

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

9th August 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 16th August 2021** at **7.00pm**.

Due ongoing Covid concerns, members of the public who wish to attend the meeting are encouraged to do so remotely through the meeting link below. Members of the public may also attend in person and, if doing so, are requested to socially distance as much as possible.

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

To approve the Minutes of the meeting held on the 12th July and 26th July 2021.

Recommendation: To approve the Minutes of the meeting held on 12th July and 26th 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/21/01242/FULL	<p>Employment Site North of Thorn Road, Thorn Road, Houghton Regis 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.</p> <p>Members are advised that there have been amendments to this application in respect to landscaping and highways details</p> <ul style="list-style-type: none">· Acoustic fence increased to 6.5 metres in height· Fence has been moved into the site from the site boundary· Relocate two car parking spaces within the site.
CB/21/02108/RM	<p>Phase 1 Parcel 1, Houghton Regis North Site 1, Houghton Regis, Bedfordshire</p> <p>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.</p> <p>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</p>

	<p>and associated works. The Outline Application was EIA Development and was accompanied by an Environmental Statement.</p> <p>Members are advised that there have been amendments to this application in respect to the following:</p> <ul style="list-style-type: none">· Updated layouts, housetype plans, and illustrative streetscenes;· Detailed landscaping plans (both hard and soft landscaping)· An updated Soft Landscape Management and Maintenance Plan,· Updated Tracking Plans (fire tender, refuse vehicle and large car)
CB/21/02467/VOC	<p>Variation of condition 17 of 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, Change condition from an Above Ground Level condition to a Pre-Occupation Condition. Kingsland Secondary School, Parkside Drive, LU5 5TH</p>
CB/21/03446/ADV	<p>Advertisement: 4 x non-illuminated wordmark signs on each elevation of the property and non-illuminated signs across the site Land at Thorn Turn, Thorn Road, LU6 1RT For: Amazon UK Services Ltd</p>
CB/21/03399/VOC	<p>Variation (or removal) of condition number(s) 10,12 and 28 of 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.) Condition 10 and 12 - Change of wording. Condition 28 - Substitute drawings. The Gates Land East of Bedford Road Bidwell Houghton Regis</p>
CB/21/03369/FULL	<p>Residential development of 59 affordable dwellings with associated works including the re-configuration of the roundabout to create a fourth arm and form the vehicular access Hand Post Field north of Thorn Road Houghton Regis FSG Estates Ltd</p>
CB/21/03416/ADV	<p>Advertisement: 2no. internally illuminated fascia signs, 1no. internally illuminated totem sign and 1no. non-illuminated totem sign. Unit 1, Baytree Park, Grendall Lane, LU5 6GJ</p>
CB/21/03353/FULL	<p>Change of use from a storage & distribution warehouse (Class B8) to commercial bean sprout growing facility and wholesaler (Sui Generis), including external works to the building and yard Unit 33, Humphrys Road, Dunstable, LU5 4TP Legal and General UK Property Fund and Legal and General Assurance (Pensions Management)Limited</p>
CB/21/03164/FULL	<p>New parking area to the front garden and dropped kerb 6 Townsend Terrace, LU5 5BB For: Miss N Perring</p>

- CB/21/03522/FULL Erection of a new agricultural building
Thorn Farm, Thorn Road, Houghton Regis, Dunstable, LU5 6JH
- CB/TCA/21/00375 Works to trees in a conservation area.
Meadowbank, Sewell Lane, Sewell
Members will find attached a notice which includes a link to the details and documents for these works.
- For noting***
- CB/21/03338/GPDE Prior Notification of Householder Extension: Proposed rear conservatory
6 Pintail Croft, LU5 6GB
- CB/21/03508/DOC Discharge of Condition 8 of 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/21/03505/NMA Non-material amendment to planning permission CB/19/01218/RM (Reserved Matters: Erection of 625 dwellings in parcels 6A & 6B with associated public open spaces following outline permission CB/15/0297/OUT). Amendment sought - To change Worcestershire red brick on plots not started and replace with Kimbolton red and Takeley red bricks
Parcels 6A & 6B Land West of Bidwell, North site 2
- CB/21/03397/DOC Discharge of Condition 2 against planning permission CB/18/02275/FULL- (Erection of 12 dwellings with associated access, parking, landscaping and amenity space) Samples of Materials
Land At Former Church Of St Vincent, Tithe Farm Road, Houghton Regis
- CB/21/03385/DOC Discharge of Condition 14 against 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) Materials
The Gates, Land East of Bedford Road, Bidwell, Houghton Regis
- CB/21/03506/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.) In summary the layout of the parking spaces within the Multi Storey Van Storage Structure are being adjusted in line with the

