and associated costs, be submitted for consideration at the Town Council meeting to be held on the 22nd March 2021.

Members were advised that grant funding from the Ministry for Housing, Communities, and Local Government will be applied for, once the application process is open. However, members were informed that grant funding cannot be applied for retrospectively.

A motion was proposed and seconded to read:

To implore that member's support the funding request being made at the Town Council meeting to be held on the 22nd March 2021, in order to progress and complete the Town Councils Draft Neighbourhood Plan public consultation.

This motion was agreed and therefore the following resolution was included.

Resolved: To implore that member's support the funding request being made at the Town Council meeting to be held on the 22nd March 2021, in order to progress and complete the Town Councils Draft Neighbourhood Plan public consultation.

**11548 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 – See agenda item 7

Bidwell West – No substantive update to report.

Kingsland – No substantive update to report.

Members requested that representatives of Central Bedfordshire Council attend the Town Partnership Committee to in order provide Houghton Regis Town Council with an update on the status of the Kingsland site.

Windsor Drive – No substantive update to report.

Section 106 Monies – No substantive update to report.

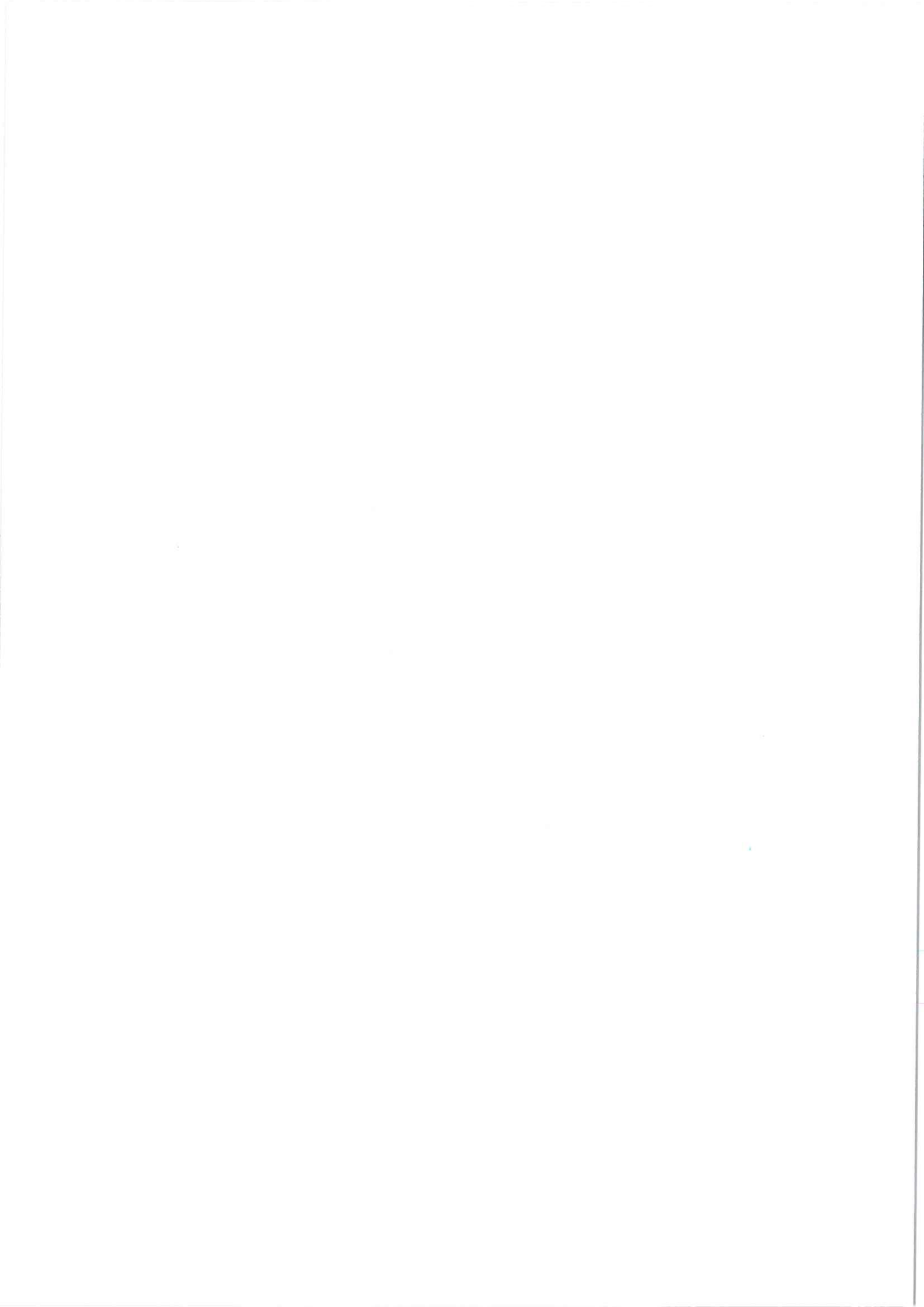
Resolved: To note the information

The Chairman declared the meeting closed at 9.23pm

Dated this 29th day of March 2021.

Chairman

DRAFT



PUBLIC NOTICE

The logo for Central Bedfordshire, featuring the text "Central Bedfordshire" in a sans-serif font inside a light blue circle.

CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INSTALL A PEDESTRIAN AND CYCLE CROSSING IN WINDSOR DRIVE, HOUGHTON REGIS

Notice is hereby given that Central Bedfordshire Council, in exercise of its powers under Section 23 of the Road Traffic Regulation Act 1984 and all other enabling powers, proposes to establish a Tiger Crossing, including its associated zig-zag markings, in Windsor Drive, Houghton Regis. These proposals are part of a scheme to improve pedestrian and cycling facilities.

A Tiger Crossing is proposed to be sited at the following location in Houghton Regis:-

Windsor Drive, at a point approximately 18 metres north west of its junction with Longbrooke.

- The zig-zag markings on both sides of the road will extend in a southerly direction from the southern edge of the crossing for approximately 20 metres.
- The zig-zag markings on the northbound lane of Windsor Drive will extend in a northerly direction from the northern edge of the crossing for approximately 7 metres (up to the bus cage).
- The zig-zag markings on the southbound lane of Windsor Drive will extend in a northerly direction from the northern edge of the crossing for approximately 30 metres.

Further Details may be viewed online at www.centralbedfordshire.gov.uk/publicstatutorynotices.

Comments should be sent in writing to the Traffic Management team at the address below or e-mail highways.consultation@centralbedfordshire.gov.uk by 07 April 2021 and **must quote unique reference number A00084**.

Please note that any comments received will be redacted of personal information and uploaded onto the Central Bedfordshire Council website as part of a report on the scheme a few days before the proposal is discussed at the relevant Traffic Management Meeting, where it will remain in the public domain. If you do not wish for your comments to be part of the report please state this explicitly within your response.

