



**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)

31<sup>st</sup> 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 **Tuesday 7<sup>th</sup> September 2021 at 7.00pm.**

Due to 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](#)

**Clare Evans**  
Town Clerk

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

**Agenda**

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

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

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<sup>1</sup> *This meeting may be filmed by the Council for subsequent broadcast online and can be viewed at <http://www.houghtonregis.org.uk/minutes>*

*Phones and other equipment may be used to film, audio record, tweet or blog from this meeting by an individual Council member or a member of the public. No part of the meeting room is exempt from public filming unless the meeting resolves to go into exempt session.*

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

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

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

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

### 4. MINUTES

*Pages 5 - 13*

To approve the Minutes of the meeting held on the 16<sup>th</sup> August 2021.

**Recommendation: To approve the Minutes of the meeting held on 16<sup>th</sup> August 2021 and for these to be signed by the Chairman.**

### 5. PLANNING MATTERS

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

- |  |   |
|--|---|
| <p>CB/21/03416/ADV<br/><i>Members are reminded that an extension has been granted, for comments, due to the lack of plans being available at the previous meeting.</i></p> | <p>Advertisement: 2no. internally illuminated fascia signs, 1no. internally illuminated totem sign and 1no. non-illuminated totem sign.<br/>Unit 1, Baytree Park, Grendall Lane, LU5 6GJ</p>  |
| <p>CB/20/04135/FULL</p>  | <p>Change of use of part of upper floor from Use Class E to use as a 2 bedroom flat to include small kitchen area, along with amenity space and parking.<br/>Whistlebrook Stud, Sewell Lane, Sewell, LU6 1RP<br/>For: Mrs D Cook</p>                                |
| <p>CB/21/03643/FULL</p>  | <p>Single storey side extension and garage conversion<br/>195 Cemetery Road, LU5 5DF<br/>For: M Bilenkyj &amp; D Shepherd</p>   |
| <p>CB/21/03531/FULL</p>  | <p>Merge two units into one with new shop front, change of use to mixed use restaurant /take-away with extraction flue to the rear.<br/>4 Hillborough Crescent, LU5 5NS</p>   |
| <p>CB/TCA/21/00376<br/><i>Members are advised that an extension has been granted for receipt of comments.</i></p>  | <p>Works to trees in a Conservation Area: Raise the canopy of 6 Beech trees and 1 Lime tree to reduce the weight.<br/>Meadowbank, Sewell Lane, Sewell, LU6 1RP<br/>Members will find notification attached.</p> <p><i>Members are referred to pages 14 - 15</i></p> |

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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 The CBC website lists some additional documents and revised documents. A representative from Living Space Housing is hoping to attend the meeting to speak on this application.
CB/21/03851/FUL	Change of use: Compound to additional jet wash bay and screens Esso Houghton Green Service Station, 7 The Green, LU55LB For: Motor Fuel Group Ltd
<b>For noting</b>	
CB/21/03618/DOC	Discharge of Conditions 4, 5, 6, 7, 8, 9, 10, 12, 13, 19 against planning permission CB/21/00382/FULL (Construction of 9 residential dwellings and all ancillary works) The Orchard, Bedford Road, LU5 6JJ
CB/21/03590/LDCP	Lawful Development Certificate Proposed: Construction of detached Garden Room Dalziel, Chalk Hill, LU6 1RS
CB/21/03714/DOC	Discharge of Condition 17 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/21/03700/DOC	Discharge of Condition 21 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/21/03876/LDCP	Lawful Development Certificate Proposed: Single storey rear extension 88 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JB
CB/21/03832/DOC	Discharge of Condition 14 against planning permission CB/15/04918/REG3 (Regulation 3 - Outline application: Erection of up to 61,336m of B1, B2 and/or B8 employment development floorspace with associated infrastructure and ancillary works. All matters reserved except means of access from Thorn Road.)  Land at Thorn Turn, Thorn Road, Houghton Regis, LU6 1RT

**(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. REDHOUSE COURT – SPEED RESTRICTIONS REQUEST**

Members are advised that a resident has been in touch with Central Bedfordshire Council to request speed humps in this road, now that yellow lines are not going to be implemented.

The resident is concerned for children’s safety, as they have been running out into the road.

Central Bedfordshire Council have explained that their needs to be the support of the local council, before it can be brought to them.

**Recommendation: To consider the request for support for the implementation of speed restrictions in Redhouse Court.**

**7. PLANNING CONSULTATIONS**

*Pages 16 - 17*

CBC have provided the attached list of planning applications that are received and any subsequent amendments which require re-consultation. There are many different types of applications, the attached list provides the case types which the town council will be consulted on.

