



**HOUGHTON REGIS TOWN COUNCIL**  
Peel Street, Houghton Regis, Bedfordshire LU5 5EY

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Town Mayor: **Cllr Tracey K McMahon** Tel: 01582 708540  
Town Clerk: **Clare Evans** E-mail: [info@houghtonregis.org.uk](mailto:info@houghtonregis.org.uk)

26<sup>th</sup> April 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 **Tuesday 4<sup>th</sup> May at 7.00pm.**

This meeting is being held virtually via Microsoft Teams. If members of the public would like to attend, please click on the meeting link below and follow the online instructions:

[MEETING LINK](#)<sup>1</sup>

[MEETING GUIDANCE](#)

To assist in the smooth running of the meeting please refer and adhere to the Council's Virtual Meeting Guidance. To view the Virtual Meeting Guidance please click on the link above.

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

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

### Agenda

- 1. APOLOGIES AND SUBSTITUTIONS**
- 2. QUESTIONS FROM THE PUBLIC**

In accordance with approved Standing Orders 1(e)-1(l) Members of the public may make representations, ask questions and give evidence at a meeting which they are entitled to attend in

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

<sup>2</sup> 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. No part of the meeting room is exempt from public filming unless the meeting resolves to go into exempt session.*

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

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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**

*Pages 5 - 12*

To approve the Minutes of the meeting held on the 19<sup>th</sup> April 2021

**Recommendation: To approve the Minutes of the meeting held on 19<sup>th</sup> April 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/21/01385/FULL	Two storey front and side extension 2 Harrington Heights, LU5 6JU For: Mr J Cook
CB/21/01519/GPDE	Prior Notification of Householder Extension: Single storey rear extension 115 Tennyson Avenue, LU5 5UG For: Mr S Pintea
CB/21/01464/FULL	Single storey side and rear extensions 44 Fensome Drive, LU5 5SH For: Mr & Mrs Klossowski
CB/21/01234/FULL	Single storey infill extension. First floor and two storey rear extension Highfield House, Bedford Road, LU5 6JP Mr D Carroll
CB/21/01735/RM	Reserved Matters: Following Outline Application CB/12/03613/OUT (Outline planning permission with the details of access, appearance,

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	landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings; up to 202,500 sqm gross of additional development in Use Classes; 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): Landscaping of the Green Corridors and School frontage area within AMP1 Houghton Regis North (HRN1), Sundon Road, Houghton Regis
CB/21/01649/FULL	Change of use from public amenity to private residential to include extension of the driveway and dropped kerb. 153 Sundon Road, LU5 5NN For: Mr P Sparkes
CB/21/01622/FULL	Single storey front extension 92 Tithe Farm Road, LU5 5JB Ms K Wilson
CB/21/01738/FULL	Complete demolition of unlisted garage with gym and stores and replacement with new ancillary garage within the curtilage of a listed building. Springwell Cottage, Sewell Lane, Sewell, LU6 1RP Mr J Gridley
CB/21/01433/LB	Listed building: Complete demolition of unlisted garage with gym and stores and replacement with new ancillary garage within the curtilage of a listed building. Mr J Gridley
<b><i>For noting</i></b>	
CB/21/01570/NMA	Non-material amendment to planning permission 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.) amendment sought - adjustment of site levels, upwards by 150mm and reduction of building structure by 150mm and minor alterations to the southern elevation of the main warehouse building Land at Thorn Turn, Thorn Road, LU6 1RT
CB/21/01751/DOC	Discharge of Conditions 3 & 4 against Planning Permission CB/20/03406/RM (Reserved Matters: following Outline Application CB/12/03613/OUT (Development to comprise: up to 5,150 dwellings and various other classes (retail) (public house) (take away) (offices, industrial and storage and distribution) (hotel) (care home) (community and leisure)): RM sought for appearance, landscaping, layout, and scale of furniture and play equipment.) Houghton Regis North 1 (HRN1), Sundon Road, Houghton Regis
CB/21/01682/DOC	Discharge of Condition 5 against planning permission CB/20/00687/FULL (Residential development of 31 affordable

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dwelling with formation of two vehicular accesses, sustainable urban drainage and associated landscaping)  
Land South of The Bungalow, Bedford Road, LU5 6JS

**(b) Decision Notices**

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

None at time of going to print.

***Refusals:***

None at time of going to print.

***Withdrawals:***

None at time of going to print.

**6. PROPOSED TRAFFIC CALMING MEASURES**

*Pages 13 - 18*

Members will find informed that Central Bedfordshire Council are consulting on a several schemes in Houghton Regis as follow:

- Various Roads, 30mph Speed Limit
- Thorn Road, Traffic Calming
- Millard Grange, Toucan Crossing

Members will find attached notices and plans providing more information.

Comments to be received by 12th May 2021.

**Recommendation:**            **To consider the Town Councils response to various traffic calming measures in Houghton Regis**

**7. STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS**

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

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

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

**Linnere** – No substantive update to report.

**Bidwell West** – No substantive update to report.

**Kingsland** – No substantive update to report.

**Windsor Drive** – No substantive update to report.

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

**Houghton Regis Town Council  
Planning Committee  
19<sup>th</sup> April at 7.00pm**

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

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

Public: 7

Apologies: Councillor: K Wattingham

Also Councillor: S Goodchild Central Bedfordshire Council  
present:

**11576 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Wattingham (Cllr Farrell substituted)

**11577 QUESTIONS FROM THE PUBLIC**

Members of the public addressed the committee in regard to planning application CB/21/01242/FULL. Employment Site North of Thorn Road, Thorn Road.

Residents stated that they were not against employment on this site however, the proposed development would have a significant detrimental effect on local residents, especially for those who live adjacent to the site.

Concerns raised were:

- Proposed 24-hour operation and the impact on residents in regard to noise, air and light pollution
- The proposed height of the buildings, in particular to the one closest to neighbouring residential properties.
- Overdevelopment
- The proposed design has no architectural merit
- Landscape design inadequate

Members thanked those for attending and for providing their comments.

