

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

Town Mayor: **Cllr Clare L Copleston** Tel: 01582 708540
Town Clerk: **Clare Evans** E-mail: info@houghtonregis.org.uk

7th June 2021

To: Members of the Planning Committee
Cllrs: D Jones (Chairman), J Carroll, D Dixon Wilkinson Y Farrell, M Kennedy, R Morgan, 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 on **Monday 14th June 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
Tickets are allocated on a first come first served basis.

To attend remotely through Teams please follow this link: [MEETING LINK](#)

Debbie Marsh
Corporate Services Manager

THIS MEETING MAY BE RECORDED¹

Agenda

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

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

The total period of time designated for public participation at a meeting shall not exceed 15 minutes and an individual member of the public shall not speak for more than 3 minutes unless directed by the chairman of the meeting.

¹ *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.

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 8 - 13

To approve the Minutes of the meeting held on the 24th May 2021

Recommendation: To approve the Minutes of the meeting held on 24th May 2021 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

CB/21/02184/FULL	Single storey rear extension 24 Dalling Drive, LU5 5EF For: Mr G Meta
CB/21/02171/FULL	Demolition of the existing single dwelling and one and a half storey detached replacement dwelling with a link to existing Honeysuckle building and associated works including replacements to existing cesspits 2 Cowslip Crescent, Sewell Lane, Sewell, LU6 1RP For: Mr & Mrs Roberts
CB/21/01883/FULL	Erection of 60 dwellings including access from Bedford Road and full landscaping details Land at Bedford Road, LU5 6JS For: Living Space Housing
CB/21/02286/FULL	Erection of single storey side/rear extension and erection of detached outbuilding 16 Douglas Crescent, Houghton Regis, LU5 5AT For: Mr & Mrs Nawara
CB/21/02304/VOC	Variation (or removal) of condition number 12 of planning permission CB/18/00067/OUT-Outline Application: Formation of a new access to serve existing residential development and a residential development of up to 24 dwellings together with an enhanced footpath link and associated landscaping. A revised point of access is proposed to the north east of the permitted access. Highfield Barns, Bedford Road, Bidwell, LU5 6JP For: Mr West

CB/21/02105/FULL	Two storey side and single storey rear extension. 116 Fensome Drive, LU5 5SH For: KDP Construction
CB/21/01911/FULL	Rear and side single storey extensions to dwelling 1 School Walk, LU5 5PB For: Mr D Williams
CB/21/02089/FULL	Single storey front and side extension, repair the existing retaining wall 2 Roslyn Way, LU5 6JY
CB/21/00441/FULL <i>Members are advised that amendments to this application have been made</i>	<p>Erection of 8no. dwellings with associated works Land to the south of The Bungalow, Bedford Road, Bidwell Revised Floor Plans and Elevations Revised Block Plan Revised Design and Access Statement Revised Landscaping Scheme Revised Proposal Revised Site Plan Complete resubmission which includes:</p> <ul style="list-style-type: none"> · Sustainability report · Flood Risk and Drainage Strategy · Transport Assessment · Environmental Impact Assessment <p>Soft Landscape Management and Maintenance plan Members are informed that the original application was considered at the planning meeting held on the 8th March 2021. The committee's comments were as follows: Houghton Regis Town Council strongly objects to this application for the following reasons:</p> <ul style="list-style-type: none"> • 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. <p>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</p>

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.

For noting

- CB/21/02251/NMA Non Material Amendment to planning permission CB/20/00626/RM (Reserved Matters: Following Outline Application CB/15/00297/OUT 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 [a-c], B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks. Reserved matters sought relating to matters of appearance, landscaping, layout and scale for the construction of 109 no. dwellings) NMA sought: Revised planting plans rev (H)
Parcel 1 Bedford Road, Houghton Regis
- CB/21/02138/DOC Discharge of Condition 1 against planning permission CB/20/03741/RM (Reserved Matters: following Outline application CB/12/03613/OUT up to 5,150 dwellings and open spaces within the development; in accordance with the Development Parameters Schedule and Plans. Provision of adventure playground equipment along with seating, and hard and soft landscaping, on land adjacent to The Farmstead, within AMP2.
Land To The North And East Of Houghton Regis, Sundon Road
- CB/21/02100/DOC Discharge of Conditions 5, 14, 18 and 19 against planning permission CB/20/01537/FULL (Erection of a mixed use Local Centre comprising 52 no. apartments, 1 no. day nursery (Use Class D1), 1 no. retail unit (Use Class A1) 4 no. retail units (Use Classes A1/A3/A5) and associated infrastructure works including a haul road, landscaping and public realm.)
Land west of Bidwell, Houghton Regis, LU5 6JQ
- CB/21/02378/DOC Discharge of Condition 6 against Planning Permission CB/20/04715/FULL (Demolition of existing building and construction of a two storey manufacturing facility (Use Class B2) and associated works)
Unit 1, Foster Avenue, Dunstable, LU5 5TA
- CB/21/02525/DOC Discharge of Condition 2 against planning permission CB/20/03741/RM (Reserved Matters: following Outline application CB/12/03613/OUT up to 5,150 dwellings and open spaces within the

	development; in accordance with the Development Parameters Schedule and Plans. Provision of adventure playground equipment along with seating, and hard and soft landscaping, on land adjacent to The Farmstead, within AMP2) Houghton Regis North Site 1 Land on the northern edge of Houghton Regis
CB/21/02455/NMA	Non-material amendment: to planning permission CB/19/03232/RAM (Reserved matters: Appearance, scale and landscaping for residential development of 336 dwellings. Amendment to approved bricks: Proposed amendments as follows: Olde Alton Yellow Multi - to be replaced by Farnham Cream, Weinerberger Olde Cheshire Red Multi - Winterbourne Berry, Weinerberger Warm Golden Buff - Amberley Corn. Parcels 5a & 5b, Bidwell West, LU5 6JQ
CB/21/02380/DOC	Discharge of Condition 9 against planning permission CB/20/04715/FULL (Demolition of existing building and construction of a two storey manufacturing facility (Use Class B2) and associated works) Unit 1, Foster Avenue, Dunstable, LU5 5TA

(b) Decision Notices

Permissions/Approvals/Consents:

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

None at time of going to print.