requirements of the occupier. No additional parking spaces will be created.

Land at Thorn Turn, Thorn Road, Houghton Regis LU6 1RT

CB/21/03461/DOC

Discharge of Conditions 4,5,6,9,10,11,12,13,14,15,16, 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

(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. CB/21/01883/FULL – LAND AT BEDFORD ROAD, LU5 6JS

Members are informed that a representative from Living Space Housing, the applicant, will be in attendance at the meeting in order for them to present to the committee their proposed plans for this site.

7. WAITING RESTRICTION – PARKSIDE DRIVE

Members are advised that Central Bedfordshire Council proposes to introduce a no waiting at any time restriction on Parkside Drive, Houghton Regis.

Comments are being sought and need to be with Central Bedfordshire Council by the 18th August 2021.

Notice and plan attached.

Recommendation: **To consider the Town Councils response, to Central Bedfordshire Council, in regard to the proposed waiting restriction on Parkside Drive.**

8. PROPOSED PUBLIC BRIDLEWAY DIVERSION – GROVE FARM

Members are advised that Central Bedfordshire Council have received an application proposing to divert part of public bridleways 22 and 46.

Comments are being sought and need to be with Central Bedfordshire Council by the 26th August 2021.

Notice and plan attached.

Recommendation: **To consider the Town Councils response to the proposed diversion of part of public bridleways 22 and 46.**

9. NEIGHBOURHOOD PLAN UPDATE

For information Members are advised that the Houghton Regis Neighbourhood Plan has now reached its final draft state.

The next stage is to commence the formal public consultation of the draft plan (known as Regulation 14, as in accordance with the Neighbourhood Planning Regulations 2012).

The public consultation will start on Monday, 9th August and will last for just over 6 weeks, closing on Friday, 24th September. This should give enough time to allow the Plan to be brought to the attention of people living, working, undertaking business or services in Houghton Regis and in the neighbouring areas.

Following the consultation responses and any amendments to the draft Plan, it is hoped that the draft Plan will be submitted to Central Bedfordshire Council, in the autumn of 2021, for them to check that all procedures have been followed correctly and that all required documents have been submitted. Central Bedfordshire Council will then arrange for an independent examiner to check that the plan meets the basis conditions. Finally, if the plan passes these tests, Central Bedfordshire Council will arrange to hold a public referendum, so that everyone who lives in the neighbourhood plan area can decide whether they support it – this is likely to be early in 2022.

If more than 50% of the voters are in favour of the plan, Central Bedfordshire Council must bring the plan into force.

10. 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.

Recommendation: **To note the information**

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HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

12th July 2021 at 7.00pm

Present: Councillors: D Jones Chairman
J Carroll
Y Farrell
R Morgan
C Slough

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

Public: 7

Apologies: Councillor: M S Kennedy

Also present: CBC Councillor: Susan Goodchild

CBC Officer Paul Salmon Traffic Manager
CBC Officer Gurminder Singh Housing Innovations
Manager

Absent: D Dixon-Wilkinson

11706 APOLOGIES AND SUBSTITUTIONS

None.

11707 QUESTIONS FROM THE PUBLIC

Gurminder Singh, Housing Innovations Manager and Paul Salmon, Senior Highways Manager from Central Bedfordshire Council were in attendance to update members and answer questions relating to the proposed traffic orders at various locations (Whitehouse Close, Clarkes Way, Redhouse Court, Park Avenue, Drury Lane and Sapphire Place (All Saints View)).