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ

Jill Dickinson
Assistant Director of Community Services

17 March 2021

PUBLIC NOTICE



Central
Bedfordshire

CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INSTALL TRAFFIC CALMING MEASURES IN WINDSOR DRIVE, HOUGHTON REGIS

Notice is hereby given that Central Bedfordshire Council, in exercise of its powers under Section 90 A-I of the Highways Act 1980 and all other enabling powers, propose to construct a Raised Table in Windsor Drive, Houghton Regis. These works are being promoted as part of a highway improvement scheme associated with an adjacent residential development.

A Flat Topped Raised Table at a nominal height of 75mm and approximately 6 metres long, including ramps and extending across the full width of the road leaving a drainage channel at the kerb edges is proposed to be sited at the following locations in Houghton Regis:-

1. Windsor Drive, the centre of the table to be located at a point approximately 2 metres south east of Lamp Column No. 13.
2. Windsor Drive, the centre of the table to be located at a point approximately 3 metres north west of Lamp Column No. 15.
3. Windsor Drive, the centre of the table to be located at a point approximately 13 metres north west of where the Tennyson Avenue/Windsor Drive footway/cycle path crosses the road.
4. Windsor Drive, the centre of the table to be located at a point approximately in line with Lamp Column No. 21.
5. Windsor Drive, the centre of the table to be located at a point approximately in line with Lamp Column No. 25.

Further Details may be viewed online at www.centralbedfordshire.gov.uk/publicstatutorynotices.

Comments should be sent in writing to the Traffic Management team at the address below or e-mail highways.consultation@centralbedfordshire.gov.uk by 07 April 2021 and **must quote unique reference number A00084**.

Please note that any comments received will be redacted of personal information and uploaded onto the Central Bedfordshire Council website as part of a report on the scheme a few days before the proposal is discussed at the relevant Traffic Management Meeting, where it will remain in the public domain. If you do not wish for your comments to be part of the report please state this explicitly within your response.

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ

Jill Dickinson
Assistant Director of Community Services

17 March 2021

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION	
In addition to the information provided, associated with the Street Work Manual, the following information should be taken into account:	
CONSTRUCTION	
MAINTENANCE / CLEANING	
DECOMMISSIONING / DEMOLITION	
It is assumed that the proposed works will be carried out in accordance with the Street Work Manual, and that the proposed works will be carried out in accordance with the Street Work Manual.	

- Raised 6m flat top tables, phase 1
- Raised 6m flat topped tables phase 2 - see sheet 2 of 2
- Existing street lighting columns (taken from google maps).
- Proposed parallel crossing.



- Notes
- Raised tables to be nominal 75mm high, have 1:15 ramp (1.5 side ramps) and 500mm gap to kerbline and be constructed of bituminous materials.
 - Proposed zebra crossing to be at grade.
 - Junction of Longbrooke to be realigned and tightened up.
 - Street lighting to be reviewed and upgraded if required.
 - Road markings and signs to be minimised.

REV	REV DATE	REASON FOR CHANGE	DESIGNED BY	CHECKED BY	DATE
1					
2					
3					
4					
5					

JACOBSWAY
INCORPORATED EXPERTISE

Project: 225742 - Wickford Drive
Highgate Ridge

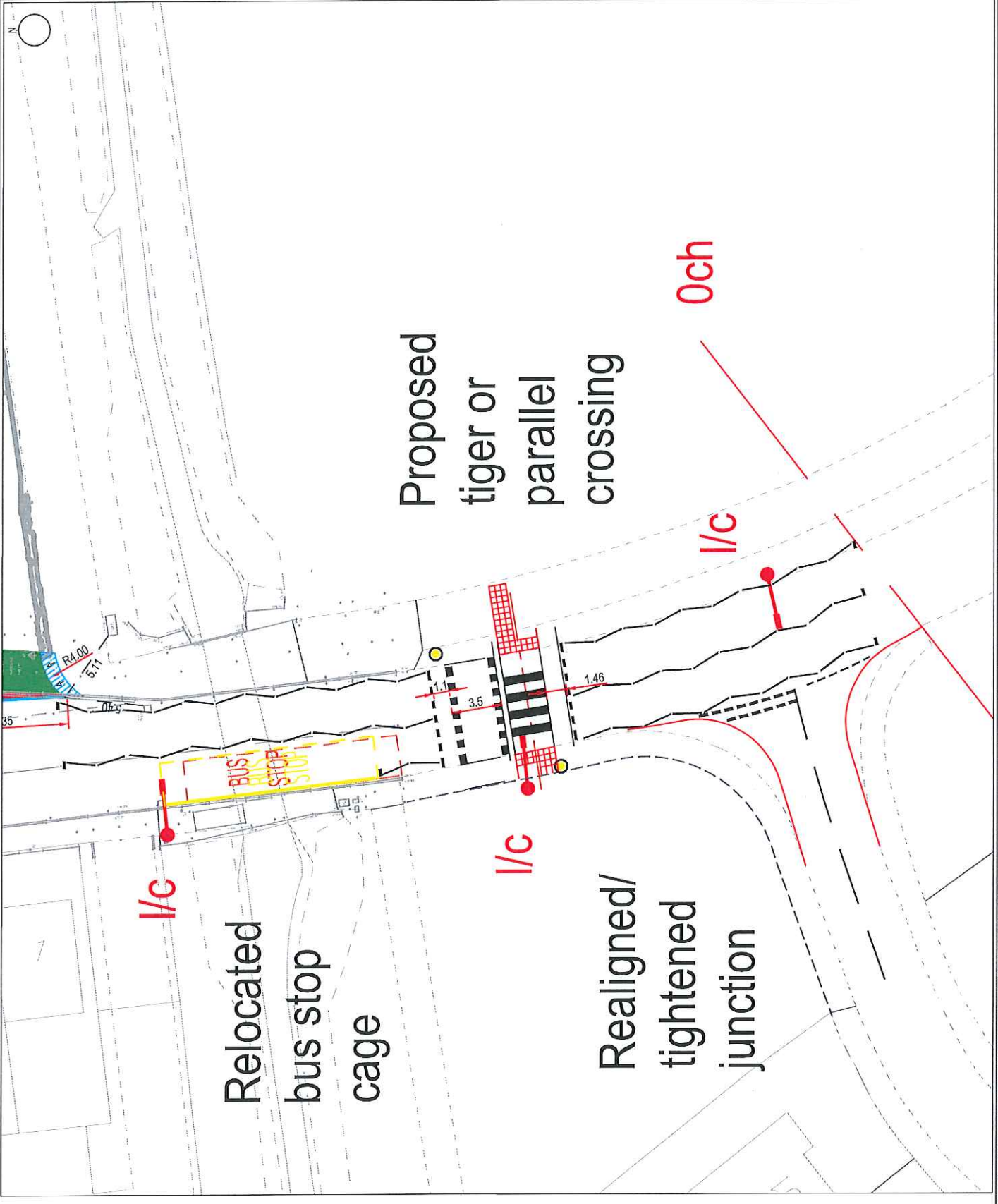
Drawing Title: Parallel crossing
General arrangement