Withdrawals:

None at time of going to print.

6. WINDSOR DRIVE TRAFFIC CALMING AND CROSSING PROPOSALS

Members are informed that following Central Bedfordshire Councils Traffic Management Meeting on 25th May where the Traffic Calming and Tiger Crossing proposals for Windsor Drive were discussed the following decisions were made as follows:

- That the proposal to install a Tiger Crossing be implemented as advertised 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

-
- That Officers review the design and ensure that there is enough space on the footpath at the location of the Tiger Crossing.
 - That the proposal to install flat topped raised tables in Windsor Drive, Houghton Regis are not implemented.
 - That Officers review whether a 20mph speed limit and traffic calming measures would be appropriate in the future due to the new housing development in this area

7. TRAFFIC REGULATIONS ORDER (TRO'S) PROPOSALS - VARIOUS LOCATIONS

Pages 14 - 22

Central Bedfordshire Council are consulting on Waiting Restrictions, an RPZ and an Off Street Parking Order at Various Locations within Houghton Regis to support the All Saints View Development.

A00107 – Whitehouse Close, Clarkes Way, Redhouse Court, Park Avenue and Drury Lane

A00108 – Park Lane – RPZ

A00114 – All Saints View, Sapphire Place, Off Street Parking

Members will find attached notices and plans providing further information.

Although the deadline for the receipt of any comments is the 9th June 2021, the Town Council has been provided with an extension to the 15th June 2021.

Members are advised that letters of objection have been received in regard to A00107 and A00108 from a local resident, as attached.

Recommendation: **To consider the Town Councils response to various Traffic Regulation Orders (TRO's) at various locations in Houghton Regis**

8. PLANNING APPLICATION CB/21/435/FULL (LIDL) - UPDATE

Pages 22 - 24

Members will find below, an update in regard to the proposed development.

The main points are:

- A ghost right turn has now been proposed along Houghton Road (note HGVs will not enter or exit the site by this route)
- The entrance to the rear along Blackburn Road will be for cars and HGV access
- There are still only 2 car charging points – the response from the agent is below:

Lidl is proposing rapid chargers, rather than fast chargers. They are significantly more effective than fast chargers and can charge compatible cars to 80% charge in half an hour which reflects the average shopping time in store. However, they are considerably more expensive than fast chargers to install and maintain it is therefore not proposed to provide any additional chargers. It should be noted that two rapid chargers are also comparable with recent permissions for Lidl's in the immediate area at Houghton Regis 1 and Biggleswade.

- Additional tree planting has been provided across the site

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

24th May 2021 at 7.00pm

Present: Councillors: D Jones Chairman
D Dixon-Wilkinson
J Carroll
Y Farrell
R Morgan

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

Public: 3

Apologies: Councillors: M Kennedy

Also present: Councillors: S Goodchild Central Bedfordshire Council

11609 ELECTION OF CHAIR

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

Nominee: Cllr D Jones Nominated by: Cllr Dixon-Wilkinson
Seconded by: Cllr Y Farrell

No other nominations were received. On being put to the vote, Councillor D Jones was duly appointed as Chair of the Planning Committee for the municipal year 2021 - 2022.

11610 ELECTION OF VICE-CHAIR

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

Nominee: Cllr M Kennedy Nominated by: Cllr D Jones
Seconded by: Cllr R Morgan

No other nominations were received. On being put to the vote, Councillor M Kennedy was duly appointed as Vice-Chair of the Planning Committee for the municipal year 2021 - 2022.

11611 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Kennedy.

11612 QUESTIONS FROM THE PUBLIC

None.

11613 SPECIFIC DECLARATIONS OF INTEREST

None.

11614 MINUTES

To approve the Minutes of the meeting held on the 4th May 2021.

Resolved: To approve the Minutes of the meeting held on 4th May 2021 and for these to be signed by the Chairman.

11615 PLANNING MATTERS

(a) The following planning applications were considered:

CB/21/01421/FULL Change of use of amenities land to create parking enough for one car
56 Manor Park, LU5 5BX

Comments: Houghton Regis Town Council had no objections to this application in principle, however, members requested that consideration be given to changing the proposed surface material from tarmac to a more porous alternative.

CB/21/01454/FULL Replacement of existing porch with a larger porch, front extension, and rear extension
10 Recreation Road, LU5 5JW

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

CB/21/01989/FULL Change of use from B8 to B2 unit
Unit 3, Nimbus Park Houghton Hall Park, Porz Avenue,
LU5 5WZ

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

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

Elaine Connolly, Senior Planning Manager and Joanne Fosbury, Land Manager from Bellway Homes were in attendance at the meeting to provide members with an overview of the development plans.

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

CB/21/02047/FULL Single storey rear extension
55 Cemetery Road, LU5 5DA
For: Mr & Mrs Battams

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

CB/TCA/21/00197 Works to a tree within a Conservation Area: Remove
Japanese Red
Cedar
East Hill Farm, 31 Sundon Road, LU5 5LL

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

CB/21/02014/GPDE Prior Notification of Householder Extension: Erection of
single storey rear extension
13 Eddiwick Avenue, LU5 5PG

Comments: No documents were available for viewing, thus Houghton Regis Town Council could not comment on this application.

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

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

(b) The following decision notices were noted:

- 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

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.
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 received.

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

Members suggested that this could have been built under an alternative planning application, as members advised that the proposed building had already been built and was in situ. Members requested that this application be looked into.

11616 CB/19/04182/FULL LAND ADJACENT, 134 HIGH STREET

Members were advised that the application, detailed above, was recommended for approval, on Central Bedfordshire Councils Development Management Committee agenda for the meeting to be held on the 2nd June 2021.

Members were aware that the Town Council had continued to object to this application and therefore may wish to appoint a representative to attend the meeting on the 2nd June 2021.

Members agreed for Councillor Jones to attend the DMC meeting scheduled for the 2nd June 2021.

