



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

Town Mayor: **Cllr C L Copleston**

Tel: 01582 708540

Town Clerk: **Clare Evans**

E-mail: [info@houghtonregis.org.uk](mailto:info@houghtonregis.org.uk)

17<sup>th</sup> May 2021

**To: Members of the Planning Committee**

**Cllrs: J Carroll, D Dixon-Wilkinson, Y Farrell, D Jones, M S Kennedy, R Morgan, 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 at the Council Offices, Peel Street and Virtually through Teams on **Monday 24<sup>th</sup> May 2021 at 7.00pm.**

Due to Covid restrictions, the number of public who may attend the meeting in person is limited to 3, however members of the public are able to join the meeting remotely through Teams.

To attend in person contact the Democratic Services Manager, [louise.senior@houghtonregis.org.uk](mailto:louise.senior@houghtonregis.org.uk)  
Seats are allocated on a first come first served basis.

To attend remotely through Teams please follow this [Link](#) :

***THIS MEETING MAY BE RECORDED<sup>1</sup>***

**Clare Evans**  
**Town Clerk**

### **Agenda**

#### **1. ELECTION OF CHAIR**

Members are requested to appoint a Chair for Planning Committee for 2021/22.

#### **2. ELECTION OF VICE-CHAIR**

Members are requested to appoint a Vice Chair for Planning Committee for 2021/22.

#### **3. APOLOGIES AND SUBSTITUTIONS**

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<sup>1</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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#### 4. 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.

#### 5. 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.

#### 6. MINUTES

To approve the Minutes of the meeting held on the 4<sup>th</sup> May 2021

**Recommendation: To approve the Minutes of the meeting held on 4<sup>th</sup> May 2021 and for these to be signed by the Chairman.**

#### 7. COMMITTEE FUNCTIONS & TERMS OF REFERENCE

In accordance with Standing Order 4.j.iv. Council is required to review its delegation arrangements to committees and sub committees.

These arrangements are set out in the Committee Functions & Terms of Reference. This document sets out the system of delegation to the Committees, Sub Committees and Working Groups of the Council.

Members will find attached the extract from the approved Committee Functions & Terms of Reference which relates to this committee.

**Recommendation: To note the information**

#### 8. PLANNING MATTERS

##### (a) To consider the following applications:

CB/21/01421/FULL	Change of use of amenities land to create parking enough for one car 56 Manor Park, LU5 5BX
CB/21/01454/FULL	Replacement of existing porch with a larger porch, front extension and rear extension 10 Recreation Road, LU5 5JW
CB/21/01989/FULL	Change of use from B8 to B2 unit Unit 3, Nimbus Park Houghton Hall Park, Porz Avenue, LU5 5WZ

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CB/21/02108/RM	Reserved Matters: following Outline Application 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, A4, A5; B1, B2, B8; C1, C2, D1 and D2; 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; All development, works and operations to be in accordance with the Development Parameters Schedule and Plans): All matters reserved, Erection of 154 dwelling units, with access and parking, landscaping and associated works. The Outline Application was EIA Development and was accompanied by an Environmental Statement. Phase 1 Parcel 1, Houghton Regis North Site 1 For: Bellway Homes
CB/21/02047/FULL	Single storey rear extension 55 Cemetery Road, LU5 5DA For: Mr & Mrs Battams
CB/TCA/21/00197	Works to a tree within a Conservation Area: Remove Japanese Red Cedar East Hill Farm, 31 Sundon Road, LU5 5LL
CB/21/02014/GPDE	Prior Notification of Householder Extension: Erection of single storey rear extension 13 Eddiwick Avenue, LU5 5PG
CB/21/01969/ADV	Advertisement:- 3 x illuminated 'Lidl' signs (2.5 metres by 2.5 metres) (S1); . 1 x illuminated flagpole sign (5.98 metres by 2.10 metres) (S2); . 1 x column mounted poster display unit (2.22 metres by 1.70 metres) (S3); . 2 x small wall mounted billboards (1.64 metres by 3.245 metres) (S4); . 3 x large wall mounted billboards (3.25 metres by 6.30 metres) (S5); and . 1 x directional sign (1.50 metres by 0.825 metres) (S6). Land at Chantry Way, Sundon Road, Houghton Regis
<b>For noting</b>	
CB/21/01915/DOC	Discharge of Condition 4 against Planning Permission CB/20/01271/FULL (Appeal Ref: APP/P0240/W/20/3259218) (Erection of one bedroom single storey dwelling) 24 Dunstable Road, LU5 5DB
CB/21/01920/DOC	Discharge of Condition 20 against planning permission CB/19/00668/OUT (The application is an outline application for the erection of 7 dwellings and seeks approval of the access and layout only) Land East of Bedford Road, LU5 5ES

