



**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](mailto:info@houghtonregis.org.uk)

19<sup>th</sup> July 2021

**To: Members of the Planning Committee**  
**Cllrs: D Jones (Chairman), J Carroll, D Dixon Wilkinson Y Farrell, M Kennedy, R Morgan, C Slough**

(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 26<sup>th</sup> July 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)  
Tickets are allocated on a first come first served basis.

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

*Debbie Marsh*

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

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

**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.

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

### 3. SPECIFIC DECLARATIONS OF INTEREST & REQUESTS FOR DISPENSATIONS

Under the Localism Act 2011 (sections 26-37 and Schedule 4) and in accordance with the Council's Code of Conduct, Members are required to declare any interests which are not currently entered in the member's register of interests or if he/she has not notified the Monitoring Officer of any such interest.

Members are invited to submit any requests for Dispensations for consideration.

### 4. MINUTES

To approve the Minutes of the meeting held on the 5<sup>th</sup> July 2021.

**Recommendation: To approve the Minutes of the meeting held on 5<sup>th</sup> July 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/21/02969/VOC	Variation of Condition 13 of planning permission CB/19/01218/RM (Reserved Matters: Erection of 625 dwellings in parcels 6A & 6B with associated public open spaces following Outline Planning Permission CB/15/0297/OUT) Change of play area design and equipment specification Parcels 6A & 6B Land West of Bidwell Houghton Regis, North site 2
CB/21/02662/RM	Reserved Matters: following Outline Application CB/19/00668/OUT (Outline application for the erection of 7 detached dwellings with associated access, turning and parking) Reason: approval of appearance, landscaping and scale. Land East of Bedford Road, LU5 5ES For: TrioSquare Ltd
CB/21/03039/FULL	Single storey front extension and conversion of garage to habitable room 46 Northview Road, LU5 5HB For: Mrs A England
CB/21/03022/FULL	Single storey side and rear extensions. 11 Orchard Close, LU5 5DG For: Mr R Toms

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CB/21/03153/FULL	Replacement of existing concrete tiled pitched roofs with new flame free bitumen felt roof covering. Also replacement of existing black plastic gutters, rainwater pipes, white fascias and soffits. Hawthorn Park Lower School, Parkside Drive, LU5 5QN For: Hawthorn Park Lower School
CB/TRE/21/00313	Works to trees protected by a Tree Preservation Order: SB/62/00002/W2 Fell Pine (T1) to ground level. Fell Sycamore (T2) to ground level. 16 Moore Crescent, LU5 5GZ
CB/21/03163/FULL	Remove existing front porch and replace with new single storey front extension 5 Cemetery Road, LU5 5BZ For: Mr R Sarmple

***For noting***

CB/21/03047/DOC	Discharge of condition 4 of planning permission CB/19/03820/RM (Reserved Matters: New Primary School amendments to the existing Thornhill Primary School site pursuant to outline permission CB/12/03613/OUT) Thornhill Primary School, Grove Road, LU5 5PE
CB/21/02976/DOC	Discharge of Conditions 3,14,15,18 & 22 against planning permission CB/19/00668/OUT (Outline application for the erection of 7 detached dwellings with associated access, turning and parking) Land East of Bedford Road, Houghton Regis, LU5 5ES
CB/21/03116/DOC	Discharge of conditions 4, 5, 6 and 16 to 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/21/03102/DOC	Discharge of Condition 23 to planning permission CB/19/02130/FULL (Demolition of existing residential dwelling and erection of 119 dwellings including the creation of a new vehicular access, recreational open space, parking infrastructure and associated landscaping and ancillary works) The Gates, Land East of Bedford Road, Bidwell, Houghton Regis
CB/21/03144/DOC	Discharge of conditions 16 & 17 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 & 5b, Bidwell West, LU5 6JQ



**HOUGHTON REGIS TOWN COUNCIL**

**Planning Committee  
Minutes of the meeting held on  
5<sup>th</sup> July 2021 at 7.00pm**

Present: Councillors: D Jones Chairman  
J Carroll  
D Dixon-Wilkinson  
Y Farrell (*Part meeting*)  
M S Kennedy  
R Morgan (*Part meeting, virtually*)  
C Slough

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

Public: 1

Also present: Councillor: S Goodchild Central Bedfordshire Council

Absent: Councillor: D Dixon-Wilkinson

**11698 APOLOGIES AND SUBSTITUTIONS**

None.

**11699 QUESTIONS FROM THE PUBLIC**

None.

**11700 SPECIFIC DECLARATIONS OF INTEREST**

None.

**11701 MINUTES**

To approve the Minutes of the meeting held on the 14<sup>th</sup> June 2021.

**Resolved To approve the Minutes of the meeting held on 14<sup>th</sup> June 2021 and for these to be signed by the Chairman.**

**11702 PLANNING MATTERS**

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

CB/21/02338/FULL Two storey rear extension with pitched roof  
96 Douglas Crescent, LU5 5AT  
For: Mr S Dawkins

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

*Cllr Farrell joined the meeting 7.20pm*

CB/21/02519/FULL Proposed single storey side extension  
22 Fareham Way, LU5 5RE  
Mr D North

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

CB/21/02371/FULL Proposed rear extension and loft conversion.  
2 Holyrood Drive, LU5 5FW  
For: Mr D Dujczynski

**Comments: Houghton Regis Town Council had no objections to this application, however, concerns were raised regarding the parking impact of a 5 bedroom house.**

CB/21/02496/FULL Rear single storey extension.  
43 Watling Place, LU5 5DP  
For: Mr M Etherden