Resolved: To appoint Councillor Jones as the representative to attend the Development Management meeting to be held on the 2nd June, to speak on behalf of the Town Council in objecting to the proposed recommendation of approval.

**11617 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 8.01pm

Dated this 14th day of June 2021.

Chairman

PUBLIC NOTICE

CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE NO WAITING AT ANY TIME ON VARIOUS ROADS, HOUGHTON REGIS

Reason for proposal: The waiting restrictions are intended to address indiscriminate parking and to ensure that junctions are not obstructed by parked vehicles. The waiting restrictions are intended to address indiscriminate parking in the vicinity of the All Saints View Independent Living Complex.

Effect of the Order:

To introduce No Waiting at any time on the following lengths of road in Houghton Regis:-

1. Whitehouse Close, both sides, from a point in line with the southern property boundary of No.2 Whitehouse Close (where the existing waiting restrictions end) and extending in a south-easterly direction for approximately 112 metres up to the end of the road.
2. Clarkes Way, both sides, from the junction with Redhouse Court and extending in a south-westerly direction and following the curvature of the kerb round the first bend for approximately 122 metres, ending at a point outside No. 79 Clarkes Way approximately in line with Lamp Column No. 8.
3. Redhouse Court, both sides, from a point at the centre of the junction with Clarkes Way (where the existing waiting restrictions end) and extending for a distance of approximately 152 metres, including both sides of the fork at the end of the road.
4. Park Avenue, both sides, from the junction with The Green and extending in a northerly direction for approximately 21 metres up to where the existing waiting restrictions end at a point midway across the footway.
5. Drury Lane, both sides, from the junction with The Green and extending in a north-westerly direction for approximately 31 metres up to the start of the gate belonging to No. 2 Drury Lane.

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 09 June 2021. Any objections must state the grounds on which they are made **and must quote unique reference number A00107**.

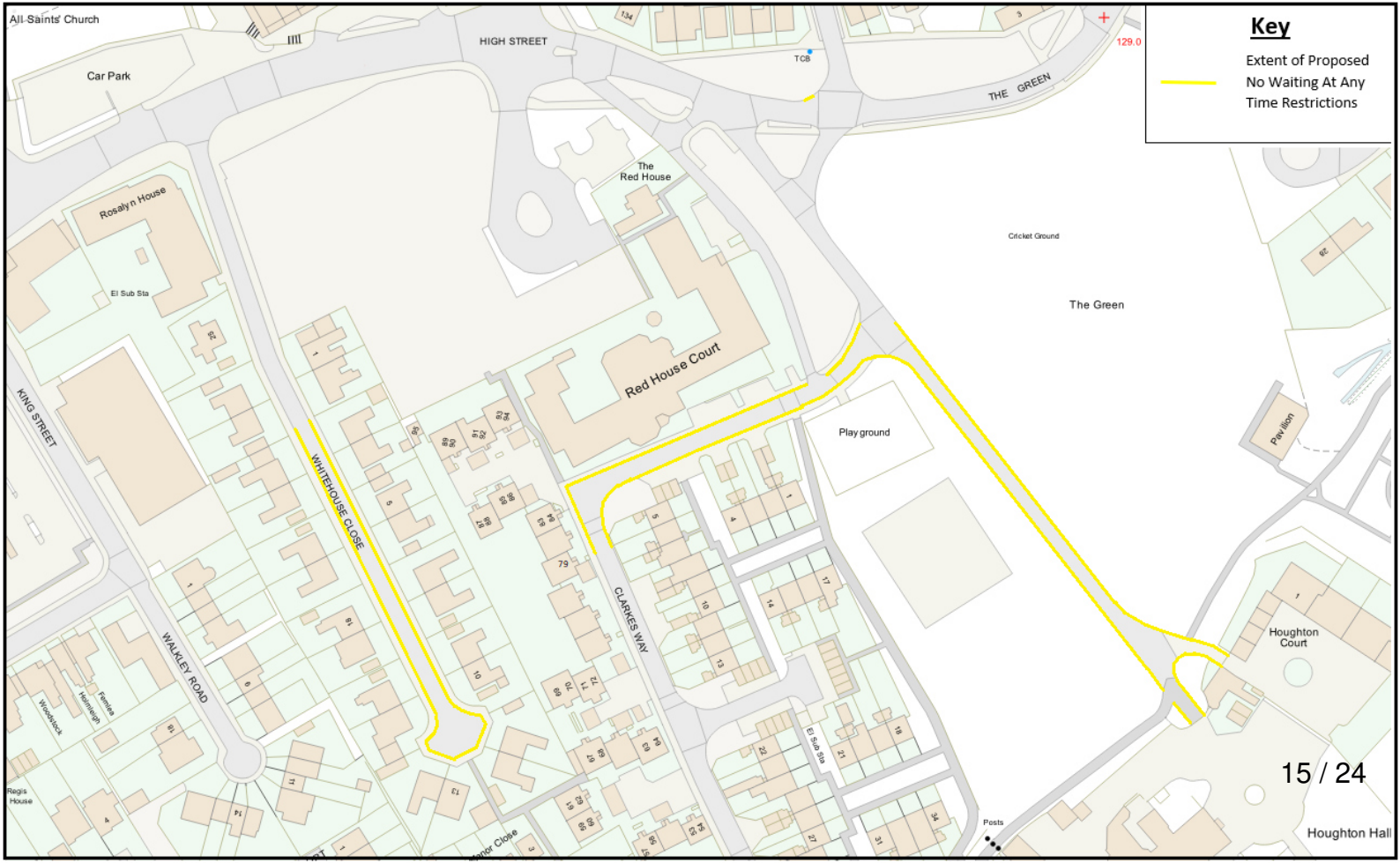
Please note that any comments received will be redacted of personal information and uploaded onto the Central Bedfordshire Council website as part of a report on the scheme a few days before the proposal is discussed at the relevant Traffic Management Meeting, where it will remain in the public domain.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

Order Title: If made will be "Central Bedfordshire Council (Bedfordshire County Council (District of South Bedfordshire) (Civil Enforcement Area and Special Enforcement Area) (Waiting Restrictions and Street Parking Places) (Consolidation) Order 2008) (Variation No.*) Order 202**"

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ

Jill Dickinson
Assistant Director of
Community Services

19 May 2021



All Saints' Church

Car Park

HIGH STREET

129.0

Key

Extent of Proposed
No Waiting At Any
Time Restrictions

Roslyn House

The Red House

Cricket Ground

The Green

Red House Court

Playground

Pavilion

KING STREET

WHITEHOUSE CLOSE

CLARKE'S WAY

WALKLEY ROAD

Houghton Court



Key

Extent of Proposed
No Waiting At Any
Time Restrictions

Dear Highways,

I have today received a notice in reference to A00107 No waiting at any time on Park Avenue Houghton Regis, from what the information says you wish to take the double yellow lines 21 metres from the front of our road.