**11578 SPECIFIC DECLARATIONS OF INTEREST**

None.

**11579 MINUTES**

To approve the Minutes of the meeting held on the 29<sup>th</sup> March 2021.

**Resolved To approve the Minutes of the meeting held on 29th March 2021 and for these to be signed by the Chairman.**

## **11580 PLANNING MATTERS**

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

CB/21/00661/FULL Single storey side extension with garage conversion  
133 Leafields, LU5 5LU  
For: Ms L Grigg

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

CB/21/01300/REG3 Retention of one triple classroom temporary unit.  
The Chiltern School, Regis Education Centre, Parkside  
Drive, LU5 5PX  
For: Central Bedfordshire Council

**Comments: Houghton Regis Town Council had no objections to this application. However, the town council had concerns of the suitability and longevity of this type of unit for this purpose.**

CB/21/01147/FULL Rear/side extension and front porch  
45 Sundon Road, LU5 5LL  
For: Mr D Corr

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

CB/21/01081/FULL Single storey side and rear extensions  
39 Thornhill Close, LU5 5SG  
For: Mrs K Ad

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

CB/21/01242/FULL Development of the site for E(g)(iii), B2 and B8 Uses to  
include Trade Counter, including details of access,  
servicing, landscaping, boundary treatment and associated  
works. Employment Site North of Thorn Road, Thorn  
Road, Houghton Regis  
For: Wrenbridge (FREOF V Houghton Regis) LLP

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

- Excessive and antisocial operational/trading hours
- The height of Unit 3 is overbearing and would have a detrimental effect by overshadowing on those residential properties adjacent to the site.
- Concerns of increase in light pollution, again in particular to those residents who are adjacent to the site.
- Whilst the town council acknowledges that the buildings here are to be designed as gateway features, it objects to the design of the buildings. The patchwork design does not fit in with the surrounding area and its setting.
- The town council accepts the concept of this development however, what is proposed is over development.

The town council respectfully request that the distance from the proposed development line to the boundaries of the adjacent properties is increased, to allow for a more distinct separation and to provide further mitigation measures.

The town council understood that the total concept of the development of this area was to make Houghton Regis North and green and pleasant place to live. This developments design and proposed use does not accord with this concept.

The town council would like to see more consideration being given to a more suitable eco-corridor.

CB/21/01226/FULL Two storey rear extension and internal alterations following demolition of existing wc/utitly and lobby at ground floor level.  
24 Manor Park, LU5 5BX  
For: Ms K Fox

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

CB/21/01385/FULL Two storey front and side extension  
2 Harrington Heights, LU5 6JU  
For: Mr J Cook

**Members were advised that an amendment had been made to this application. As the deadline for comments to be received by would be the 13<sup>th</sup> May, members agreed to defer discussion until the next meeting.**

**The following applications were noted:**

- CB/21/01244/DOC Discharge of Conditions 03 and 23 against planning permission CB/20/03300/REG3 (Erection of a three storey secondary school and sports hall providing 6 forms of entry (900) pupils, together with a 220 pupil sixth form, sports pitches including an all-weather pitch, vehicular access, car-parking, coach parking, pedestrian and cycle access from the north and east, landscaping and associated infrastructure).  
Kingsland Secondary School Parkside Drive, LU5 5QN
- CB/21/01211/DOC Discharge of Conditions 15 & 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)  
Parcel 1, Bedford Road, Houghton Regis
- CB/21/01441/DOC Discharge of Condition 15 against planning permission CB/19/03232/RM (Reserved matters: Appearance, scale and landscaping for residential development of 336 dwellings on Development Parcels 5a and 5b Bidwell West, Houghton Regis. Outline application (CB/15/0297/OUT) was supported by a full Environmental Statement (ES).  
Parcels 5a and 5b of Bidwell West, Houghton Regis
- CB/21/01394/DOC Discharge of Condition 5 against planning permission CB/20/03087/RM-Reserved Matters: following Outline Application CB/15/04918/REG3 (Erection of up to 61,336m<sup>2</sup> employment development floor space with associated infrastructure and ancillary works. All matters reserved except means of access from Thorn Road) Appearance, Landscaping, Layout and Scale to Plot B.  
Land at Thorn Turn Thorn Road Houghton Regis LU6 1RT



- CB/21/01243/DOC Discharge of Condition 4 against planning permission  
CB/20/01265/FULL- Dropped kerb to front of property,  
block pave front garden for parking  
4 Townsend Terrace, LU5 5BB
- CB/21/01141/NMA Non-material amendment to planning permission  
CB/19/03232/RM-Reserved matters: (Appearance, scale  
and landscaping for residential development of 336  
dwellings on Development Parcels 5a & 5b Bidwell West,  
Houghton Regis. Outline application (CB/15/0297/OUT)  
was supported by a full Environmental Statement (ES).  
Amendment sought to approved bricks as shown on  
approved plans P19-0483\_14-01 J Facing Materials.  
Layout, P19-0483\_14-02 J Facing Materials Layout and  
P19-0483\_14-03 J Facing Materials Layout. Proposed  
amendments as follows: Olde Alton Yellow Multi, to be  
replaced by Yellow Multi Gilt Stock Weinerberger Olde  
Cheshire Red Multi, to be replaced by New Red Multi Gilt  
Parcels 5a and 5b Bidwell West LU5 6JQ
- CB/21/01388/LDCP Lawful Development Certificate Proposed: Single storey  
rear extension and hip to gable loft conversion with rear  
and front facing velux roof lights  
44 Wilbury Drive, LU5 4TA

**(b) The following decision notices were noted:**

***Permissions / Approvals / Consents***

None received.

***Refusals:***

None received.

***Withdrawals:***

None received.