CB/21/01882/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 (takeaway); B1,B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans) Houghton Regis North Site 1, Land on the northern edge of Houghton Regis
CB/21/01895/DOC	Discharge of Condition 3 against Planning Permission CB/19/00883/RM (Reserved matters of appearance, scale and landscaping for residential development of 255 dwellings following outline CB/15/0297/OUT). 1 Bluebell Croft, LU5 6SB
CB/21/02099/PADM	Prior Notification of proposed demolition: Unit 15 in order to make the site readily available for redevelopment Unit 15, Humphrys Road, LU5 4TP
CB/21/02029/DOC	Discharge of Conditions 9,10, against planning permission 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
CB/21/02045/DOC	Discharge of Conditions 2,6,8,9,15,16,17 & 20 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 5TH

**(b) Decision Notices**

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

CB/20/04406/FULL	Infill extension to undercroft 17 Holyrood Drive, LU5 5FW
CB/21/00130/FULL	Proposed single storey extension to both sides, alterations to the front elevation with creation of porch and open gallery above.

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The Chestnuts, 37 Sundon Road, LU5 5LL

CB/21/00509/FULL      Single storey front and side extension  
31 Therfield Walk LU5 5QB

CB/21/00681/FULL      Single storey front extension  
37 Grangeway Footway, LU5 5PR

***Refusals:***

None at time of going to print.

***Withdrawals:***

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

***Not proceeded with:***

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

**9.      CB/19/04182/FULL LAND ADJACENT, 134 HIGH STREET**

Members are advised that the application, detailed above, is recommended for approval, on Central Bedfordshire Councils Development Management Committee agenda for the meeting to be held on the 2<sup>nd</sup> June.

Members are aware that the Town Council has continued to object to this application and therefore may wish to appoint a representative to attend the meeting on the 2<sup>nd</sup> June.

**Recommendation:**      **To consider appointing a representative to attend the Development Management meeting to be held on the 2<sup>nd</sup> June, to speak on behalf of the Town Council in objecting to the proposed recommendation of approval.**

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

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

**A5 M1 Link** – For information this major road project opened on the 11<sup>th</sup> May 2017.

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

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

**Linnere** – 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.

**Recommendation:**                    **To note the information**

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**HOUGHTON REGIS TOWN COUNCIL**

**Planning Committee**

**Minutes of the meeting held on  
Tuesday 4<sup>th</sup> May 2021 at 7.00pm**

Present: Councillors: D Jones Chair  
J Carroll  
C Copleston Substitute  
M S Kennedy  
R Morgan Substitute  
S Thorne

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

Public: 2

Apologies: Councillors: K Wattingham  
D Dixon-Wilkinson

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

**11585 APOLOGIES AND SUBSTITUTIONS**

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

**11586 QUESTIONS FROM THE PUBLIC**

None.

**11587 SPECIFIC DECLARATIONS OF INTEREST**

None.