An overview of the All Saints View predicted usage and parking arrangements for residents and visitors to the building was presented. Members were advised that there would be 60 spaces in total for visitors on completion of All Saints View. It was suggested that visitors could utilise local parking facilities, Peel Street carpark and Morrisons carpark, in addition to the spaces available at All Saints View. The spaces at All Saints View would be subjected to an element of free parking, 20 minutes for standard spaces and 40 minutes for disabled spaces, these would then be subjected to parking fees.

A member of the public asked whether Red House Court had yellow lines proposed, this road is used frequently by residents and volunteers to visit the local facilities, and queried why this was subjected to the same traffic restrictions as the residential parking. Yellow lines in this road would restrict the use of the play area, volunteers at Houghton Hall Park and Volunteers clearing the Brook and other users.

A member of the public advised members and Central Bedfordshire Council representatives, of the impact of the proposed parking restrictions had had on the neighbourhood, it had affected goodwill and caused rifts amongst residents. Some homes in Park Avenue had no place to park, they had neither a garage or driveway, the timings of the restrictions of 8am – 6pm Monday – Friday was unworkable for residents as this was part of the day when parking was not an issue. It was stated that residents had been informed that All Saints View would not impact parking locally, so it was queried why residents of Park Avenue should have to pay for a parking permit, citing the impact of All Saints View, when they had been advised that there should be no impact on their road. The yellow lines currently in place were already not managed efficiently due to lack of funding.

Another resident of Park Avenue suggested that parking provision would decline over time and would impact Park Avenue, the proposed hours of 8am – 6pm was felt that this would be insufficient, and had felt it should be at least 6am – 9pm if not 24 hours.

Members were advised of an email received in relation to the proposed Traffic provisions, stating that the sender lived on The Green, and felt strongly that they should be included in the parking permit scheme of Park Avenue should the scheme be approved.

Paul Salmon, Senior Highways Manager assured members and members of the public that this was a consultation had not been agreed at this stage. The decision would be made on 27th July 2021.

Members were advised that the times of the RPZ was to protect parking during the day weekdays only, to enable the visiting of residents at the weekend without restrictions.

The double yellow lines proposed for Red House Court had been proposed due to access concerns raised by the emergency services.

The comments made regarding the 8 houses along The Green, had been noted.

Paul Salmon, Senior Highways Manager reiterated that this was a consultation, and advised that the parking orders would be brought before the TMC where residents can register to speak, the overwhelming objections would be noted in the report prepared by Paul Salmon.

A member of the public highlighted the contradiction of being told by Tony Keaveney, Assistant Director Housing, Central Bedfordshire Council that All Saints View would not affect resident parking in Clarkes Way, therefore yellow lines would not aid parking. Also highlighted was the need to encourage visitors to the town centre rather than discourage footfall, additional concerns were raised regarding the monopolisation of local carparks by a single owner and that fees could be set at a higher rate.

11708 SPECIFIC DECLARATIONS OF INTEREST

None.

11709 TRAFFIC REGULATIONS ORDER (TRO'S) PROPOSALS - VARIOUS LOCATIONS

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

This committee considered this consultation at their meeting held on the 14th June 2021. At this meeting, members felt that they could not support all of the proposals as they wished to better understand the background and justification for raising them.

Central Bedfordshire Council had approached the town council and suggested they attend a meeting with members of the planning committee, to provide information and to also listen to the town councils and residents' views.

Members received the notices and plans for these proposals.

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 raised concerns regarding the impact on residents who lack mobility and felt this could affect their mental health by an increase in social isolation.

Members were advised Central Bedfordshire Council work closely with an advisor regarding mobility issues with a proactive approach to mitigate any issues that could arise.

Members discussed the traffic management orders individually.

TRAFFIC REGULATION ORDER A107

Whitehouse Close; extension of yellow lines

Members agreed that there had been no justification to extend the yellow lines in Whitehouse Close. Members advised that the construction of All Saints View had impacted local street parking despite provision being provided for site workers.