**11581 OFF-STREET PARKING ORDER – PEEL STREET**

Members considered the above parking order at the previous planning meeting held on the 29th March 2021 and although members agreed to support, in principle, Central Bedfordshire Councils proposed off-street parking places order. The committee requested further information be forthcoming before making their full and final comments. Therefore, this item was deferred.

Members were advised that the following comment was submitted to Central Bedfordshire Council following their meeting held on the 29th March 2021:

*The Town Council is, in principle, supportive of the proposal but would like the opportunity to have further information before being able to make a full and final response.*

*Part of the car park is provided for those residents of Bedford Square. What will happen to this provision? Will they have to find parking elsewhere? How many spaces are allocated to them? What about traders? Will they not be able to park here?*

*If resident and traders can continue to park here, how will this be monitored? Where will they go if not?*

*The Town Council is aware that there is already a lot of pressure for on street parking in the adjacent residential streets and would not wish to see this increased.*

*What about provision for public parking at All Saints View? How many will be available there? Will there be restrictions there too?*

*As already stated, the Town Council is supportive but really would like to understand what has been considered holistically to this approach, rather than just move the problem further down the road.*

The Town Council were informed that they could submit a response raising questions, these would be investigated and included and answered formally in Central Bedfordshire Councils report. All responses would form part of what was recommended as the way forward.

Members considered this response and agreed to confirm and reiterate their comments, as previously submitted.

**Resolved: To confirm and reiterate the Town Councils response to Central Bedfordshire Councils proposed off-street parking places order relating to a car park in Peel Street, as previously submitted.**

#### **11582 CENTRAL BEDFORDSHIRE COUNCIL DISABLED PARKING SPACES ORDER - PROPOSALS**

Members received information on an Order, made by Central Bedfordshire Council, proposing to introduce disabled spaces at various locations in South Central Bedfordshire. One of these locations was Sycamore Road, Houghton Regis.

The reason for the proposal was to provide dedicated places for blue badge holders to park.

Members discussed this item and agreed that they had no comment.

**Resolved: To confirm that the Town Councils had no comment in response to Central Bedfordshire Councils proposed disabled parking spaces order.**

#### **11583 LOCAL PLAN PROPOSED MAIN MODIFICATIONS CONSULTATION – MARCH 2021**

Members were informed that Central Bedfordshire Council had published Proposed Main Modifications relating to its Emerging Local Plan.

Central Bedfordshire Council submitted its Local Plan to Government in February 2018. The Local Plan sets out a policy framework to guide development across the Council area up-to 2035, including to support the delivery of housing, employment and infrastructure.

The Local Plan was now at the Examination stage where independent Planning Inspectors consider if the plan meets the appropriate requirements and if it can be adopted. This process has already involved public hearings that took place in May to July 2019 and December 2020. All the stages of the Examination are available on the Council's website at the following link:

<https://www.centralbedfordshire.gov.uk/local-plan-exam>

As part of an Examination process, Planning Inspectors may recommend Main Modifications (changes that materially affect the plan's policies) to make a submitted local plan sound and legally compliant. These Proposed Main Modifications must be published for public consultation, so the Inspectors' have an opportunity to consider any representations on the proposals prior to publishing their report on the plan.

The consultation began on Friday 19th March 2021 for a period of six weeks, finishing at 12 noon on Wednesday 5th May 2021.

The Town Council, as a consultee, were invited to express their views on these Modifications. Summary of key points were provided to members.

Members were reminded that this item was deferred at the last meeting.

Members discussed the modifications and noted that they did not refer or impact on Houghton Regis. Therefore, members resolved to acknowledge the invitation to express their views and requested that this response also included that the town council offered no further comments.

**Resolved: To offer no further comments in the Town Councils response to Central Bedfordshire Councils proposed Modifications Consultation.**

#### **11584 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN- UPDATE/PROGRESS**

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

**A5 M1 Link** – Members were advised that Central Bedfordshire Council had received proposals in regard to road marking improvements to this link road. Improvements would start at the Thorn Road roundabout all the way to the roundabout at the M1 South junction. The changes, as proposed, would make significant improvements to road safety.

Members were informed that Central Bedfordshire Council were working closely with Highways England to get the changes delivered.

Members were supportive of any changes to improve road safety.

Councillor Carroll informed members that the lay-by had been misused by HGV's which had led to this area being churned up and looking severely under maintained.

Members requested that Central Bedfordshire Council be contacted to inform them of this issue and to seek confirmation of whether this area is on a maintenance schedule and who is currently responsible.

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

**Linnere** – No substantive update to report.

**Bidwell West** – No substantive update to report.

**Kingsland** – No substantive update to report.

**Windsor Drive** – No substantive update to report.

**Section 106 Monies** – Cllr Carroll enquired whether an update could be sought in regard to the plans for the open spaces and facilities on HRN1 and HRN2.

**Resolved: To note the information**

**The Chairman declared the meeting closed at 8.16pm**

**Dated this 4<sup>th</sup> day of May 2021**

**Chairman**

# PUBLIC NOTICE



## **CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INSTALL A RAISED TOUCAN CROSSING ON MILLARD GRANGE, 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, Section 90 A-I of the Highways Act 1980 and all other enabling powers, proposes to establish a Raised Toucan crossing on Millard Grange, Houghton Regis. These proposals are part of a scheme to reduce traffic speeds and improve pedestrian facilities.

**A Raised Toucan Crossing at a nominal height of 75mm and approximately 8 metres long, including ramps, extending across the full width of the road is proposed to be sited at the following location in Houghton Regis:-**

Millard Grange, at a point approximately 102 metres south east of its junction with Thorn Road.

Further Details may be examined by appointment during normal office hours at the address shown below or viewed online at [www.centralbedfordshire.gov.uk/publicstatutorynotices](http://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](mailto:highways.consultation@centralbedfordshire.gov.uk) by 12 May 2021 and **must quote unique reference number A00091**.