*This report is provided for information only.*

**8. 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**

**16<sup>th</sup> August 2021 at 7.00pm**

Present:	Councillors:	D Jones J Carroll Y Farrell M S Kennedy C Slough S Thorne	Chairman     Substitute
	Officers:	Debbie Marsh Louise Senior	Corporate Services Manager Head of Democratic Services
	Invitees:	Peter Jarman Jennie Hainsworth Lyndon Gill Jimmy Coles	MD, Wrenbridge Barton Wilmore Barton Wilmore Connect
	Public:	5	
Apologies:		D Dixon-Wilkinson R Morgan	
Also present:	Councillors:	E Cooper T McMahon S Goodchild	Virtual Virtual Central Bedfordshire Council

**11716 APOLOGIES AND SUBSTITUTIONS**

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

**11717 QUESTIONS FROM THE PUBLIC**

CB/21/01242/FULL Employment Site North of Thorn Road, Thorn Road, Houghton Regis: A member of the public, acknowledged that some of the previous issues had been addressed, however they queried whether the proposal for 24-hour use had changed. Concerns were raised regarding the size and height of the buildings closest to residential homes and the impact of noise and disturbance to those residents adjacent to the site. Concern was also raised as to whether the ecological aspirations for this site had been met.

A representative, working on behalf of the applicant, assured the resident that the applicant had worked with Central Bedfordshire Councils Environmental Officer in supporting alterations to mitigate the impact of noise and to improve the look of the site. Two changes had been made, one being the increase of the height of the fence from 5 metres to 6 ½ metres. This increase ensures noise cannot be heard. The other mitigation measure was that there was now to be a 2 ½ metre gap, from the building closest to residents, to the boundary, which will be planted with 2 rows of substantial trees to provide screening. The plan for 24-hour use of the buildings had not changed.

#### **11718 SPECIFIC DECLARATIONS OF INTEREST**

None.

#### **11719 MINUTES**

To approve the Minutes of the meeting held on the 12<sup>th</sup> July and 26<sup>th</sup> July 2021.

**Resolved: To approve the Minutes of the meeting held on 12<sup>th</sup> July and 26<sup>th</sup> July 2021 and for these to be signed by the Chairman.**

#### **11720 PLANNING MATTERS**

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

CB/21/01242/FULL    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.  
Members were advised that there had been amendments to this application in respect to landscaping and highways details

- 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.

Members were provided with updated information from the applicant who was present at the meeting.  
The Chair reminded members that an offer to attend Central Bedfordshire Councils DMC meeting, where this application would be discussed, had been received. Members agreed that the Chair should attend the meeting to put across the Town Councils objections.

**Comments: Houghton Regis Town Council acknowledges the improvements that have been made to the proposed application however, the town council still objects to this application on the grounds of:**

- **Overdevelopment**
- **Overbearing to the neighbouring residential housing**
- **Impact on residents amenity in regard to the antisocial noise coming from a 24-hour operation.**

CB/21/02108/RM

Phase 1 Parcel 1, Houghton Regis North Site 1, Houghton Regis,  
Bedfordshire

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.

Members were advised that there had been amendments to this application in respect to the following:

- 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)

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

CB/21/02467/VOC 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

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

CB/21/03446/ADV 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

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

CB/21/03399/VOC 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

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

CB/21/03369/FULL 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



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

- **Lack of allocated green space**
- **Lack of play area within the development**
- **Highway safety in regard to amendments to the existing roundabout**
- **Lack of financial contribution to central services**
- **Provision of recreational areas reliant on neighbouring developments**
- **This development had not been included in the original master plan rendering the addition of two primary schools inadequate**
- **Lack of Travel Plan**

CB/21/03416/ADV 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

**Comments: Houghton Regis Town Council Planning Committee were unable to comment on this application as there were documents missing from the website detailing essential information.**

CB/21/03353/FULL 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

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

CB/21/03164/FULL New parking area to the front garden and dropped kerb  
6 Townsend Terrace, LU5 5BB  
For: Miss N Perring

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

CB/21/03522/FULL Erection of a new agricultural building  
Thorn Farm, Thorn Road, Houghton Regis, Dunstable, LU5 6JH

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

CB/TCA/21/00375 Works to trees in a conservation area.  
Meadowbank, Sewell Lane, Sewell

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

*The following applications were noted*

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 61,336m<sup>2</sup> employment development floor space with associated infrastructure and ancillary works. All matters reserved except means of access from Thorn Road) Appearance, Landscaping, Layout and Scale to Plot B.) 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***

***Refusals:***

None received.

***Withdrawals:***

None received.

**11721 CB/21/01883/FULL – LAND AT BEDFORD ROAD, LU5 6JS**

Members were informed that a representative from Living Space Housing, the applicant, had been unable to attend the meeting to present to the committee their proposed plans for this site.

Members agreed to defer this item to a future agenda.

**11722 WAITING RESTRICTION – PARKSIDE DRIVE**

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

Comments were being sought and need to be with Central Bedfordshire Council by the 18<sup>th</sup> August 2021.

Members agreed that there were no objections to this application.