As a resident of Park Avenue I object on the follow grounds:

1) If you add Double Yellow lines 21 metres from the front all you will do is push cars further in to park avenue and preventing residents from parking outside their homes which already is a struggle everyday.

Whilst I know you are looking to add resident parking for Park Avenue Residents this is only between 8am-6pm (we are asking for 24/7) as the timings are not workable to make a difference to our road.

This section of the the road you propose double yellow lines is already full of cars every single day, instead of just double yellow lining it 21 metres why can't we do this just round the corner which is the issue and put bays up the rest of that section? This will ensure people are parked in designated bays. Then once permit parking comes in to place those spaces can be utilised for Visitors of Park Avenue & Residents with Multiple Cars.

I really do feel like this will help cause less neighbour disputes as people will not be over taking the road with multiple cars from one Residents home to give everyone a fair chance to park. (as some houses have 4 or 5 cars Verses some with only 2.)

2) I would also suggest a Disabled Bay to be implemented in this section of road as I have a father who attempts to visit with a blue badge who can never park I also know other residents have family who would like to visit with a blue badge but can't park - It would be a great idea for this to be implemented to help with Disabled Residents & Visitors.

3) You want to impose the double yellow lines further in to our road however you as a council struggle to police the double yellow lines we currently have in place, for the last 6 years I have rung you at least once a month / emailed to advise of people parking on the double yellow lines or on the pavement blocking me walking passed with the pram. You want to introduce all these double yellow lines how do you intend to ensure this is being adhered to?

As a resident I have no confidence in CBC Highways because when I have spoken with Highways you have admitted to me you struggle with managing the double yellow lines due to budget and staff?

I really hope you take my comments on board as I feel because of All Saints view complex we as a family / community are suffering due to CBCs failings.

We do hope you will do everything in your power to ensure these restrictions you wish to bring in are for the benefit of the residents otherwise it is totally pointless.

Many thanks
Mr & Mrs Osborne

PUBLIC NOTICE

CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE RESIDENTS PERMIT PARKING IN PARK AVENUE, HOUGHTON REGIS

Reason for proposal: With the opening of the All Saints View Independent Living Complex which will bring increased traffic such as staff and visitors looking to park near-by, we envisage that residents of Park Avenue may have trouble parking on their own road.

Effect of the Order:

To introduce Parking for Resident Permit Holders only between 8am and 6pm on the following lengths of road in Houghton Regis:-

Park Avenue – Full Length

Properties on the following roads will be eligible to apply for a residents' permit to park in the lengths of road identified above for Residents Permit Holders:-

Park Avenue – all properties

Public Notices and plans may also 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 09 June 2021. Any objections must state the grounds on which they are made and **must quote unique reference number A00108**.

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.

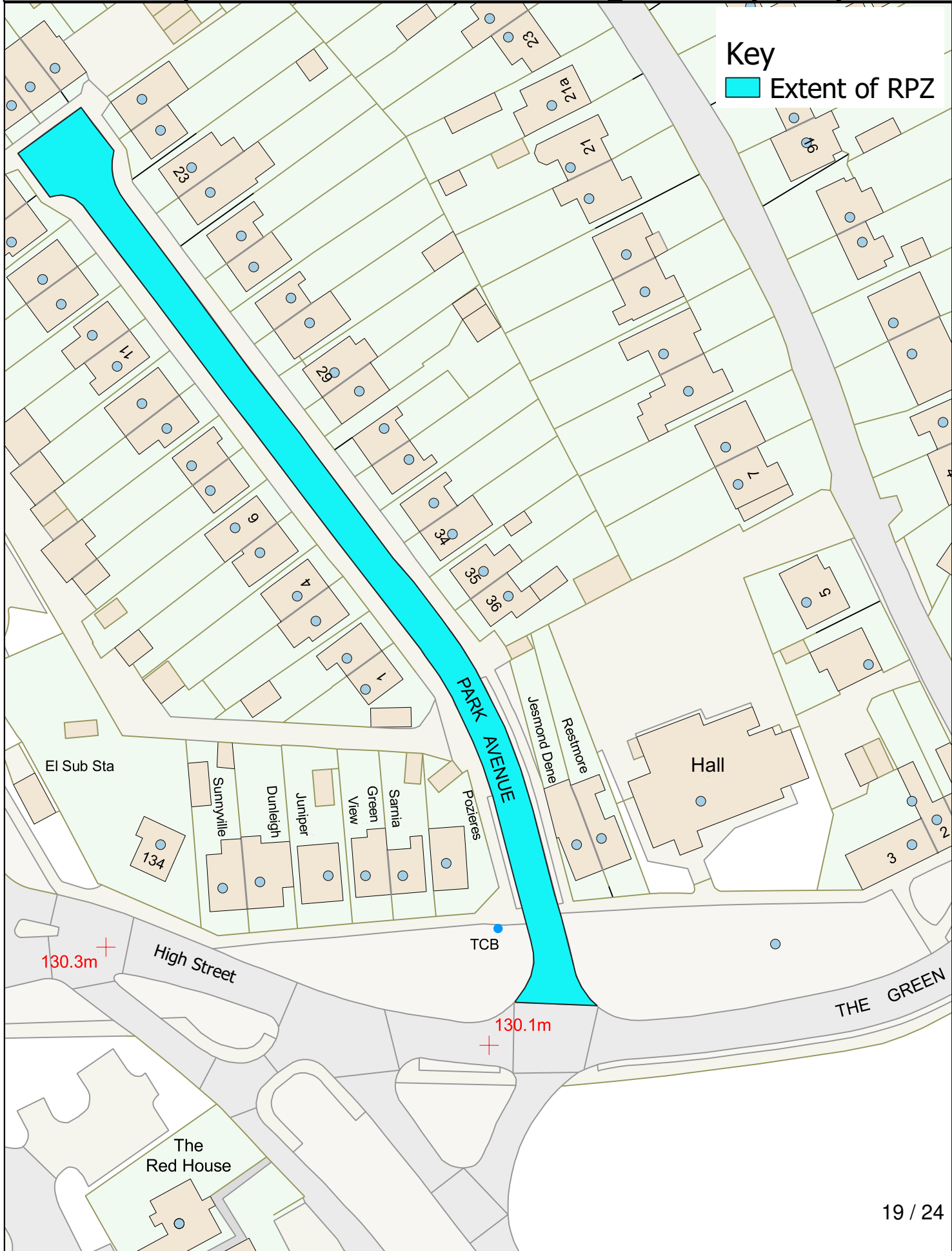
Order Title: If made will be "Central Bedfordshire Council (Bedfordshire County Council (District of South Bedfordshire) (Civil Enforcement Area and Special Enforcement Area) (Waiting Restrictions and Street Parking Places) (Consolidation) Order 2008) (Variation No.*) Order 202**"