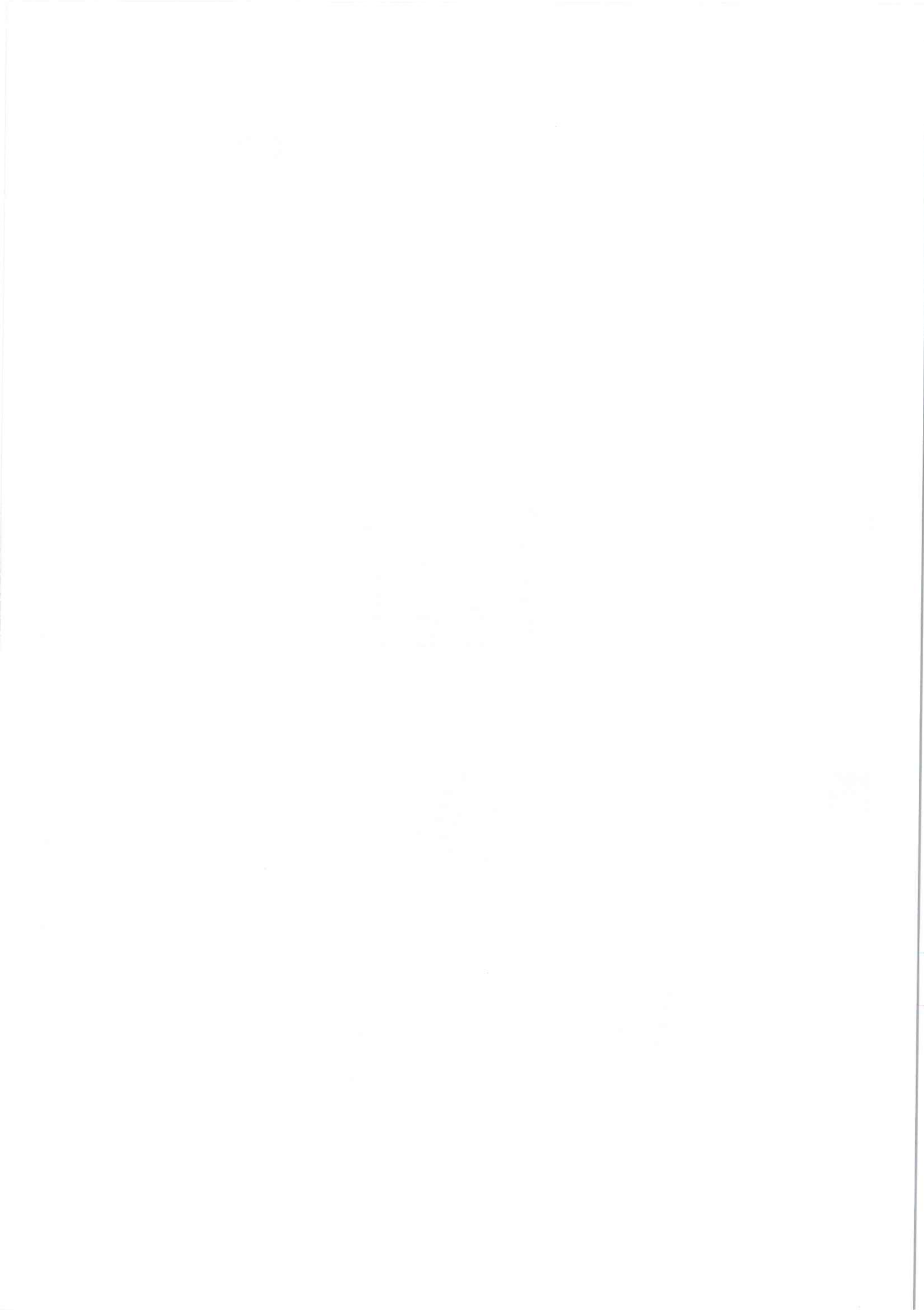
Scale: A3 (1:50) | ED NOT SCALE

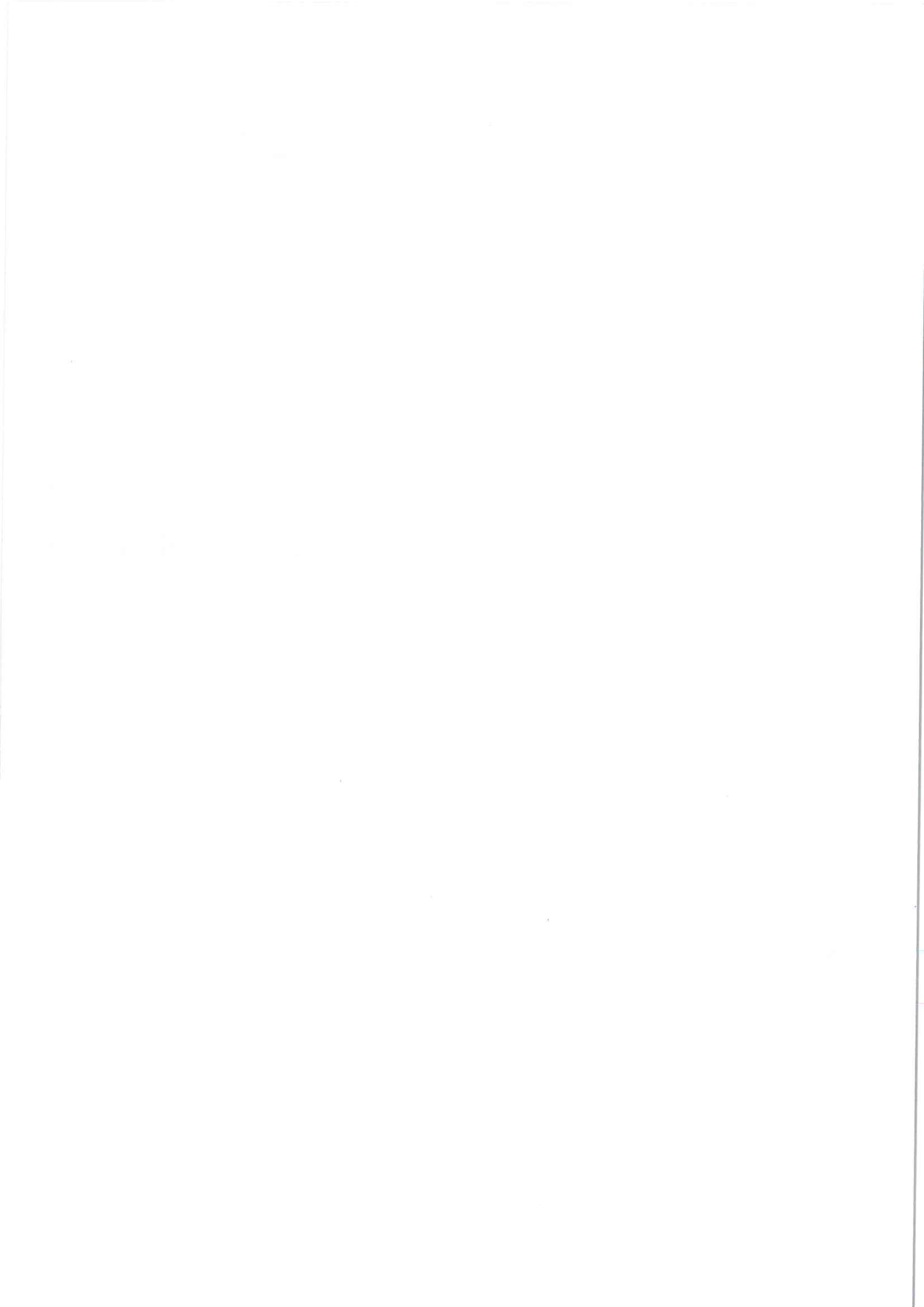
Client No.: 225742-0000-003

Drawing Number: CRP-225742-0000-003

This drawing is to be used in accordance with the standard terms and conditions of the contract for all terms and conditions.







SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
CONSTRUCTION
MAINTENANCE / CLEANING
DECOMMISSIONING / DEMOLITION

Raised 6m flat top tables - phase 1 - see sheet 1 of 2



Raised 6m flat topped tables phase 2



Existing street lighting columns taken from google maps.



Proposed parallel crossing. On sheet 1 of 2

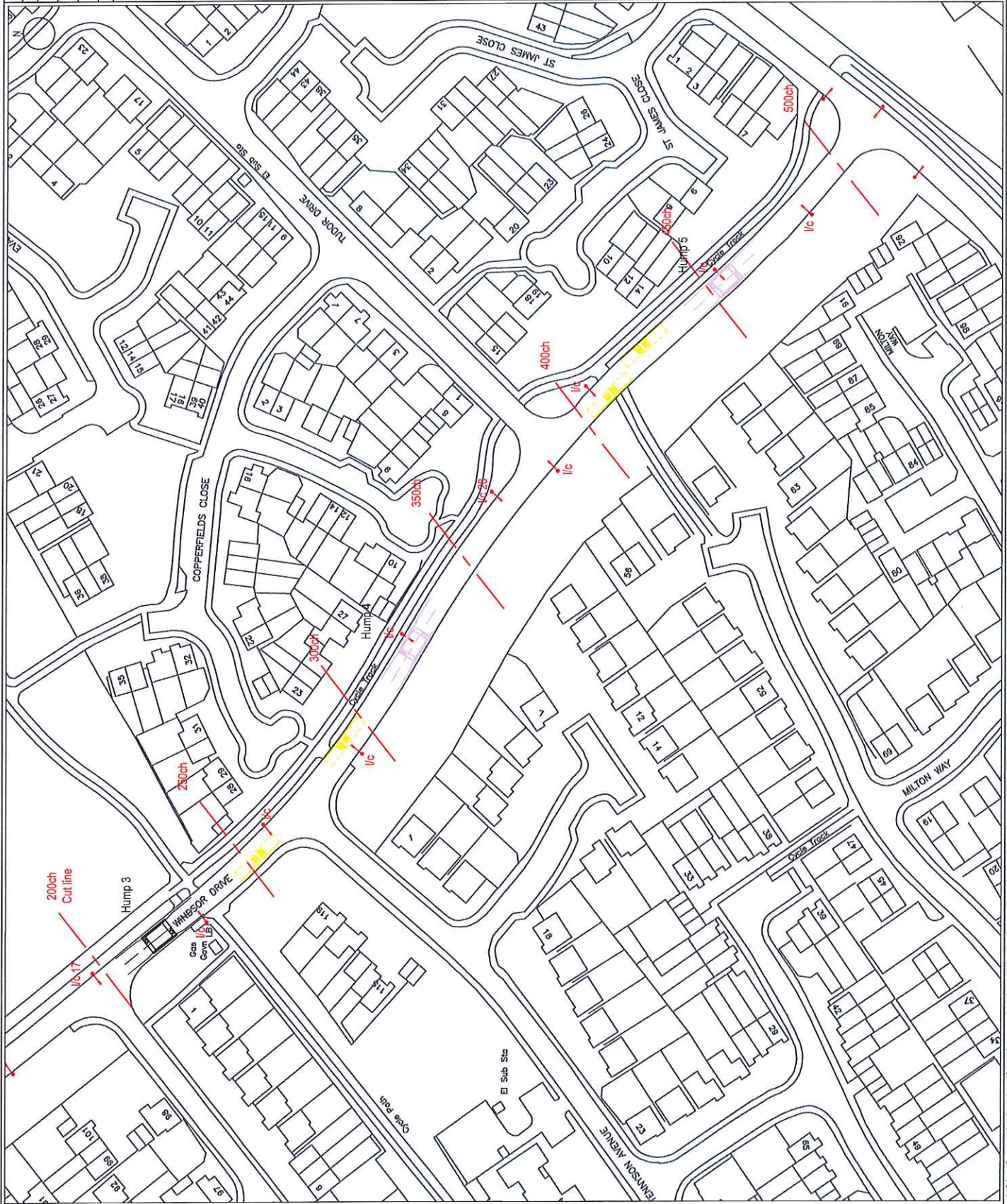
Notes

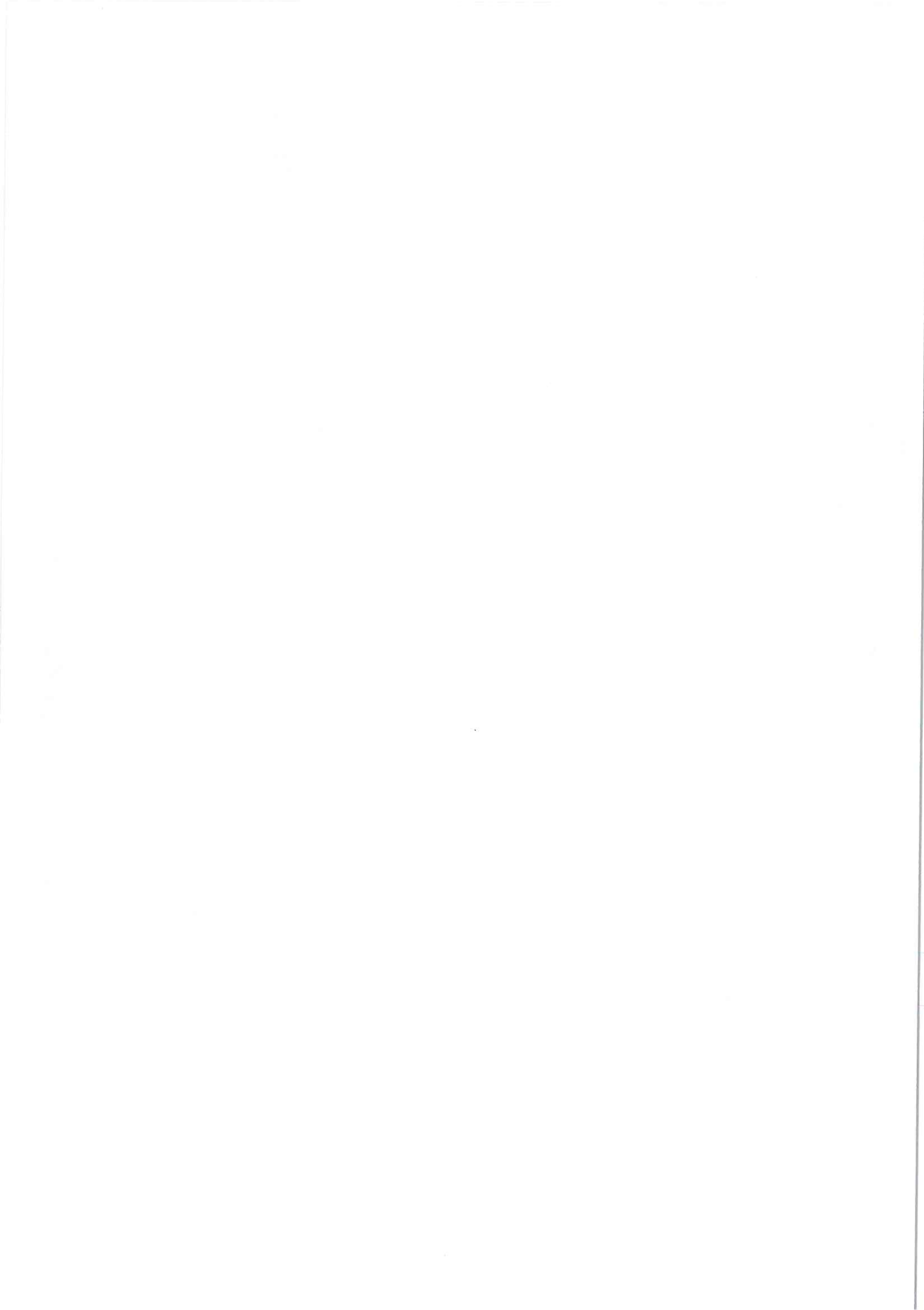
1. Raised tables to be nominal 75mm high, have 1:15 ramp (1.5 side ramps) and 500mm gap to kerbline and be constructed of bituminous materials.
2. Proposed zebra crossing to be at grade.
3. Junction of Longbrooke to be realigned and tightened up
4. Street lighting to be reviewed and upgraded if required.
5. Road markings and signs to be minimised.