Members objected to this proposed Traffic Order.

Clarkes Way; Junction of Red House Court, extension of yellow lines

Members confirmed that yellow lines were in place but had been un-enforceable.

Members objected to this proposed Traffic Order.

Red House Court; double yellow lines the length of the road

Members raised concerns that yellow lines along this road would restrict the Town Council parking and managing their own events.

Members highlighted that parking patrons already self-restricted along this stretch of the road by parking on just one side to enable vehicular access.

Members objected to this proposed Traffic Order.

Park Avenue; double yellow lines from junction to footpath

Members acknowledged that parking availability is eclectic along this road with some houses having a driveway and some not. It was suggested that there would be insufficient parking spaces to meet the demand for parking permits. It was suggested that this was limited to the 10m suggested by the Highway Code.

Members objected to this proposed Traffic Regulation Order, however, suggested that consideration be given to the yellow lines being limited to 10m from The Green.

Drury Lane; yellow lines at the entrance of the road for 31m

Members suggested that as Drury Lane was a narrow road, the restriction of parking at the entrance of the road was a sensible solution.

Houghton Regis Town Council had no objections to this Traffic Regulation Order

TRAFFIC REGULATION ORDER A108

Park Avenue permit Zone

Residents' comments were acknowledged and noted regarding the timings of the TRO and the requirement of the houses along The Green to be included in the permit scheme. Members agreed in principle to this proposal however, requested further and more detailed information before full consideration could be given to this TRO.

TRAFFIC REGULATION ORDER A114

Members were advised by Gurminder Singh that there would be the encouragement and promotion of car-free living for residents at All Saints View.

Houghton Regis Town Council had no objections to this Traffic Regulation Order

Resolved: To respond, as above, to various Traffic Regulation Orders (TRO's) at various locations in Houghton Regis

The Chairman declared the meeting closed at 8.45pm

Dated this 16th day of August 2021

Chairman

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

26th July 2021 at 7.00pm

Present: Councillors: D Jones Chairman
J Carroll
Y Farrell
S Goodchild Substitute
M S Kennedy
C Slough

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

Public: 1

Apologies: Councillor: R Morgan

Also present: Councillors: T McMahon Virtual
E Cooper Virtual

Absent: D Dixon-Wilkinson

11710 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Morgan (Councillor Goodchild substituted)

11711 QUESTIONS FROM THE PUBLIC

None.

11712 SPECIFIC DECLARATIONS OF INTEREST

Application CB/21/03153/FULL - Councillor Jones advised members that he had been a Governor at Hawthorn Park Lower School but had since resigned. This was yet to be reflected on his register of interests.

11713 MINUTES

To approve the Minutes of the meeting held on the 5th July 2021.

Resolved To approve the Minutes of the meeting held on 5th July 2021 and for these to be signed by the Chairman.

11714 PLANNING MATTERS

(a) The following planning applications were considered:

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

Comments: Houghton Regis Town Council advised that more information was required to gain an effective comparison of the original and variation plans.

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

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

- **Overdevelopment**
- **Ecological impact**
- **Excess traffic impact on Bedford Road**

CB/21/03039/FULL Single storey front extension and conversion of garage to habitable room
46 Northview Road, LU5 5HB
For: Mrs A England

Comments: Houghton Regis Town Council had no objections to this application, however concerns were raised regarding traffic visibility at the roundabout due to the protrusion of the property.

CB/21/03022/FULL Single storey side and rear extensions.
11 Orchard Close, LU5 5DG
For: Mr R Toms

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

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

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

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

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

The loss of the trees would be detrimental to the setting and the surrounding area, the Planning Committee does not feel a justifiable reason has been given for the felling of the trees.

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

Houghton Regis Town Council had no objections to this application.