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

CB/21/02640/FULL Removal of existing conservatory, two storey rear, part single and part two storey side extension  
63 Churchfield Road, LU5 5HN  
For: Mr & Mrs Dunworth

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

*Cllr Morgan joined the meeting virtually 7.30pm*

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.  
*Members were advised there were amendments to this application in respect of landscaping and highways details*  
Employment Site North of Thorn Road, Thorn Road, Houghton Regis

**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.**

**The town council has concerns that the orientation of the proposed development could overshadow the adjacent allotments and thereby render them not fit for use.**

**CB/21/01883/FULL  
Members were  
advised there were  
amendments to this  
application.**

Erection of 60 dwellings including access from Bedford Road and full landscaping details

Land at Bedford Road, Houghton Regis, LU5 6JS

For: Living Space Housing

Amendments are as follows:

Additional supporting information received including Planning Statement, Landscape Visual Impact Assessment, Site Investigation Report and Flood Risk Assessment and Drainage Strategy.

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

- **Overdevelopment**
- **Pedestrian safety**
- **Increase in traffic**

**The Town Council is concerned that the number of vehicle entrances and exits has increased exponentially without any consideration for the requirement to consider the overall safety of the road. The footways in the vicinity of this site are narrow or non-existent. Pedestrians will have no safe way to cross from this site to access the pavement on the other side. The footway will not allow for pedestrians to pass each other, in opposite directions, without the need for one or other to step into the road. The increase in accesses will lead to an increase and concentration of pollutants for local residents.**

**Members strongly request that planning considers the whole of Bedford Road and the infill sites and the impact on the environment these are having. Each site coming forward in piecemeal does not serve the whole of the town, just short-term benefit for the developer.**

**For noting**

CB/21/02537/DOC	Discharge of Condition 3 against planning permission CB/18/02275/FULL (Erection of 12 dwellings with associated access, parking, landscaping and amenity space) Land At Former Church of St Vincent, Tithe Farm Road
CB/21/02658/DOC	Discharge of Condition 2 to planning permission CB/20/00687/FULL (Residential development of 31 affordable dwellings with formation of two vehicular accesses, sustainable urban drainage and associated landscaping): Materials Schedule Land to the south of The Bungalow, Bedford Road, LU5 6JS
CB/21/02622/DOC	Discharge of Condition 13 against planning permission CB/19/01218/RM (Reserved Matters: Erection of 625 dwellings in parcels 6A & 6B with associated public open spaces following Outline Planning Permission CB/15/0297/OUT) Parcels 6A & 6B, Land West of Bidwell, North Site 2

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

***Permissions / Approvals / Consents***

***Refusals:***

None received.



**Withdrawals:**

None received.

**11703 TRAFFIC ORDER – REDHOUSE COURT**

Members were advised that Central Bedfordshire Council were consulting on Waiting Restrictions at Redhouse Court. The Town Council were informed that double yellow lines were already on the ground and have been for some time, but it became apparent when problem parking occurred during the fair, that Central Bedfordshire Council do not hold a copy of the legal order required to enforce this.

Members received the notice and plan. The deadline for receipt of comments was 7<sup>th</sup> July 2021.

Members supported this Traffic Order, however, requested further clarification on the road name and signage placement.

**11704 HOUGHTON REGIS NORTH (HRN) STAKEHOLDER MEETINGS**

Members were advised that Central Bedfordshire Council were trying to arrange a HRN stakeholder meeting and had requested the name of the representative for Houghton Regis Town Council, in order for them to be invited to attend.

Currently, a meeting date of the 14<sup>th</sup> July 2021 at 5.30pm was being proposed. For information, this meeting would be held remotely via Teams.

Members confirmed that Cllr D Jones had been appointed to the HRN Stakeholder Committee, at the town councils AGM, and would be in attendance at the meeting.

**Recommendation: To appoint Cllr Jones of the planning committee to attend HRN stakeholder meetings, as a representative of Houghton Regis Town Council.**

**11705 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN–  
UPDATE/PROGRESS**

**Woodside Link** – Members raised concerns that there had been continuous reckless driving along this stretch of road. Members highlighted that there had been a Road Safety Audit promised by Central Bedfordshire Council due to the dangers to pedestrians.

**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**

Monitoring reports show the details of secured and received Planning Obligation contributions for each Parish.

Within the Parish report there was a planning obligation table detailing the status of the planning obligation contribution which had been secured. The table would be blank when the contribution had not yet been received.

Spend State would show as Uncommitted when a contribution had been received but not allocated.

Secured where the funds had been approved for a project but not fully spent.

Spent when the funds had been fully spent.

The reports were produced in PDF format and also Excel for the parishes that have a large number of contributions, within the Excel version there were pivot tables and a slicer which allowed you to analyse the data. Where there were multiple spend states for a contribution, this would be recorded as a separate record for each element in Excel.

Receipt of contributions and their intended use

Developers and Landowners / applicants of planning permissions were able to submit revised schemes for development on the same piece of land. It was then for the developer to decide which scheme they wish to implement. Each new revision required them to enter into a new agreement or unilateral undertaking. Central Bedfordshire Council only collected contributions secured from the schemes implemented.

When a development had begun the Section 106 monies would not be received until the developer had reached their trigger point.

Each Section 106 Agreement will state how to spend contributions. Where a specific purpose had been written into the agreement, the contribution must legally be used for that purpose only.

To reflect changes in the costs of provisions most contributions secured were index linked. This allowed contributions to remain in line with the economy.

**Resolved: To note the information**

**The Chairman declared the meeting closed at 8.13pm**

**Dated this 26<sup>th</sup> day of July 2021**

**Chairman**