A	02/20	Crossing type revised	SH	SH	HD
REV	DATE	REASON FOR REVISION	BY	CHKD	APPROV
01	08/2020		SH	SH	HD
02	08/2020		SH	SH	HD
03	08/2020		SH	SH	HD



Project	22574 - Winstead Drive Traffic Calming (southern section)
Client	Houghton Regis
Drawing Title	General Arrangement
Sheet	Sheet 002 of 002
Scale	1:1000 (A3)
Client No.	111502 (A3)
Drawing No.	02/20/22574
Revision	A





PUBLIC NOTICE

**CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO MAKE AN
OFF-STREET PARKING PLACES ORDER RELATING TO
A CAR PARK IN PEEL STREET, HOUGHTON REGIS**

Reason for Variation Order: The proposed Order is considered necessary in regulating the off-street car parking facilities in Peel Street, Houghton Regis. This car park exits onto Tithe Farm Road.

Effect of the Order:

To create an Off-Street Parking Places Order in Peel Street, Houghton Regis as follows:-

- To provide and allocate car parking spaces in which the duration of parking will be limited to 90 minutes, with no return within 2 hours, from Monday to Friday between 8.30am and 5.30pm. Outside of those hours parking in those spaces will be unrestricted.

Further Details may be examined during normal office hours by appointment at the address shown below or viewed online at www.centralbedfordshire.gov.uk/publicstatutorynotices.

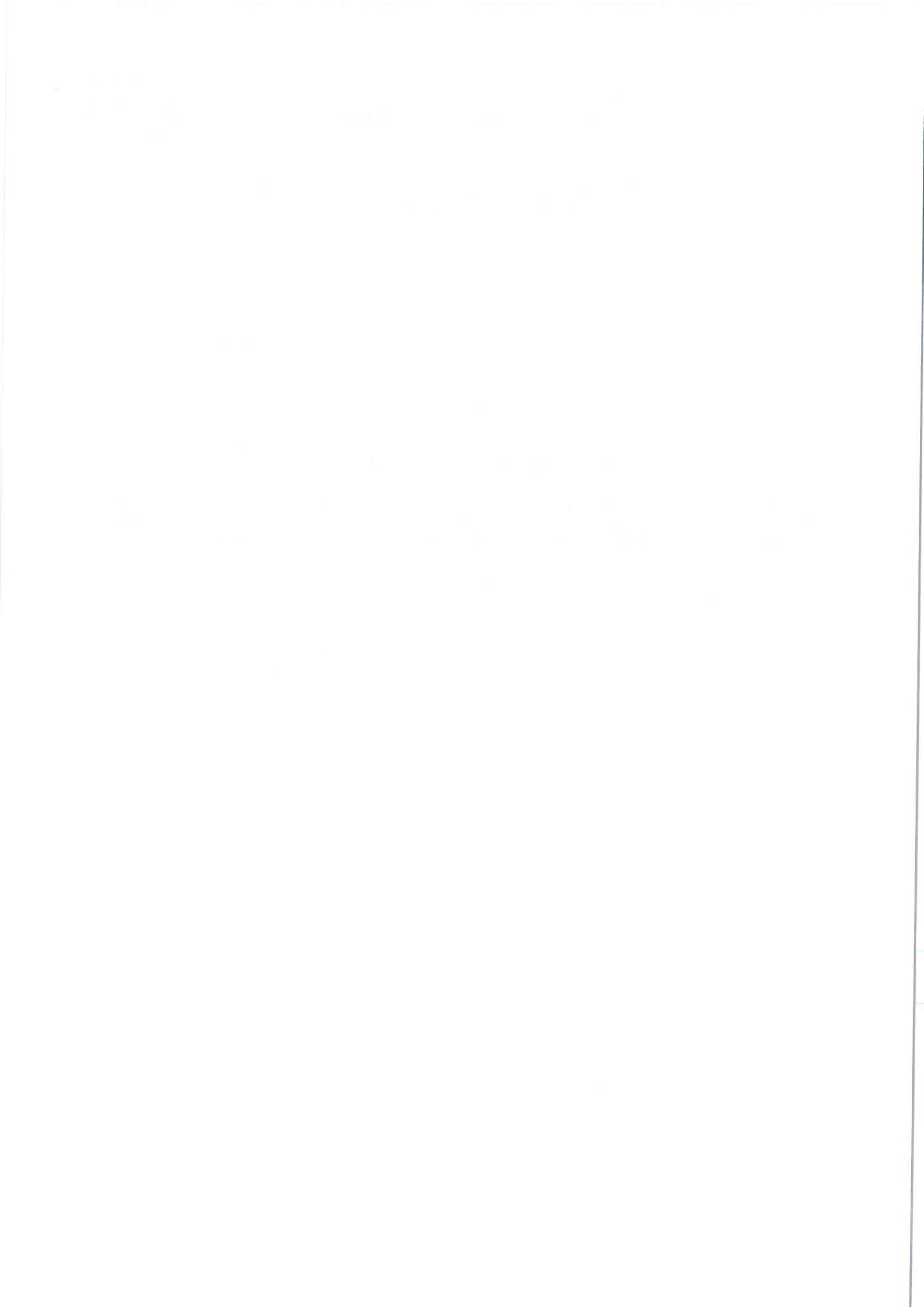
Comments should be sent in writing to the Traffic Management team at the address below or e-mail highways.consultation@centralbedfordshire.gov.uk by 07 April 2021. Any objections must state the grounds on which they are made and **must quote unique reference number A00081**.