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ

Jill Dickinson
Assistant Director of Community
Services

19 May 2021

Park Avenue, Houghton Regis Proposed Residents Parking Zone (RPZ)



Dear Highways,

I would like to object to the current Public Notice dated the 19th May 2021 with regards to Parking Permits for Park Avenue.

Whilst, we agree that parking in Park Avenue is very strained, we don't agree with the provisions you are proposing. We would like to suggest / ask some questions so we can have a better understanding of how the Parking Permits will most benefit the residents of Park Avenue long term.

1) We fail to understand why you have chosen the hours of 8am - 6pm for parking restrictions? I work in the day and my husband works nights, so we will be paying for permits but with no real benefit to us because when I get home at 6pm, I will still be unable to park down my road? Which is the same problem that I experience on a daily basis. This will be the same situation for my husband when he finishes work at 4/5am as he will be unable to park. The All Saints view complex residents, visitors and staff will be there passed 6pm - 24 hours a day, 7 days a weeks and this in turn will actually make parking even worse than it is at the moment during evenings and weekends which are the main issues.

I would suggest Resident Parking for Park Avenue should be 24/7.

2) In Park Avenue there are currently around 19 drop kerbs, unfortunately, we are one of the families without a drop kerb due to Highways not allowing us to have a VXO, and with permit only parking, it would mean that we are at more of a disadvantage than many of the neighbours;

For example: my neighbour opposite has 2 cars on her drive and one in front plus a van, she would need 2 permits for 4 cars inc visitors. She said to me today - ' if my sister came to visit rather than pay for visitor tickets I will put her on my drive and park in front of your house.'

We are unsure how Highways would think that this is fair or equal to everyone when we would be paying the same permit fees for my family and still struggle to park along Park Avenue or even in front of my home just because we don't have the luxury of having a drive way. We do feel this will cause many Neighbour Disputes/ Arguments.

Some of the residents discussed if CBC would not drop every ones kerbs to give them parking directly in front of their homes maybe an option of bays with our House numbers on them could be the fairest approach? This would make things a lot fairer and ensure the neighbour parking disputes don't happen or kept to a minimum.

3) Due to Central Bedfordshire incompetence to plan correctly with All Saints View Complex parking, we as a family are now being penalised by having pay for parking permits. We would argue that Central Bedfordshire should be liable for the costs of these permits or at least some of the permits?

If a Developer such as Taylor Wimpy would have designed the building you would not have passed that through planning due to a lack of parking for a complex this size. However, because this is a Central Bedfordshire build it seems to have been pushed through and a blind eye turned with regards to the parking provisions/ infrastructure that was truly needed. My family will now financially suffer for your errors.

We are open to suggestions on how you resolve this?

4) Central Bedfordshire should have had a letter & leaflet posted through our door giving us the detail we might need - as this parking permit situation is something completely new to us. A letter on a lamp post was really un-helpful & caused a lot of distress on our mental health.

We would like to know what are the rules surrounding Permit Parking for residents? Visitors? Workman? Etc

5) Does a Vehicle have to be registered to your Park Avenue address to be issued a Permit?

6) We would also like to know how it works if you have a Blue Badge?

7) Another concern we do have is price inflation on permits - the Council seem to be putting everything up every year by substantial amounts. What guarantees are we getting from the Council in reference to charges for permits increasing or will you be fixing the prices for residents for the long term?

This is now an extra cost for our family that we did not foresee having to pay for when we purchased our home and it is now being sprung on us due to the mistakes you've made with All Saints View.

8) As residents, we have complained for many years to CBC Highways team about people parking on the Double Yellow lines at the entrance to Park Avenue - they park half on half off the pavement making it very hard to get down our turning which also blocks emergency service access - they also fully park on the pavement so that you are unable to walk with a pram or wheel chair without walking in the road. (We have many images if you wish to see them) Highways have always really struggled to police this and prevent them doing it;

How are you going to manage resident permit parking? What is the plan of action on a day to day basis.

Whilst we do agree we will need the permit parking we would like reassurances from Highways for better restrictions like being 24 hours a day - 7 days a week and what you are doing about residents with Drop Kerbs verses people without them?

We look forward to a full consultation with regards to this issue before this goes any further.