**Resolved: To consider the Town Councils response, to Central Bedfordshire Council, in regard to the proposed waiting restriction on Parkside Drive of no objections to this application.**

#### **11723 PROPOSED PUBLIC BRIDLEWAY DIVERSION – GROVE FARM**

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

Comments were being sought and needed to be with Central Bedfordshire Council by the 26<sup>th</sup> August 2021.

Members agreed that there were no objections and to support this application.

**Resolved: To consider the Town Councils response to the proposed diversion of part of public bridleways 22 and 46 of no objections and to support this application.**

#### **11724 NEIGHBOURHOOD PLAN UPDATE**

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

The next stage was 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 would start on Monday, 9th August and would 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 was hoped that the draft Plan would be submitted to Central Bedfordshire Council, in the autumn of 2021, for them to check that all procedures had been followed correctly and that all required documents had been submitted. Central Bedfordshire Council would then arrange for an independent examiner to check that the plan met the basis conditions. Finally, if the plan passed those tests, Central Bedfordshire Council would arrange to hold a public referendum, so that everyone who lives in the neighbourhood plan area could decide whether they support it – this was likely to be early in 2022.

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

#### **11725 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS**

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

**A5 M1 Link** – Members were advised that Highways England had been contacted and confirmed they were awaiting responses from two questions before a date could be given for the new markings.

**All Saints View** – Members were advised that photographs would be available on social media soon.

**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 8.59pm**

**Dated this 7<sup>th</sup> day of September 2021**

**Chairman**

# Development Management

## Central Bedfordshire Council

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



Mrs Clare 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](mailto:planning@centralbedfordshire.gov.uk)  
**Your Ref**  
**Date** 11 August 2021

Dear Mrs Evans,

**Application No:** CB/TCA/21/00376  
**Proposal:** Works to trees in a Conservation Area: Raise the canopy of 6 Beech trees and 1 Lime tree to reduce the weight.  
**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 **01 September 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](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**

## Central Bedfordshire Planning Case Types & Descriptions and which applications require Town Council consultation

### Planning Applications

Case Type	Description	Consult Town Council
ADV	Advertisement Consent	Yes
CA	Conservation Area consent	Yes
DOC	Discharge of Condition	No
FULL	Full Planning Application	Yes
LB	Listed Building Consent	Yes
LDCE	Lawful Development Certificate – Existing	No
LDCP	Lawful Development Certificate – Proposed	No
NMA	Non material change to permission	No
OUT	Outline Application	Yes
REG3	Regulation 3 – CBC is the Applicant	Yes
RM	Reserved Matters	Yes
SCN	EIA – Screening Opinion	No
SCO	EIA – Scoping Opinion	No
SECM	S106 – Modification/Discharge	Yes
TCA	Works to trees in a conservation area	Yes
TRE	Works to trees protected by a TPO	Yes
VOC	Variation of Condition	Yes
PSID	Public Service Infrastructure Development – new from 1 <sup>st</sup> August 2021	Yes

### Prior Approvals / Notifications / Permitted Development

Case Type	Description	Consult Town Council
PAAC	Prior Notification of change of use from agricultural building to flexible commercial	No
PAAD	Prior Notification of change of use of agricultural building to dwelling:	No
PAAM	Prior Notification of change of use from Agricultural Excavation/Waste	No
PAAO	Prior Notification of change of use from agricultural to class B1 business use	No
PAAR	Prior Notification - Agricultural proposed road	No
PAAS	Prior Notification of change of use from Agricultural to state-funded school or registered nursery	No
PADD	Prior Notification of change of use from Amusements/Casinos to a Dwelling	No
PAFS	Prior Notification of change of use from a School	No
PASB	Prior Notification of change of use from Shop to Bank	No



PAEC	Prior Approval: Change of use – commercial/business/service (Class E) to dwellinghouses (Class C3)	No
PAEM	Prior Approval for change of use – commercial/business/service/etc to mixed use including up to two flats	No
PAUN	Prior Approval for erection, extension, or alteration of a university building	No
PASD	Changed to: Prior Notification of change of use from Takeaway/ Sui generis/mixed use to dwellinghouses	No
PASP	Prior Notification of the Installation or replacement of other Solar Photovoltaics Equipment	No
PATS	Prior Notification of change of use to a School	No
PADM	Proposed Demolition	No
PABF	Additional Storeys on blocks of flats	No
PATC	New dwellinghouses on terrace buildings in commercial or mixed use	No
PATD	New dwellinghouses on terrace buildings in use as dwellinghouses	No
PADC	New dwellinghouses on detached buildings in commercial or mixed use	No
PAUD	New dwellinghouses on detached buildings in use as dwelling houses	No
PADB	Demolition of buildings and construction of new dwellinghouses	No
PAES	For the enlargement of a dwellinghouse by construction of additional storeys	No
AG	Prior Approval - Agricultural Development	No
EB	Electricity Board Works	No
GPDE	PD – Large rear extension	No
TD	PD – Telecommunication Development	No
TDM	Prior Approval – Telecommunication Determination (Masts)	No
RD	Railway Determination	No