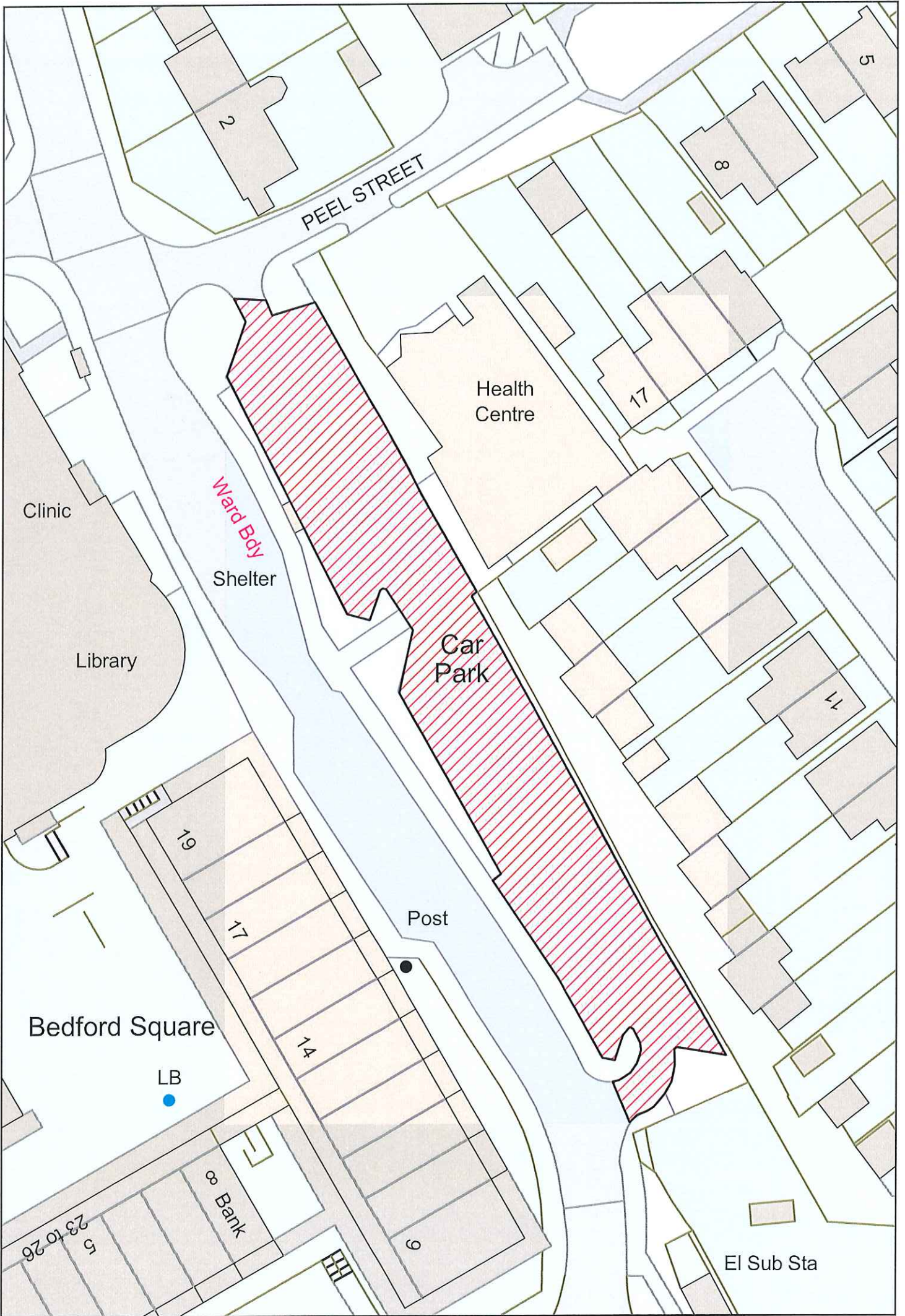
Order Title If made will be "Central Bedfordshire Council (Off-Street Parking Places) (Peel Street, Houghton Regis) Order 202**"

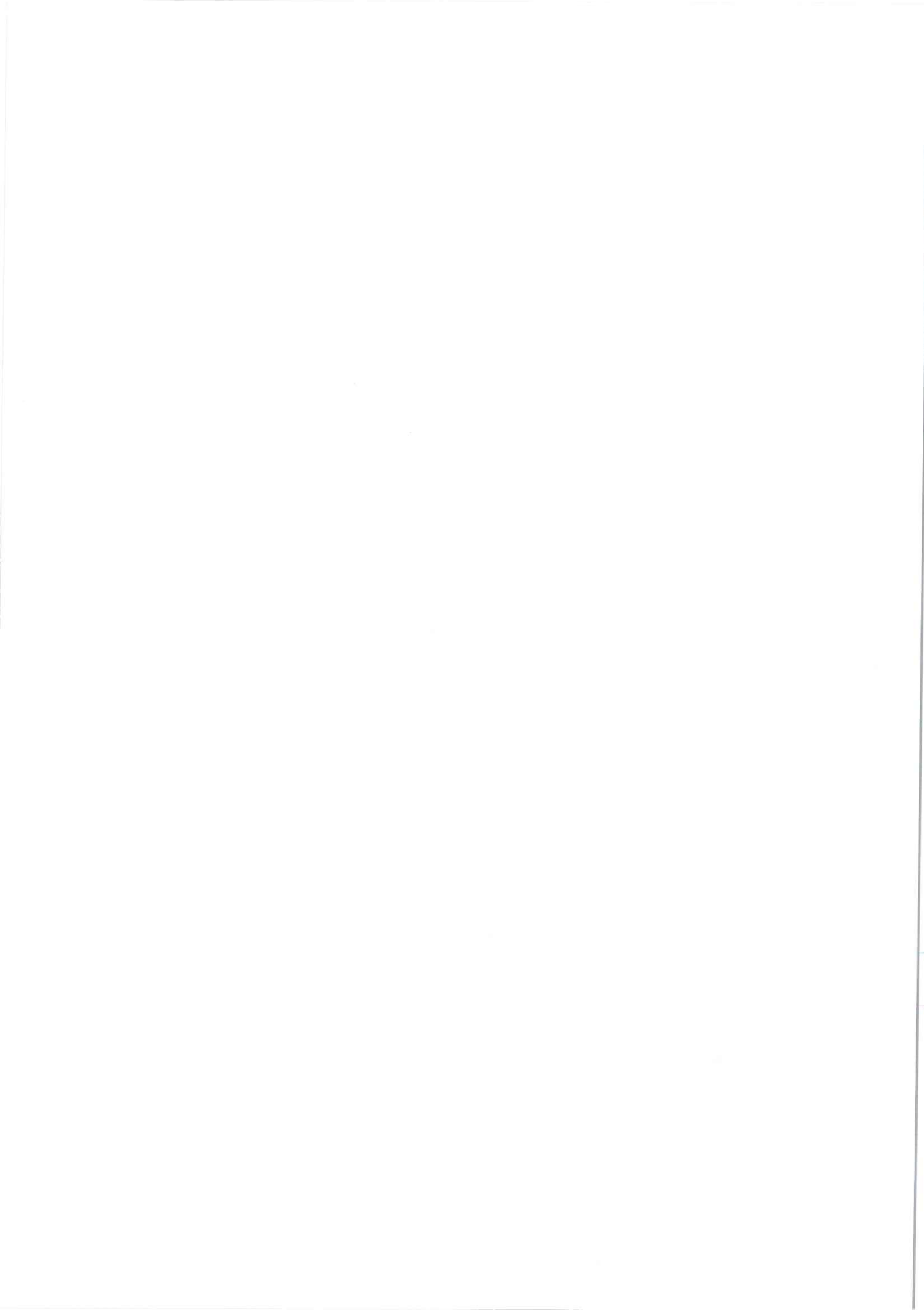
Central Bedfordshire Council
Priory House
Chicksands
Shefford SG1917 5TQ