Thanks

Mr & Mrs Osborne

PUBLIC NOTICE

CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO MAKE AN OFF-STREET PARKING PLACES VARIATION ORDER RELATING TO ALL SAINTS VIEW, OFF SAPPHIRE PLACE, HOUGHTON REGIS

Reason for Variation Order: The proposed Order is related to the provision and regulation of off-street car parking facilities for the new independent living retirement complex, All Saints View in Houghton Regis.

Effect of the Order:

To amend the Central Bedfordshire Council (Off-Street Parking Places) Order 2011 as follows:-

- To add All Saints View, Off Sapphire Place, Houghton Regis car park to the Order.
- To provide and allocate car parking spaces in which the duration of parking will be limited to 3 hours, with no return within 1 hour, from Monday to Sunday between 7am and 10pm. Outside of those hours parking in those spaces will be unrestricted.
- To provide one session of 20 minutes free parking each day.
- To provide one sessions of 40 minutes free parking for Disabled Badge Holders.

Public Notices and plans may also 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 09 June 2021. Any objections must state the grounds on which they are made and **must quote unique reference number A00114**.

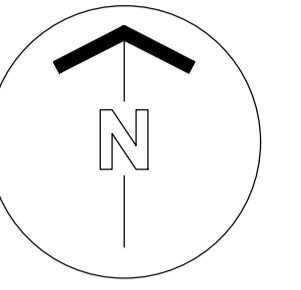
Please note that any comments received will be redacted of personal information and uploaded onto the Central Bedfordshire Council website as part of a report on the scheme a few days before the proposal is discussed at the relevant Traffic Management Meeting, where it will remain in the public domain.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

Order Title If made will be "Central Bedfordshire Council (Off-Street Parking Places) (Variation No. *) Order 202**"

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ

Jill Dickinson
Assistant Director of Community
Services

19 May 2021



Key

Site Boundary
2.23 acres / 0.90 hectares

Parking Numbers
125 Proposed parking spaces
inc. 10 disabled, 10 parent & child, 5 motorcycle and 2 EVCs.

Areas - BBS 2020.2 Store

Sales floor	-	1,414 SqM	(15,220 SqFt)
Warehouse	-	580 SqM	(6,243 SqFt)
Ancillary	-	283 SqM	(3,047 SqFt)
GIA	-	2,277 SqM	(24,509 SqFt)
GEA	-	2,382 SqM	(25,640 SqFt)

Existing advertisement hoarding to be removed

Proposed LiDL flagpole sign

Existing trees removed

New site access

2no. Electric vehicle charging bays

Simmons House

BLACKBURN ROAD

Retaining wall up to 0.6M

Kia Car Dealership

Retaining wall up to 1.2M



G	26/05/21	Annotation added.	WF/DC
F	26/05/21	Service area updated to reflect SCP amendments.	WF/DC
E	26/05/21	Parking layout updated to reflect SCP amendments.	WF/DC
D	26/05/21	Access revised: Houghton Road footway widened.	WF/DC
C	18/04/21	Additional proposed trees added in.	SF/WF
B	16/03/21	Blackburn Road access revised.	WF/DC
A	15/01/21	Building updated to reflect spec update. Car park revised to include EVCs.	WF/DC