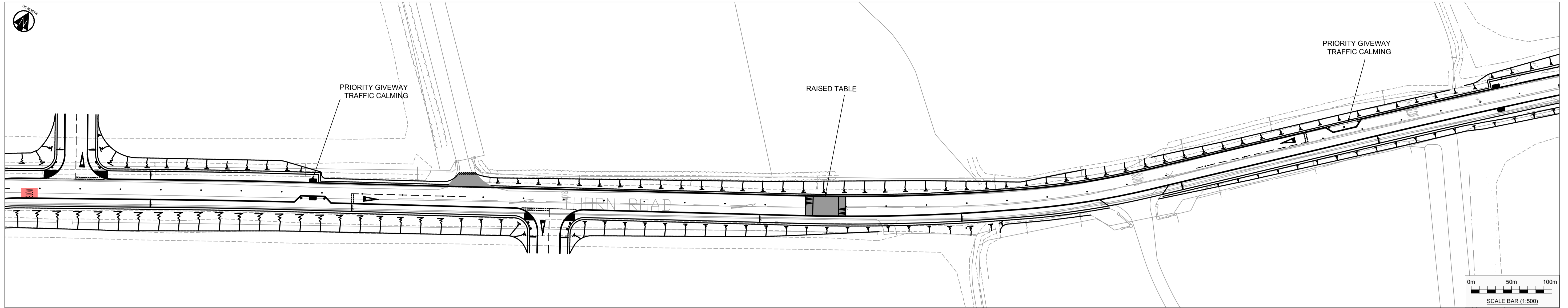
Please note that any comments received may be redacted of personal information and uploaded onto the Central Bedfordshire Council website as part of a report on the scheme a few days before the proposal is discussed at the relevant Traffic Management Meeting, where it will remain in the public domain. 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

21 April 2021

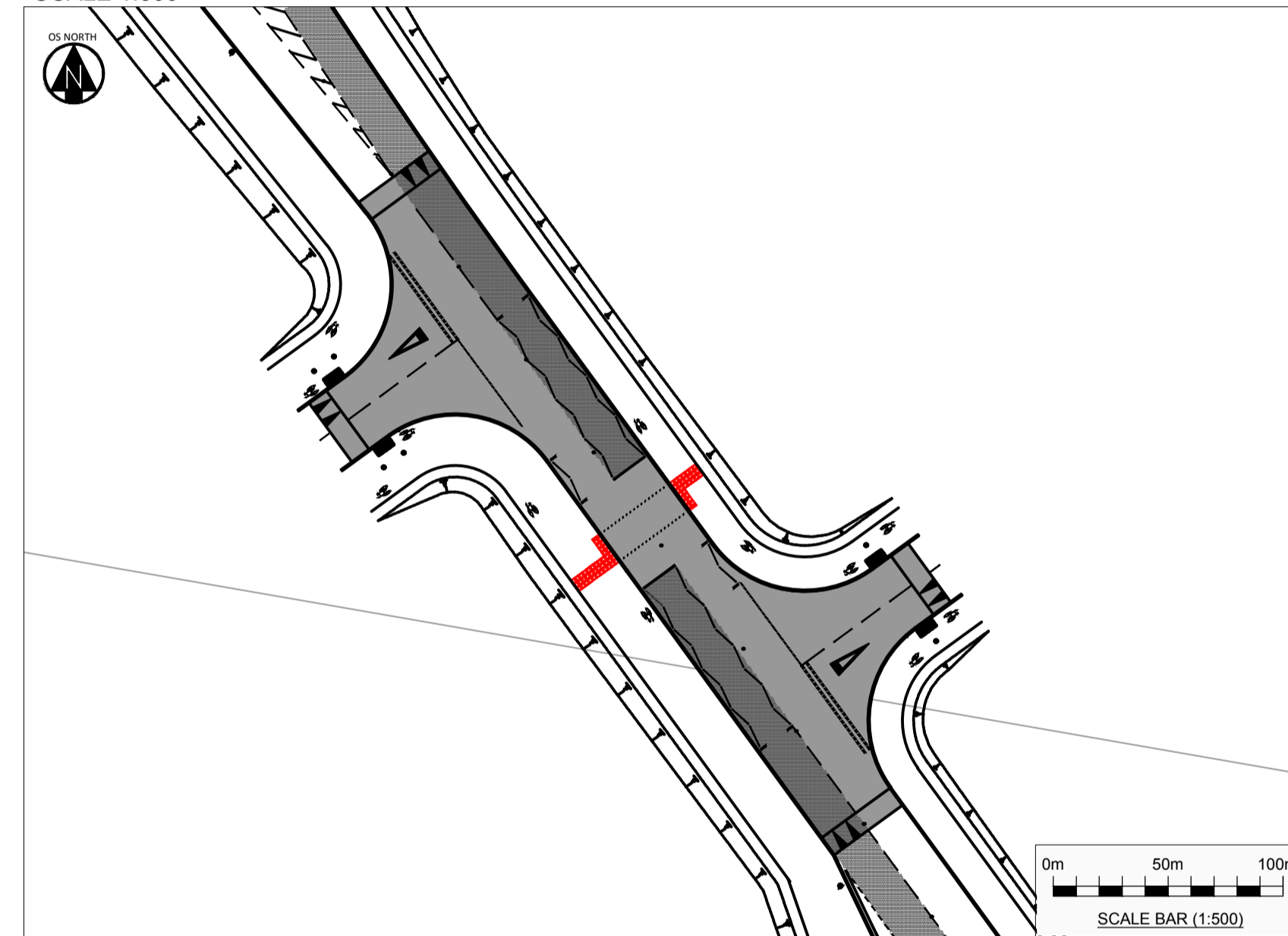
INSET 1- THORN ROAD TRAFFIC CALMING  
SCALE 1:500