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
- CB/21/03221/LDCP Lawful Development Certificate: Hip to gable loft conversion including a front facing rooflight and rear facing dormer window with Juliet balcony
34 St Michaels Avenue, LU5 5DN

(b) The following decision notices were noted:

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

**11715 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.

Linmere – 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 7.57pm

Dated this 16th day of August 2021.

Chairman

DRAFT

Development Management

Central Bedfordshire Council

Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ
www.centralbedfordshire.gov.uk



Mrs C Evans
Town Clerk
Houghton Regis Town Council
Peel Street
Houghton Regis
Beds
LU5 5EY

Contact Andy Jones
Direct Dial 0300 300 5161
Email planning@centralbedfordshire.gov.uk
Your Ref
Date 03 August 2021

Dear Mrs Evans,

Application No: CB/TCA/21/00375
Proposal: Works to trees in a Conservation Area: fell 2 Leylandii Trees
Location: Meadowbank, Sewell Lane, Sewell, Dunstable, LU6 1RP

I have received an application to carry out work to tree(s) at the above property which is within the **Sewell Conservation Area**. You can view the application details and documents on our website by visiting: <http://www.centralbedfordshire.gov.uk/tree-works-register>.

If you wish to comment on the application, please do so in writing by **24 August 2021** quoting the above application number.

All letters received are open to public view and therefore cannot be treated in confidence. Normally, your letter will not be acknowledged.

How coronavirus is affecting planning

We were already well prepared for agile working, operating a paper light planning application process. Most of our staff are now working from home, but can be contacted as normal via email or phone during working hours. A number of staff are working flexibly around childcare - please leave a message and they will get back to you as quickly as they can. We will of course be keeping staffing levels and workloads under constant review in light of any cases of self-isolation and childcare needs.

A small number of our planning admin team are in the office to register post, scan documents and print. However, as most applications can be registered remotely, please help us by making electronic submissions. Hard copy applications and postal comments are still being received, but there could be a delay in getting these logged as they have to be scanned in at the office. Please also be advised that we are unable to offer case history copies or other printing requests at this time.

We are continuing to consult on planning applications and consider any comments made. We will not be sending hard copy plans to parish and town councils in addition to electronic consultations. If you are unable to view plans then please contact the case officer to discuss.

Site visits by officers will only be carried out once the applicant / agent has first been contacted to discuss the suitability of a visit and whether arrangements can be made to accord with up to date advice on social distancing. Case officers will then make a judgement as to whether a site visit can be made in a safe way – if this is not possible we will discuss the potential for alternative ways of assessing the site or in appropriate cases request your agreement that consideration of the application be paused.

In accordance with the latest advice on social distancing, we are unable to have face to face meetings, so we are asking customers not to come into our offices. Your case officer will contact you to discuss alternative arrangements which could be via phone call or video conferencing.

Read about our Development Management Committee for updates and information about meetings:

https://www.centralbedfordshire.gov.uk/info/31/meetings/219/development_management_committee_-_meetings_and_agendas.

All of these arrangements will be kept under review and we would like to thank you for your co-operation during these challenging times.

Yours sincerely,

Andy Jones
Trees & Landscape Officer

PUBLIC NOTICE

CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE NO WAITING AT ANY TIME ON PARKSIDE DRIVE, HOUGHTON REGIS

Reason for proposal: For avoiding danger to persons or other traffic and/or for preventing the likelihood of any such danger arising. On-street waiting typically results in less visibility between motorist and pedestrians, especially for children. The waiting restrictions have been requested as part of a Planning Condition for the Kingsland Development to improve pedestrian safety. Therefore, the restriction of on-street waiting in areas with pedestrian activity will improve pedestrian safety.

Effect of the Order:

To introduce No Waiting at any time on the following length of road in Houghton

Regis:-

1. Parkside Drive, north side, from the junction into The Kingsland Skills and Enterprise Centre and extending in a westerly direction for approximately 88 metres, to a point where the mini-roundabout is located.
2. Parkside Drive, north side, from the junction into The Kingsland Skills and Enterprise Centre and extending in a south easterly direction for approximately 76 metres, up to a point approximately where Lamp Column No. 44 is located.