Lidl Great Britain Limited

PROJECT
Houghton Regis
Houghton Road

TITLE
Proposed Site Plan

DRAWING STATUS
Planning

DRAWN MD CHECKED WF

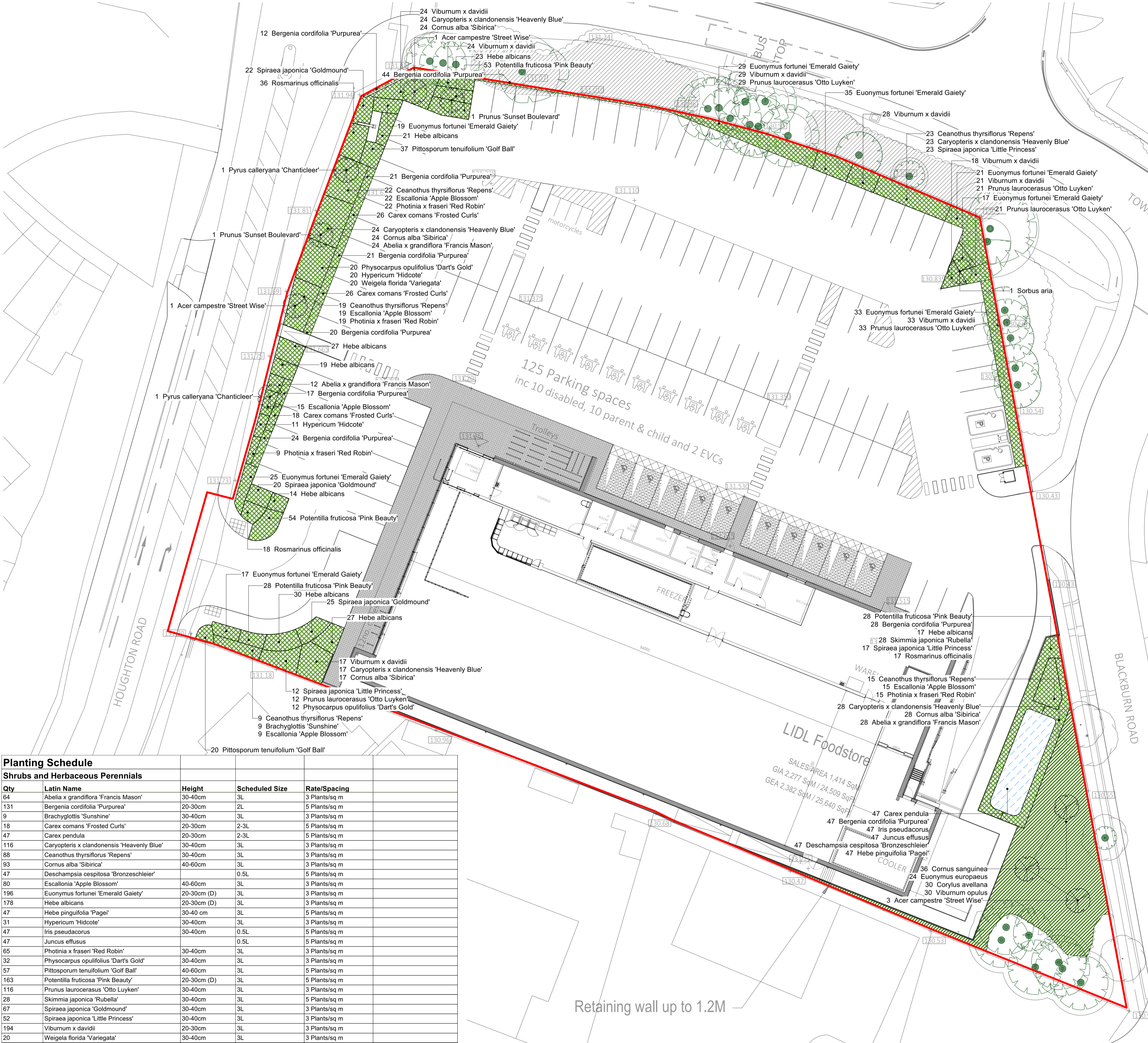
SCALE 1:250 @ A1 / 1:500 @ A3

DATE December 2020

Whittam Cox ARCHITECTS
Chesterfield / 01246 260261
London / 020 3388 0019
Leeds / 0113 466 2450
whittamcox.com

JOB NO. 200195 DRAWING NO. PL-03 REV G

HAZARD	COMMENTS / ACTION
Existing Services	Relevant authorities to be consulted prior to commencement of works to determine appropriate location and extent of existing services. Locations to be confirmed on site by trained persons.
Risk of collapse	Contractor to plan and manage any works to existing embankments/retaining structures to prevent risk to others.
Access	Confirmation of prior removal of obstructions from site to be obtained and obstructions to be carried out by trained persons if necessary.
Falling from height	All work at height to be carried out by trained persons only and in accordance with a pre-prepared method statement.
Service vehicles operating within the public car park	Operator to be aware of correct between pedestrians and motor vehicles and ensure safe operation.
Roof access and maintenance: risk of falling	Roof maintenance to be carried out from an elevated platform at the perimeter only. Roof access by trained persons only and will require temporary edge protection to be installed before any works are carried out.
Noise associated with LiDL above model	Roof structure to LiDL above model and provided in accordance with a pre-prepared design risk register.
Noise and disturbance to neighbours	All work to be carried out within agreed working hours in order to limit disturbance to neighbours.



NOTES:

All planting to be undertaken within the first planting season following the completion of construction of the development. The landscape contractor will make himself aware of the service locations prior to commencing planting operations and no tree will be planted closer than 4.5m to any adoptable cable or 3m to any private cable.

TOPSOIL
At the time of starting work areas to be planted will be covered by either:
-- Undisturbed topsoil prepared as necessary by the Main Contractor so that it is a suitable state for the cultivation operations as stated below.
-- Topsoil to be 450mm for shrub planting.

IMPORTED TOPSOIL FOR PLANTED AREAS
-- Provide as necessary to make up any deficiency of topsoil existing on site and to complete the works.
-- To BS 3882, grade: General Purpose
-- Source to be confirmed by the Contractor.
-- Provide a declaration of analysis including information detailing each of the relevant parameters given in BS 3882, clause 6 and table 2 for the grade of topsoil specified.

CULTIVATION
-- Break up any compacted topsoil to full depth.
-- Within a few days before planting, but in suitably dry weather and ground conditions, cultivate top 300mm of all planting beds, using suitable plant to loosen, aerate and break up the soil into particles of 2-8mm.
-- Spread well rotted organic material, subject to approval.
-- Leave surface regular and even.
-- Remove weeds, perennial weed roots and undesirable material brought to the surface including stones and clods larger than 25mm in any dimension, roots, tufts of grass and foreign matter.
-- Do not dig or cultivate within the root spread of trees and shrubs to be retained.

MATERIALS AND WORKMANSHIP
-- Materials and workmanship shall generally be in accordance with the following documents - BS3936 Nursery Stock and BS4428. Recommendations for General Landscape Operations.
-- Plant material to be the sizes and dimensions as stated in the schedule and shall be healthy with good fibrous root systems.

HERBICIDES
-- Allow for a pre-application of an approved translocated systemic herbicide to planting areas by suitable spraying apparatus to the manufacturer's instructions and in line with the 1997 Control of Pesticides Regulations and 2003 COSHH.

TREES
-- All trees to be planted in tree pits @ 1000mm x 1000mm x 750mm or at suitable size to accommodate root/container size.
-- All trees to be back filled with top soil and suitable organic material (to be specified). -- All trees should be staked or double staked using pointed softwood / peeled chestnut / larch or oak stakes, free from projections and large or edge knots and tied above ground.
-- All trees in shrub beds located within 3m of any services to have their roots directed downwards by the installation of Reroot 600 or Reroot 1000 dependant on ground conditions and service locations.
-- Suitable rabbit guards, fencing, or shelters will be used to protect plants from damage until established. Tree guards will be removed once the planting is established.

PLANTING
-- All shrubs to be planted in pits 150mm wider and deeper than their root ball.
-- Ornamental planting to be spaced as indicated on the planting schedule with taller plants to the centre or rear of beds and lower plants at the front.
-- All planting to be planted in species groups of 9-15 species.
-- Pits to be back filled with topsoil and slow release fertiliser at an appropriate rate.
-- All planted areas are to be mulched with 40mm layer of slate chips mulch (40 mm size).
-- Geotextile membrane with minimum 200mm overlap and holes cut for planting between the topsoil and the slate chips. Sufficient pegs installed to prevent membrane from lifting.
-- All shrubs to be well watered in at the time of planting and during dry spells.
-- Shrubs to have suitable rabbit guards to protect plants from damage during establishment.