Jill Dickinson
Assistant Director of
Community Services

17 March 2021









Statement of Representation Procedures (Regulation 19) Town and Country Planning (Local Planning) (England) Regulations 2012

Central Bedfordshire Council Local Plan 2015-2035: Main Modifications Consultation

The Council is inviting comments, also known as representations, on the Proposed Main Modifications to the Central Bedfordshire Council Local Plan 2015-2035. The information below sets out how and by when to make such representations, as well as where to find the relevant documentation.

Statement of Representation Procedure

Consultation document

The Council is consulting on the Proposed Main Modifications, along with a Sustainability Appraisal (SA) Report and Habitats Regulations Assessment (HRA) Addendum that consider any relevant implications of the Modifications, along with a document that illustrates any changes that are proposed to the Policies Map.

The consultation documents consist of the following:

- Central Bedfordshire Local Plan Proposed Main Modifications Schedule March 2021
- Central Bedfordshire Local Plan Sustainability Appraisal Main Modifications Report March 2021
- Central Bedfordshire Local Plan Sustainability Appraisal Main Modifications Report – Non-Technical Summary March 2021
- Central Bedfordshire Local Plan Habitats Regulations Assessment Addendum March 2021
- Central Bedfordshire Local Plan Proposed Modifications to Policy Maps March 2021

Subject matter and area covered

The Proposed Main Modifications set out those modifications that materially affect the plan policies and are deemed necessary for the plan to be found sound through the Examination process.

The Local Plan covers the whole administrative area of Central Bedfordshire.

Period of publication for representations

The Council will receive representations from 10am Friday 19th March 2021 to 12pm Wednesday 5th May 2021. Representations should arrive no later than 12pm on Wednesday 5th May 2021.

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Anonymous comments or comments received outside these dates will not be accepted.

Please Note: this consultation is confined to the specifically stated Proposed Main Modifications, which are put forward without prejudice to the Inspector's final conclusions on the Plan; and on the associated supporting documents. It is not an opportunity to restate points previously made, to raise new representations to the submitted Local Plan or to seek further changes to the Plan.

Where to view the proposed submission documents:

Publication version and supporting documents are available for inspection from 10am Friday 19th March to Wednesday 12pm 5th May on the Council's web page:

www.centralbedfordshire.gov.uk/mmc-march-2021

How to make representations

Representations can be made through the following means:

Online Consultation System

<https://centralbedfordshire.oc2.uk/>

Either log in or register to make representations, attachments can also be uploaded through this system. Consultation documents can be viewed through this system and are also hosted on the Local Plan Examination pages of our website.

Letter

Representations can be sent via letter to the following postal address:

Local Plan
Central Bedfordshire Council
Priory House
Monks Walk
Chicksands
SG17 5TQ

Please ensure any representations sent via letter contain your name and contact details, either a postal address or email address.

Email

Representations can be sent via email to the following email address:

localplan@centralbedfordshire.gov.uk

Please ensure any representations sent via email contain your full name.

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We recognise that there may be individuals who are unable to view the consultation documents online and due to the Coronavirus (COVID-19) restrictions are unable to view hard copies at the Council's main office at Priory House. In these circumstances we will be happy to discuss how we can arrange for you to access the consultation documents. Please contact the Planning Policy Team on 0300 300 4353.

If you are unable to submit your response on-line or by post and are unable to leave your home, or arrange for someone else, to post your response due to Coronavirus (COVID-19) restrictions, then please contact the Strategic Growth Team on 0300 300 4353.

How to find out the next steps

Using the online system at <http://www.centralbedfordshire.gov.uk/> you can request to be notified via email to be kept up to date on the Local Plan process.

What will happen to the Representations?

All valid comments will be submitted to the Planning Inspectors presiding over the Examination for their consideration and prior to the publication of their report .

Please note that copies of all comments will be made available for the public to view (including your name but not personal addresses, telephone numbers or signatures) and therefore cannot be treated as confidential. Data will be held in accordance with the Data Protection Act 1998.

Contact us...