Comments should be sent in writing to the Traffic Management team at the address below or e-mail highways.consultation@centralbedfordshire.gov.uk by 18 August 2021. Any objections must state the grounds on which they are made **and must quote unique reference number A00109**. If you want to send in your comments in writing please send them to the address shown below FAO Emily Hirst.

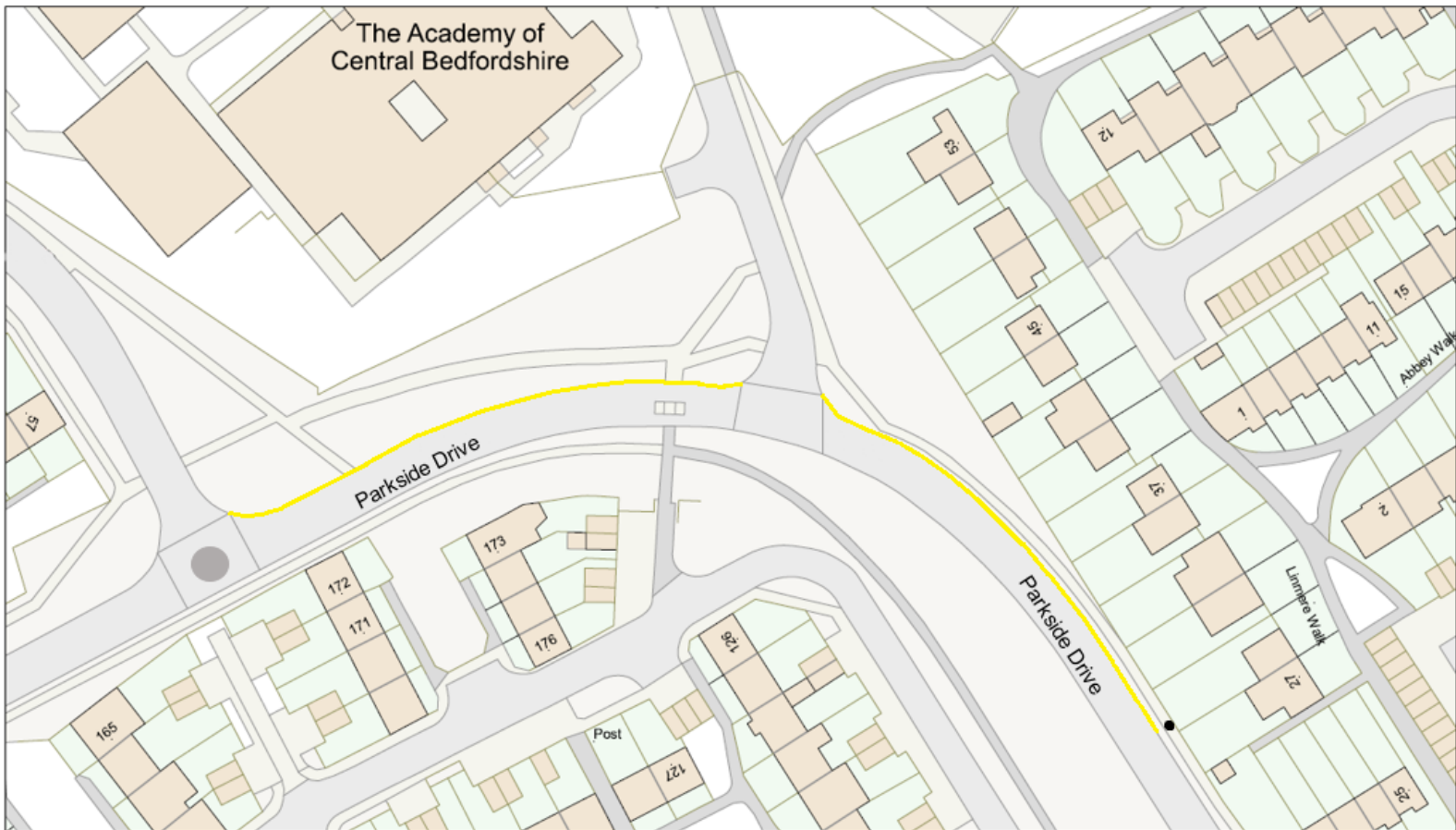
Please note that any comments received will be redacted of personal information and uploaded onto the Central Bedfordshire Council website as part of a report on the scheme a few days before the proposal is discussed at the relevant Traffic Management Meeting, where it will remain in the public domain.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