INITIAL 12 MONTH MAINTENANCE
-- Regular maintenance visits shall be undertaken following planting to maintain all areas in a weed and litter free condition and to ensure the healthy establishment of all planting stock.
-- For the first 12 months following practical completion the maintenance is the responsibility of the landscape contractor who undertook the implementation. Any failures to be replaced during the next planting season.
-- During the maintenance period all areas of planting shall be watered, dependant on prevailing weather conditions, to ensure healthy establishment of all stock.
-- All planting shall be maintained/ inspected a minimum of 4 times annually to aid establishment and appearance.
-- Maintenance operations shall include: All areas to be kept weed free by spot treatment with contact herbicide or hand weeding/ forked out, dead wood to be pruned out, pruning of epicormic growth or suckers from stems shall be removed without exposing live tissue, all prunings to be removed from site. Pruning of shrubs will be minimum, but maintain a neat tidy appearance any species which needs cutting back will only be done at the correct time of year in line with good horticultural practice. Footpaths will be kept obstruction and waste free.
-- On completion of the 12 month maintenance period a site inspection shall be undertaken by the landscape contractor, landscape architect/ client and a representative of the appointed management company as necessary, to ascertain that all areas of landscaping associated with the development are in a satisfactory condition for handover to the management company. Any necessary works shall then be carried out to the satisfaction of the landscape architect/ client to enable the works to be handed over to the appointed management company or Local Authority as appropriate.

ONGOING MAINTENANCE AND MANAGEMENT
-- The appointed management company should continue to undertake all necessary operations in line with the above notes, to ensure that the grounds are maintained in a neat and tidy appearance in line with good horticultural practice.
-- Long term management of all communal areas of soft landscape shall be based on the above notes, however these notes are not definitive and any other works required to maintain the areas in a healthy condition should be carried out on a regular basis throughout subsequent years.

NOTES:

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Ordnance Survey base mapping - supplied by client.

KEY

- Site Boundary
- Existing trees to be retained
- Ornamental Shrubs and Perennials
- Native Shrub Mix
- Proposed Trees
- Rain Garden

NOTES:

1. Shrub mixes to be planted in single species blocks of 9 to 15 plants per species.

G	26/05/2021	Updated layout and additional trees to south east	IAM/JJ
F	27/04/2021	Rain Garden added	OFD/JJ
E	19/04/2021	Trees added	OFD
D	15/01/2021	Updated layout	IAM / JJ
C	08/01/2021	Amended notes re mulch	IAM / SLS

rev | date | description | drn / chkd

fpcr

masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture

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client: Lidl GmBH
project: Houghton Regis HR2
Houghton Road
drawing title: Detailed Planting Plan

scale: 1:250 @ A1
drawing number: 9844-L-01
drawn / checked: IAM / SLS
revision date: 26 May 2021
revision: 1

File: K:\98009844\LANDS\Plans\9844-L-01G Detailed Planting Plan.vwx

Qty	Latin Name	Height	Scheduled Size	Rate/Spacing
64	Abelia x grandiflora 'Francis Mason'	30-40cm	3L	3 Plants/sq m
131	Bergenia cordifolia 'Purpurea'	20-30cm	2L	5 Plants/sq m
9	Brachyglottis 'Sunshine'	30-40cm	3L	3 Plants/sq m
18	Carex comans 'Frosted Curls'	20-30cm	2-3L	5 Plants/sq m
47	Carex pendula	20-30cm	2-3L	5 Plants/sq m
116	Caryopteris x clandonensis 'Heavenly Blue'	30-40cm	3L	3 Plants/sq m
88	Ceanothus thyrsiflorus 'Repens'	30-40cm	3L	3 Plants/sq m
93	Cornus alba 'Sibirica'	40-60cm	3L	3 Plants/sq m
47	Deschampsia cespitosa 'Bronzeschleier'	0.5L	0.5L	5 Plants/sq m
80	Escallonia 'Apple Blossom'	40-60cm	3L	3 Plants/sq m
196	Euonymus fortunei 'Emerald Gaiety'	20-30cm (D)	3L	3 Plants/sq m
178	Hebe albicans	20-30cm (D)	3L	3 Plants/sq m
47	Hebe pinguifolia 'Pagei'	30-40 cm	3L	5 Plants/sq m
31	Hypericum 'Hidcote'	30-40cm	3L	3 Plants/sq m
47	Iris pseudacorus	30-40cm	0.5L	5 Plants/sq m
47	Juncus effusus	0.5L	0.5L	5 Plants/sq m
65	Photinia x fraseri 'Red Robin'	30-40cm	3L	3 Plants/sq m
32	Physocarpus opulifolius 'Dart's Gold'	30-40cm	3L	3 Plants/sq m
57	Pittosporum tenuifolium 'Golf Ball'	40-60cm	3L	5 Plants/sq m
163	Potentilla fruticosa 'Pink Beauty'	20-30cm (D)	3L	5 Plants/sq m
116	Prunus laurocerasus 'Otto Luyken'	30-40cm	3L	3 Plants/sq m
28	Skimmia japonica 'Rubella'	30-40cm	3L	5 Plants/sq m
67	Spiraea japonica 'Goldmound'	30-40cm	3L	3 Plants/sq m
52	Spiraea japonica 'Little Princess'	30-40cm	3L	3 Plants/sq m
194	Viburnum x davidii	20-30cm	3L	3 Plants/sq m
20	Weigela florida 'Variegata'	30-40cm	3L	3 Plants/sq m

Qty	Latin Name	Height	Form	Root Condition	Rate/Spacing
36	Cornus sanguinea	60-80cm	Whip	BR	0.45 Plants/sq m
30	Corylus avellana	80-100cm	Whip	BR	0.45 Plants/sq m
24	Euonymus europaeus	60-80cm	Whip	BR	0.45 Plants/sq m
30	Viburnum opulus	80-100cm	Whip	BR	0.45 Plants/sq m

Qty	Latin Name	Height	Form	Root Condition
5	Acer campestre 'Street Wise'	400-450cm	Extra Heavy Standard	RB
2	Prunus 'Sunset Boulevard'	400-450cm	Extra Heavy Standard	RB
1	Pyrus calleryana 'Chanticleer'	400-450cm	Extra Heavy Standard	RB
1	Sorbus aria	425-600cm	Standard	RB