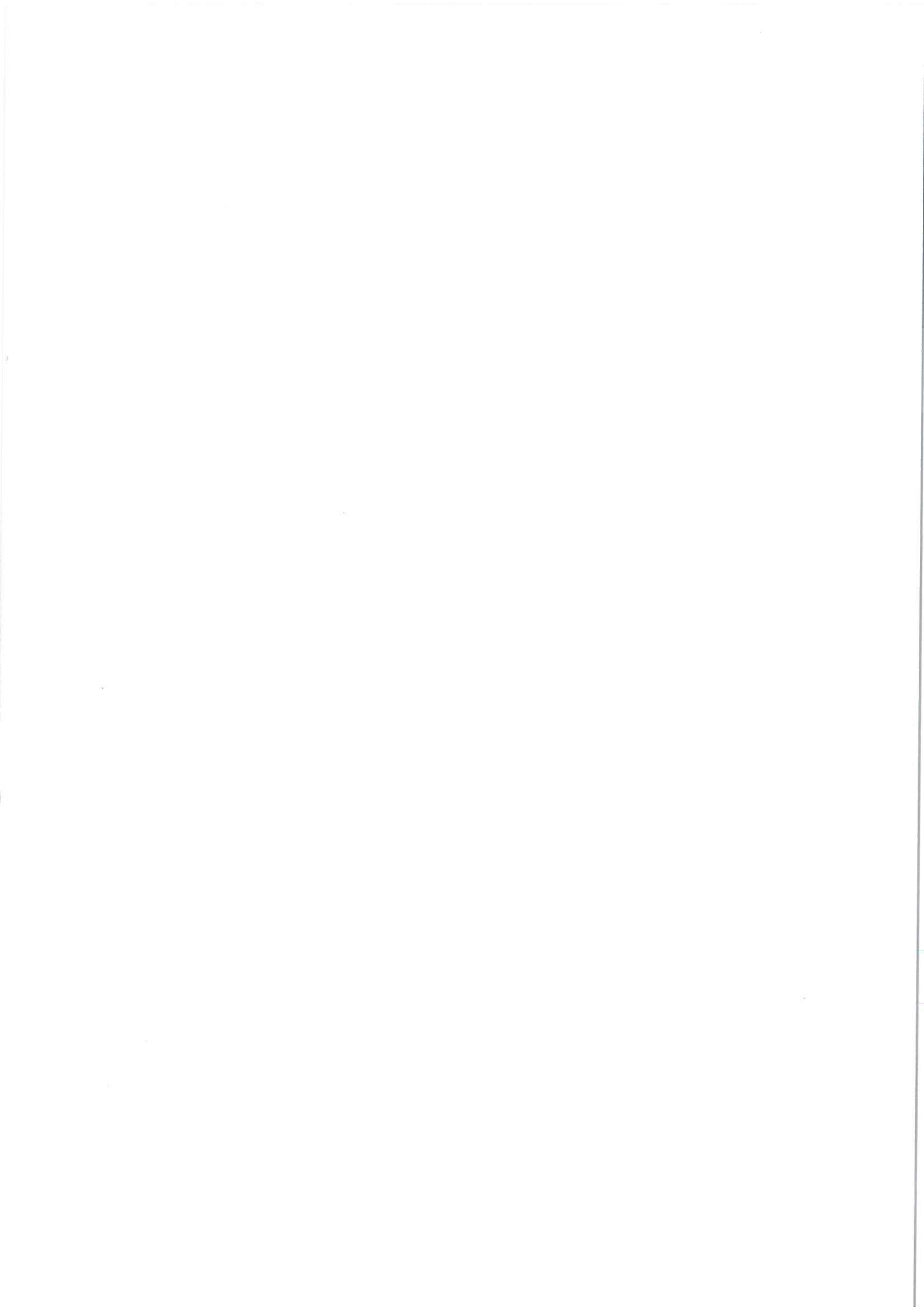
by telephone: 0300 300 4353

by email: localplan@centralbedfordshire.gov.uk

on the web: www.centralbedfordshire.gov.uk

Write to Central Bedfordshire Council, Priory House,
Monks Walk, Chicksands, Shefford, Bedfordshire SG17 5TQ





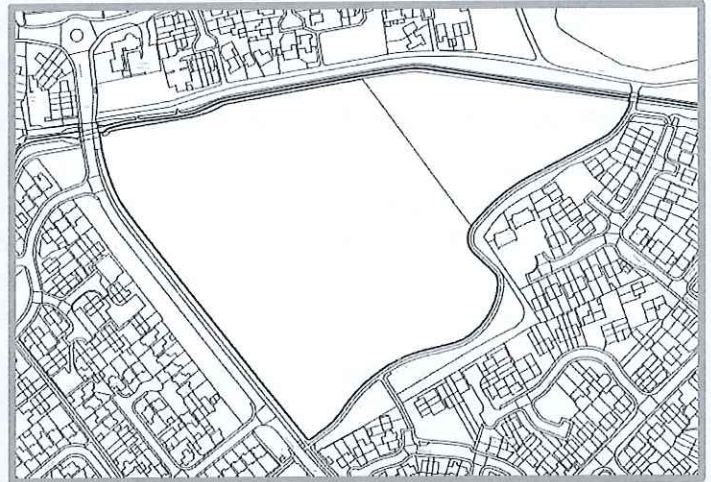
Windsor Drive, Houghton Regis

Frequently asked questions

great
lifestyles

Introduction

Windsor Drive is a proposed development of up to 100 affordable homes for rent and shared ownership, with a substantial amount of open space retained and enhanced to benefit local people. These homes will be available mainly for local people from Houghton Regis and Dunstable. Our approach to designing the homes and the retained open space will begin with a community engagement event later this year. This will give local people the opportunity to say how best the land should be developed and to suggest other things that could be included in the development, such as a shop.



This development is being proposed by the Housing Service of Central Bedfordshire Council, who will be responsible for owning and managing the affordable homes that are proposed. The land is held within the Council's Housing Revenue Account, used to manage the income and expenditure of all council owned homes, since the Parkside Estate was originally built. The land area is 6.05 hectares. The Council can assure local residents that not more than half of this area will be developed for housing; and it is not being sold to a developer or anyone else. Importantly, no more than 100 dwellings will be developed.

Questions and answers

1. Why is this development being proposed?

There is a great need for affordable homes locally. The land is not as well used by the public as it could be and can be enhanced to enable more people to enjoy the open space that is there, and to potentially create an attractive woodland walk to rear of the land. A more compact open space could be retained as a field, or planted with trees and shrubs, or landscaped to look more attractive. Some parking can be integrated within the design to give people easier access to the grass.

2. Is Houghton Regis Town Council involved in bringing forward this proposal?

No, this is a Central Bedfordshire Council project. Houghton Regis Town Council will be consulted with along with other organisations and local residents.

3. What are the timescales?

This proposal is just at the starting line. A planning application is necessary and that will not happen this year. Due to the anticipated consultation and master-planning exercise, start on site is not anticipated until 2023, and this depends on whether planning permission is granted. A planning application is likely during 2022. We will take our time to bring forward this proposal, so that we can listen to people's ideas and suggestions along the way. The council's intention is a high quality, sustainable development.

A great place to live and work.



4. Has a decision already been made that the development is going to happen?

The council has approved a budget of £20.6M for this development. No other decisions have been made about the proposed design or how much of the land will be developed, or how the remaining land will be used to benefit local people. Planning permission will be required. People can have their say through the Planning process, as well as the community engagement event that is described at 6 below.

5. Will the Houghton Regis Neighbourhood Plan prevent this from happening?

The Neighbourhood Plan is not yet adopted, but is likely to be adopted this year, subject to consultation in spring 2021 and a local referendum. Central Bedfordshire Council's Planning Service will give weight to an adopted Neighbourhood Plan when a planning application is made for development of this land.

6. Can local people influence the proposal? If so, in what ways?

We plan to run a community engagement event similar to the one held for All Saints View (pictured below), which took place over three intensive days, and offered residents an opportunity to comment and contribute. This will be the main opportunity for local people to influence the Windsor Drive proposal at an early stage. People can share their ideas on how the land can be developed to benefit the community, alongside the council-managed affordable homes and the enhancement of the open space.



Further opportunities to influence the proposal:

People can have their say on the Houghton Regis Neighbourhood Plan through a consultation process and eventually a referendum. The Windsor Drive land is identified in that plan and people can comment through that consultation process, which is scheduled for spring 2021.

Prior to a planning application (during 2022), there will be an informal consultation on the detail of the proposals, where the council will share designs and answer questions that people have.

Once the planning application is submitted, there will be consultation with local residents that is within the formal, well-established planning process.

What is the planning status of this land?

Windsor Drive is not designated as Green Belt land. However, the land is widely recognised as open space locally and the Planning Service will consider this land to be a local amenity benefit. That in itself offers some protection to the land, which may be enhanced later in the year if the Houghton Regis Neighbourhood Plan is adopted.

If you have any questions, or want to be involved in shaping the proposal, please email WindsorDriveDevelopment@centralbedfordshire.gov.uk