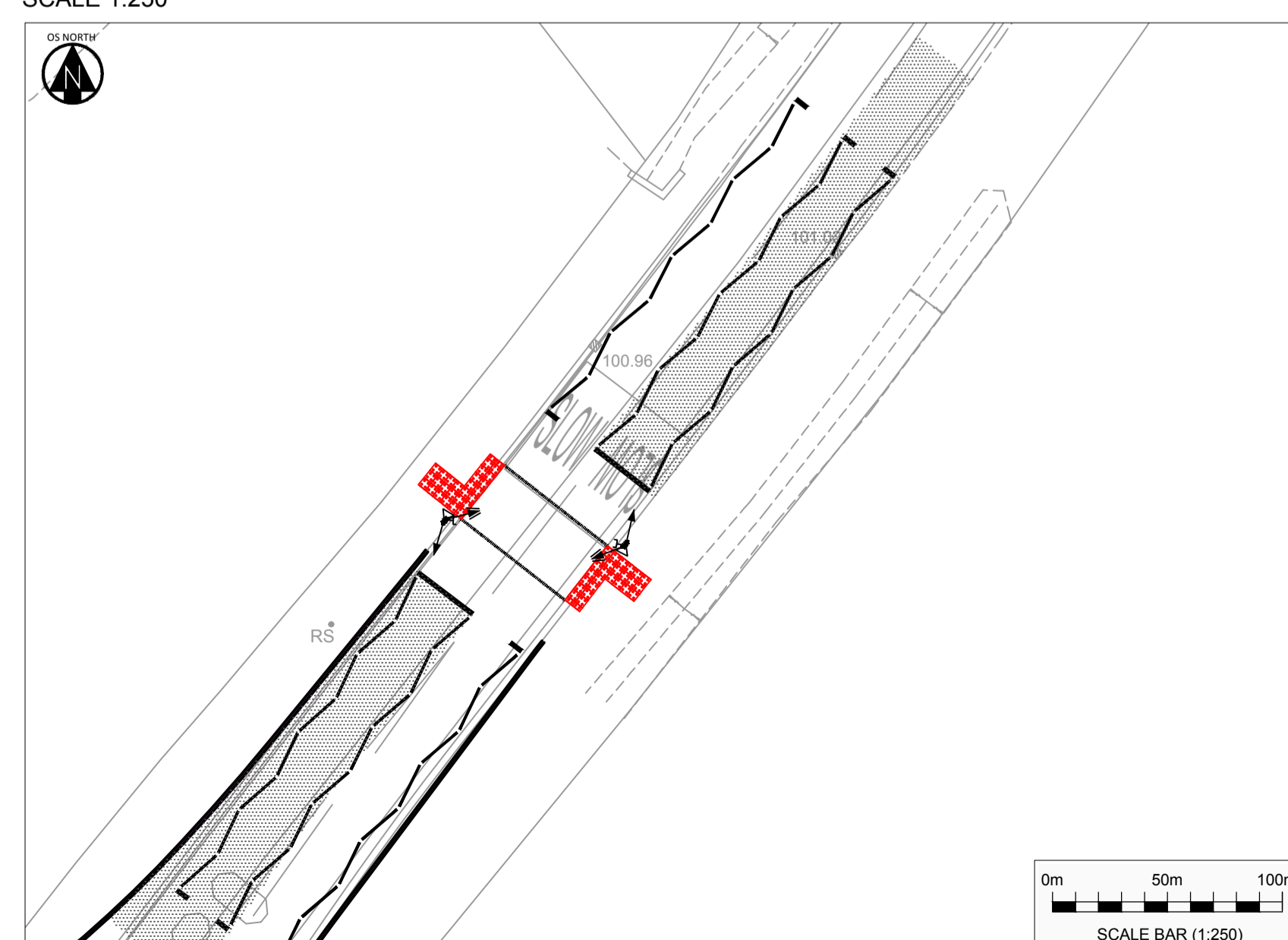
LAYOUT  
SCALE 1:2500



INSET 2- RAISED TABLE TOUCAN CROSSING  
SCALE 1:500



INSET 3 - TOUCAN CROSSING  
SCALE 1:250



Notes:  
All dimensions are to be checked on site before the commencement of works. Any discrepancies are to be reported to the Architect & Engineer for verification. Figured dimensions only are to be taken from this drawing. This drawing is to be read in conjunction with all relevant Engineers' and Service Engineers' drawings and specifications. This drawing is copyright.

P1	31/05/2018	First Issue	WG	NH
Rev	Date	Description	By	Ckd

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TEL: 01454 619 533 FAX: 01454 614 125 or visit [www.hydrock.com](http://www.hydrock.com)  
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Client:  
**St FRANCIS** group

Project:  
**HOUGHTON REGIS, BIDWELL WEST**

Project Number: **C13893**

Drawing Title:  
**TRO TRAFFIC CALMING AND CROSSING PLAN**

Drawn:	Checked:	Scale @ A1:	Drawn Date:	First Issue:
WG	NH	AS SHOWN	31/05/2018	31/05/2018

Drawing Status: **INFORMATION**

Drawing No. **13893 - D0012** Revision **P1**

# PUBLIC NOTICE

## **CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE A 30MPH SPEED LIMIT ON VARIOUS ROADS, HOUGHTON REGIS**

Reason for proposal: The speed limit is intended to reduce the speed of traffic entering and leaving the built-up area. The speed limit is being promoted in combination with other speed reducing measures.

Effect of the Order:

### **To introduce a 30mph Speed Limit on the following lengths of road in Houghton Regis:-**

1. Thorn Road, full length.
2. Grendall Lane, from its junction with Thorn Road and extending in a south easterly direction for approximately 284 metres.
3. Bedford Road (B5120), from its roundabout junction with A5 Link Road and extending in a generally south easterly direction for approximately 1250 metres up to a point approximately 17 metres north-west of its junction with Roslyn Way.
4. Millard Grange, full length.
5. Unnamed Road, south of Millard Grange, full length.

Further Details may be examined by appointment during normal office hours at the address shown below or viewed online at [www.centralbedfordshire.gov.uk/publicstatutorynotices](http://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](mailto:highways.consultation@centralbedfordshire.gov.uk) by 12 May 2021 and **must quote unique reference number A00091**.