**11588 MINUTES**

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

**Resolved: To approve the Minutes of the meeting held on 19th April 2021  
and for these to be signed by the Chairman.**

**11589 PLANNING MATTERS**

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

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

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

CB/21/01519/GPDE Prior Notification of Householder Extension: Single storey rear extension  
115 Tennyson Avenue, LU5 5UG  
For: Mr S Pintea

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

CB/21/01464/FULL Single storey side and rear extensions  
44 Fensome Drive, LU5 5SH  
For: Mr & Mrs Klossowski

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

CB/21/01234/FULL Single storey infill extension. First floor and two storey rear extension  
Highfield House, Bedford Road, LU5 6JP  
Mr D Carroll

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

- **Overdevelopment**
- **Impact on public footpath – the proposal would narrow the footpath considerably. This path is well used and needs to accommodate additional usage, not hem it in. Also there is potential to cause conflict between those using the footpath and car-users**

**Houghton Regis Town Council would also like to understand the relationship between this application and two other applications on adjoining sites, CB/21/00280/OUT and CB/20/01172/RM. The revised access from the Bedford Road would serve all three sites, and the public footpath also features in all three applications.**



CB/21/01735/RM Reserved Matters: Following Outline Application 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; 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

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

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

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

CB/21/01622/FULL Single storey front extension  
92 Tithe Farm Road, LU5 5JB  
Ms K Wilson

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

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

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

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

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

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

- 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 61,336m<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.) 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 dwellings 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***

***Refusals:***

None received.

***Withdrawals:***

None received.

**11590 PROPOSED TRAFFIC CALMING MEASURES**

Members were advised that Central Bedfordshire Council were consulting on several schemes in Houghton Regis as follows:

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

Members received notices and plans providing more information.

Comments to be received by 12th May 2021.

Toucan crossings favour traffic rather than pedestrians, members requested this be raised with Central Bedfordshire Council, and expressed a preference for pedestrian priority.

Members noted that the toucan crossing notice for those detailed in the Thorn Road Traffic Calming plan were not included. Members were advised that it was thought the highways officer was redesigning it to be looked at again at a later date.

**Resolved: To support all proposals to the various traffic calming measures in Houghton Regis**

**11591 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.

**Resolved: To note the information**

**The Chairman declared the meeting closed at 8.03pm**

**Dated this 24<sup>th</sup> day of May 2021**

**Chairman**



## Planning Committee

### *Functions*

- To consider any matters referred to it by the Council or other Committees.
- To respond on behalf of the Council to initiatives from other organisations relating to matters under the Committee's jurisdiction.
- To exercise management of health and safety issues in respect of all the services of this Committee.
- To assemble and submit to the Town Council estimates of income and expenditure for each financial year in respect of all the services of this Committee no later than 30<sup>th</sup> November each year.
- To monitor periodically the income and expenditure of the Committee.
- To consider and determine any new contracts and any renewals of existing contracts under the jurisdiction of this committee.
- To consider and determine any proposed expenditure or reduction in income for which no provision has been made in the approved budget.
- Reviewing policies of the Council as required by the Policy Document Review Schedule
- To consider all planning related applications within the Parish and to make representations to the appropriate authority on behalf of the Town Council.
- To consider matters surrounding the growth proposals, including strategic development proposals and documents from local authorities and other agencies and bodies.
- To consider highways proposals from local authorities and other agencies and bodies and to make representations to the appropriate authority on behalf of the Town Council.
- To oversee the development and introduction of a Neighbourhood Plan for Houghton Regis.

### Delegated Powers to Officers – Planning

- Delegated applications include all applications received for consultation purposes including all planning applications, advertisement and signs.
- All delegated decisions, which are recommended for approval, will be provided in writing, to Members of the Planning Committee.
- A list of proposed delegated decisions (relating to new or proposed listed buildings, conservation areas, tree preservation orders, building preservation orders, highways, byways, bridleways and footpaths) will be circulated to all Councillors. If a Councillor wishes an application to be decided by the Committee, a written request must be made to the Town Clerk prior to the meeting.
- No applications will be delegated that fall into the following categories:
  - a) To which a written objection from a member of the public has been received by the Town Council
  - b) Any application for more than five dwellings (including flats, apartments and maisonettes)
  - c) Any application for retail or employment space
- The Town Clerk or their nominated officer, must be fully aware of the location and possible planning considerations of an application.

### *Terms of Reference*

- The Planning Committee shall function and operate in accordance with the Council's approved Standing Orders.
- The Planning Committee shall consist of seven Councillors. The quorum shall be half of its members (four).
- To appoint sub-committees or working groups as necessary including setting out membership and terms of reference.