28 July 2021



The Academy of
Central Bedfordshire

Parkside Drive

Parkside Drive

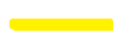
Abbey Walk

Lunger's Walk

Post



Parkside Drive, Houghton Regis

 Proposed Extent of Waiting Restrictions

Crown Copyright and database right.
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Central Bedfordshire Council.

Cities Revealed Aerial photography
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The GeoInformation Group 2021

Created 22/04/2021

Emily Hirst

Scale - 1:850



Clerk to Houghton Regis Town Council
Rights of Way
Houghton Regis Town Council
Council Offices
Peel Street
LU5 5EY

Your ref:
Our ref: CBC PPDO 009
Date: 15 July 2021

Dear Sir or Madam

Highways Act 1980 Section 119 Pre-Order Consultation

Proposed Diversion of Part of Public Bridleways 22 & 46 Houghton Regis Grove Farm LU5 6JJ Houghton Regis Town Council

Introduction

Central Bedfordshire Council has received an application to divert part of Houghton Regis Bridleways No. 22 and 46. The current line of the Bridleways run through a working farmyard, which is in close proximity to the private residence of Grove Farm as such, the purpose of the diversion is to divert the footpath around the farmyard away from working farm machinery and the private residence so that the outbuildings used to store farm machinery, the private residence and stables can be secured.

Bridleway No. 46 currently runs from Dunstable Road in a general North Easterly direction along an established access track to Grove Farm, through the farmyard until it connects to Bridleway 22.

The section of Bridleway No. 46 to be diverted is show as a bold black line between points E - C on the attached plan.

The proposed alternative route for Bridleway 46 is Point E running in a South-South-East direction until it reaches Point F and then run in a generally North-East direction

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via the bridge at Point G until Point H and then run in a North-West direction until Point D shown as a black and white line on the attached plan.

The section of Bridleway No. 22 to be diverted is shown as a bold black line between points A-B-C-D on the attached plan.

Bridleway No. 22 currently runs from a junction with BOAT 43 shown as Point A on the plan attached and runs in a generally South-West direction along a grass track enclosed by stock proof fencing on one side and a hedge on the other and then South-East past the stables belonging to Grove Farm until it reaches a junction with Bridleway 46 and then continues in a South-East direction until it reaches the junction with that part of Bridleway 22 to be retained shown as Point D on the plan attached.

The proposed alternative route is shown as a black and white line K-J on the attached plan.

The approximate length of the current routes shown in black A-B-C-E is approximately 482 metres. The route shown in black A-B-C-D-J is approximately 470 metres and the route shown in black E-C-D is approximately 290 metres.

The proposed length of the alternative routes E-F-G-H-D is approximately 449 metres. The route A-K-J is approximately 391 metres and the route E-F-G-H-D-J-K-A is approximately 930 metres. The proposed alternative routes are shown as a black and white line.

In future the Authority will be sending all correspondence and Statutory Notices via e-mail wherever possible.

As part of a scheme to share Definitive Map Officers between Bedford Borough Council and Central Bedfordshire Council, this application is being processed by officers at Bedford Borough Council for and on behalf of Central Bedfordshire Council.

Should you have any queries or comments about this proposal please e-mail me (if at all possible) due to homeworking restrictions in place due to the current pandemic and lack of access to posted letters by 26th August 2021.