Please note that any comments received may 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.

Order Title If made will be "Central Bedfordshire Council (Various Roads, Houghton Regis) (30mph Speed Limit) Order 2021"

Central Bedfordshire Council  
Priory House  
Chicksands  
Shefford SG17 5TQ

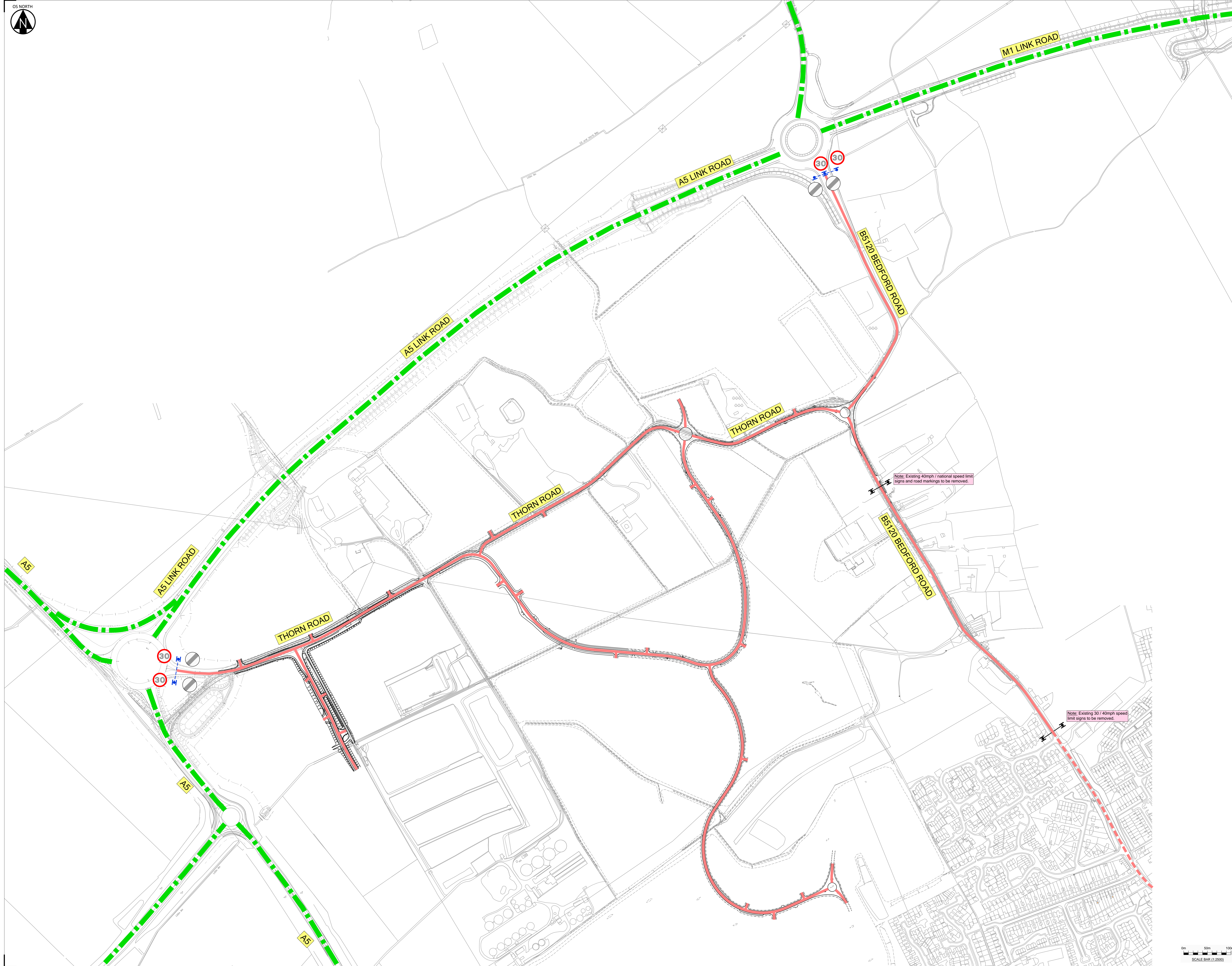
Jill Dickinson  
Assistant Director of  
Community Services

21 April 2021



**KEY**

- New 30mph speed limit.
- - - Existing 30mph speed limit.
- - - Existing national speed limit.
- New speed limit signs.
- Speed limit signs to be removed.



P2	25/01/2018	Revise to include M1 link roundabouts.	JD	NH
P1	08/11/2017	First Issue.	JD	NH
Rev	Date	Description	By	Clk

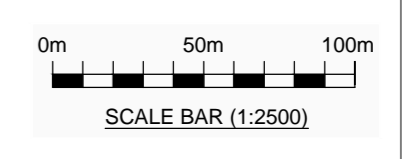
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 Client:

ST FRANCIS GROUP

Project: **HOUGHTON REGIS  
 BIDWELL WEST**  
 Project Number: **C13893**

Drawing Title: **TRO OVERVIEW PLAN**

Drawn:	Checked:	Scale:	@ AD:	Drawn Date:	First Issue:
JD	NH	1:2500		06/11/2017	08/11/2017
Drawing Status:		<b>INFORMATION</b>			
Drawing No:		<b>C13893 - D0010</b>			
Revision:		<b>P2</b>			





# PUBLIC NOTICE



## **CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INSTALL TRAFFIC CALMING MEASURES ON THORN ROAD, 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 on Thorn Road, Houghton Regis. These proposals are part of a scheme to reduce traffic speeds and create a safer environment for all road users.

### **A Raised Table at a nominal height of 75mm and approximately 10 metres long, including ramps, extending across the full width of the road is proposed to be sited at the following location in Houghton Regis:-**

1. Thorn Road, at a point approximately 67 metres north east of its junction with Centurion Way.

### **A Priority Narrowing, comprising a kerb build-out approximately 9 metres long on the south side of the road (traffic proceeding southwest required to give way to opposing traffic) is proposed to be sited at the following location in Houghton Regis:-**

1. Thorn Road, at a point approximately 60 metres northeast of its junction with Pantheon Drive.

### **A Priority Narrowing, comprising a kerb build-out approximately 9 metres long on the north side of the road (traffic proceeding northeast required to give way to opposing traffic) is proposed to be sited at the following location in Houghton Regis:-**

1. Thorn Road, at a point approximately 199 metres northeast of its junction with Centurion Way.

Further Details may be examined by appointment during normal office hours at the address shown below or viewed online at [www.centralbedfordshire.gov.uk/publicstatutorynotices](http://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](mailto:highways.consultation@centralbedfordshire.gov.uk) by 12 May 2021 and **must quote unique reference number A00091**.

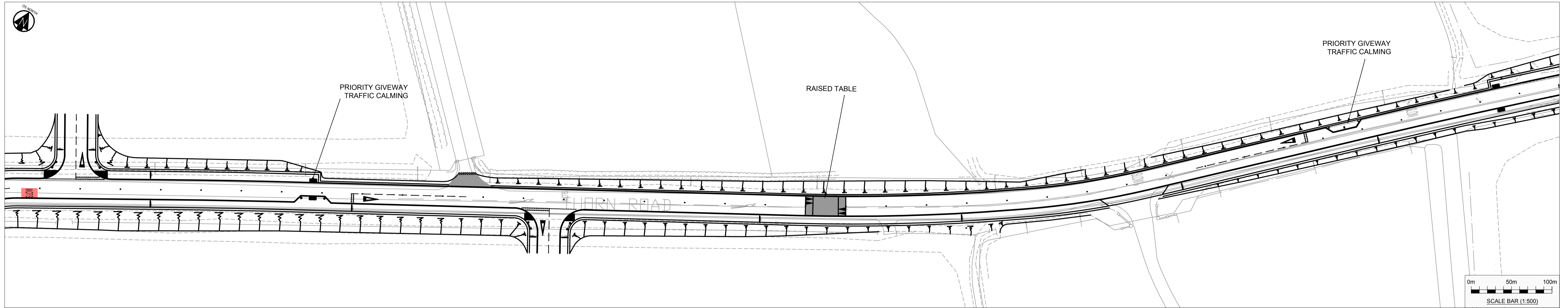
Please note that any comments received may be redacted of personal information and uploaded onto the Central Bedfordshire Council website as part of a report on the scheme a few days before the proposal is discussed at the relevant Traffic Management Meeting, where it will remain in the public domain. 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

21 April 2021

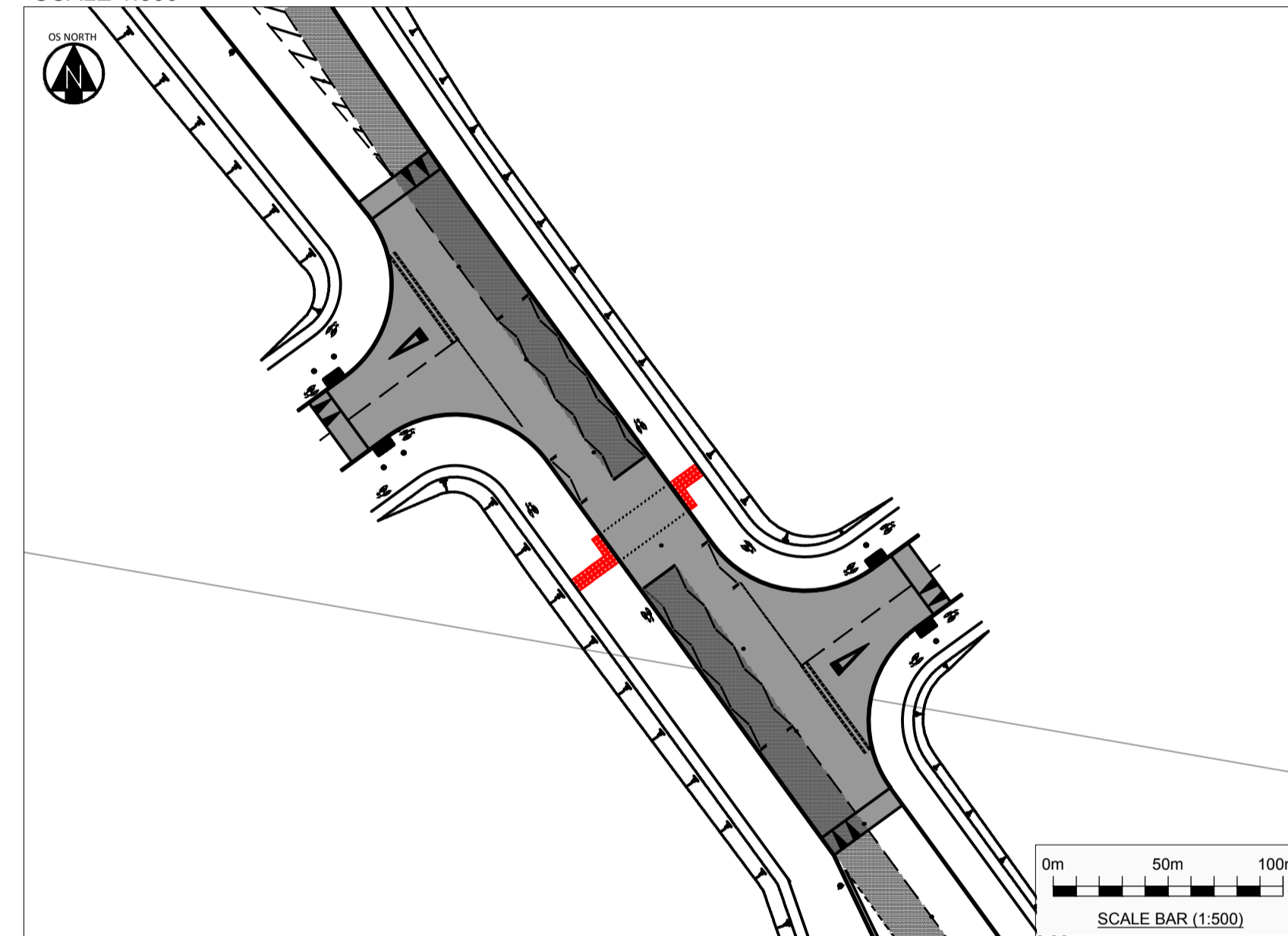
INSET 1- THORN ROAD TRAFFIC CALMING  
SCALE 1:500