Georgina McDade

Georgina McDade
Definitive Map Officer

Direct telephone 01234 276070

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Please reply to:

Highway and Orders Technical Officer
Bedford Borough Council
Borough Hall
Cauldwell Street
Bedford
MK42 9AP
Tel: 01234 276070

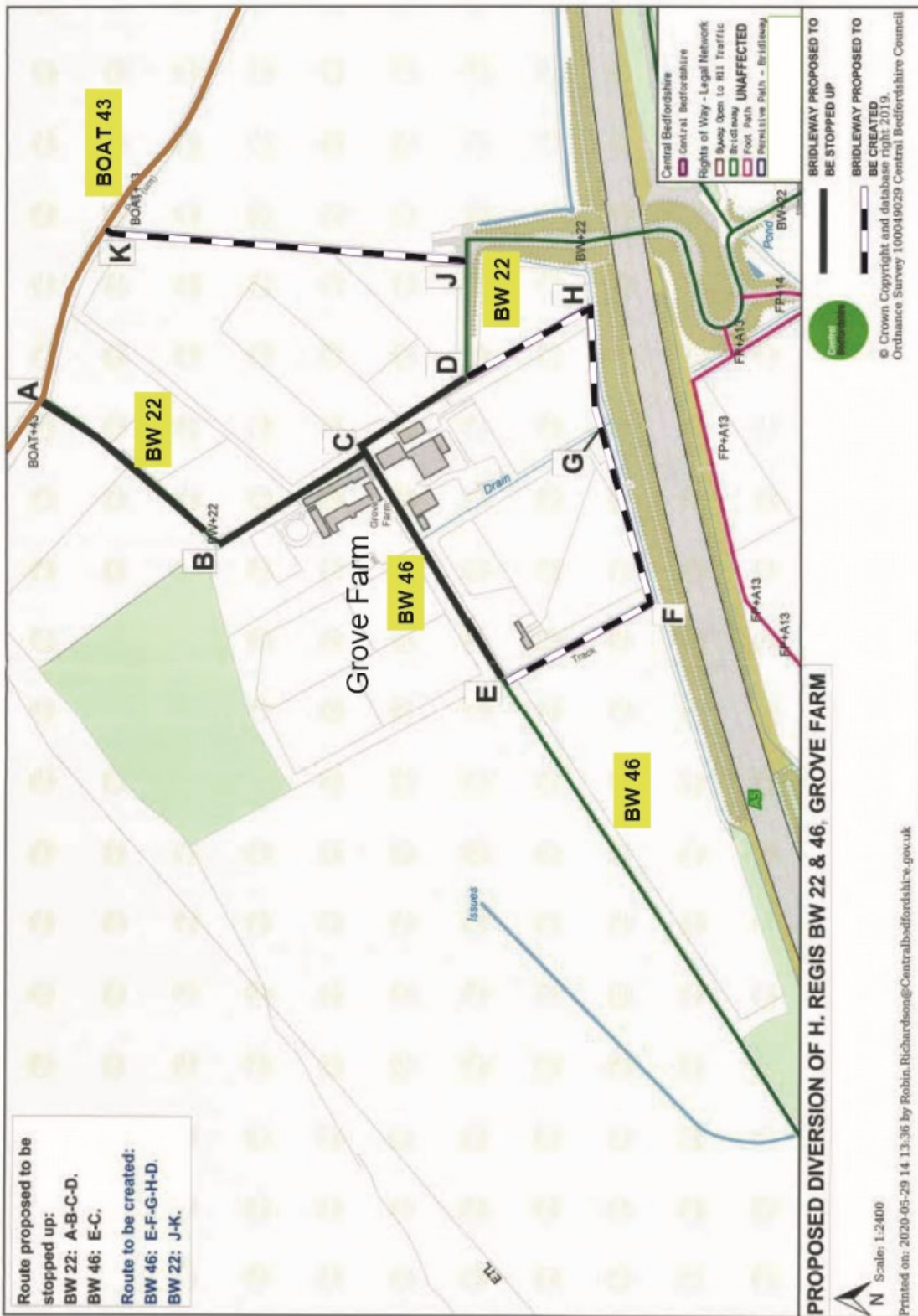
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MAP NOT TO ORIGINAL SCALE



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