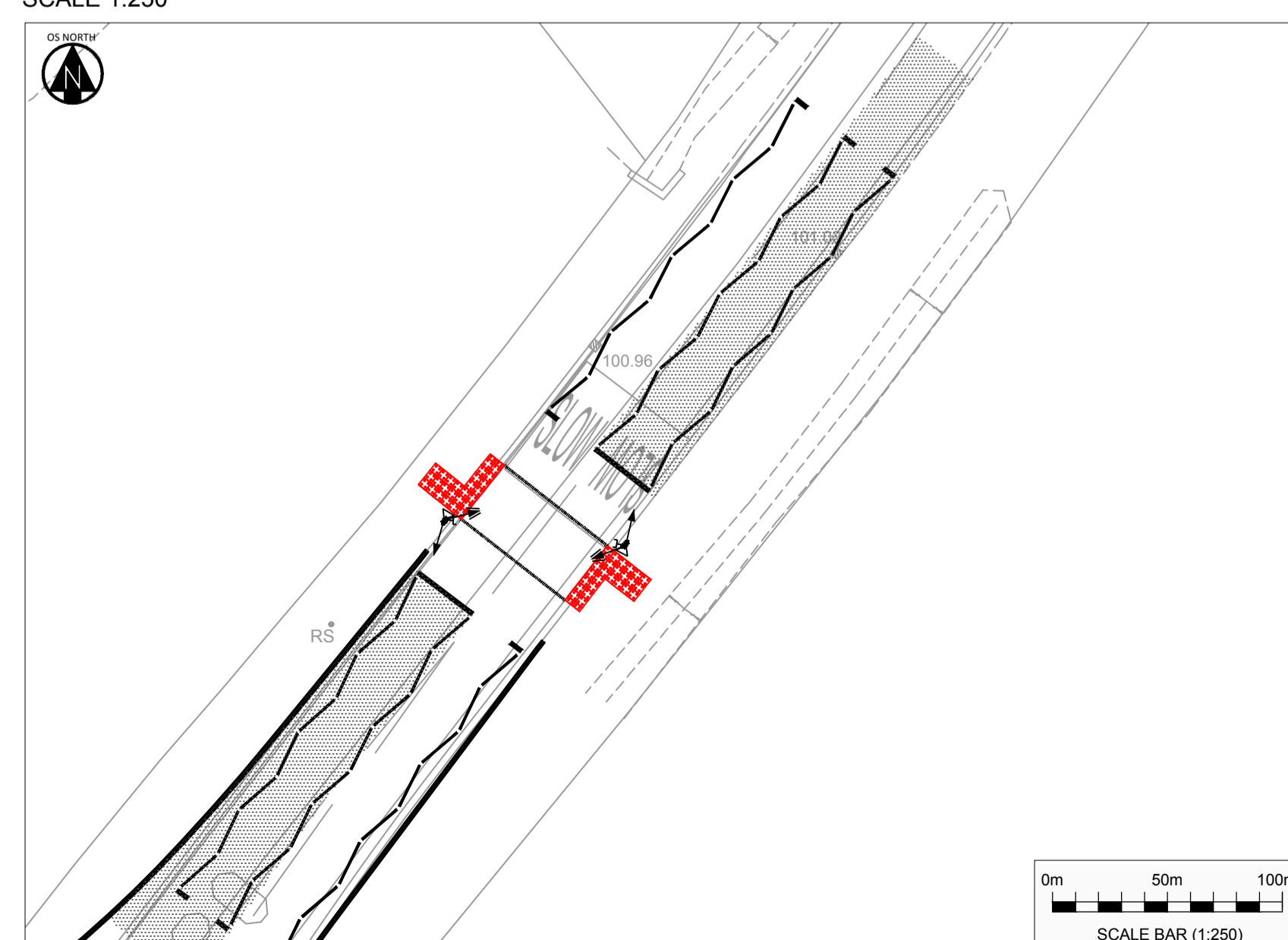
LAYOUT  
SCALE 1:2500



INSET 2- RAISED TABLE TOUCAN CROSSING  
SCALE 1:500



INSET 3 - TOUCAN CROSSING  
SCALE 1:250



Notes:  
All dimensions are to be checked on site before the commencement of works. Any discrepancies are to be reported to the Architect & Engineer for verification. Figured dimensions only are to be taken from this drawing. This drawing is to be read in conjunction with all relevant Engineers' and Service Engineers' drawings and specifications. This drawing is copyright.

P1	31/05/2018	First Issue	WG	NH
Rev	Date	Description	By	Ckd

**Hydrock**  
Over Court Barns, Over Lane, Almondsbury, Bristol, BS32 4DF.  
TEL: 01454 619 533 FAX: 01454 614 125 or visit [www.hydrock.com](http://www.hydrock.com)  
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Client:  
**St FRANCIS** group

Project:  
**HOUGHTON REGIS, BIDWELL WEST**

Project Number: **C13893**

Drawing Title:  
**TRO TRAFFIC CALMING AND CROSSING PLAN**

Drawn:	Checked:	Scale @ A1:	Drawn Date:	First Issue:
WG	NH	AS SHOWN	31/05/2018	31/05/2018

Drawing Status: **INFORMATION**

Drawing No. **13893 - D0012** Revision **P1**