



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

20th September 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 27th 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 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 6 - 11

To approve the Minutes of the meeting held on the 7th September 2021.

Recommendation: To approve the Minutes of the meeting held on 7th September 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/21/03532/ADV	Advertisement: Internally illuminated fascia sign. 4 Hillborough Crescent, LU5 5NS
CB/21/03958/FULL	Erection of first floor side/rear extension 86 Douglas Crescent, LU5 5AT For: Mr & Mrs Page
CB/21/03843/FULL	Single storey side extension 29 Dellmont Road, LU5 5HU For: Mr & Mrs Dye
CB/21/03858/ADV	Advertisement: 2 x illuminated 'Lidl' fascia signs, 1 x illuminated flagpole sign, 1 x column mounted poster display unit, 2 x small wall mounted billboards, 3 x large wall mounted billboards & 1 x directional sign. Land at Houghton Road and Townsend Road LU5 5BQ For: Lidl Ltd
CB/21/04007/FULL	Erection of 7 detached dwellings with associated access, parking and landscaping Land East of Bedford Road, South of Red Cow Farm, Houghton Regis, Dunstable, LU5 5ES

CB/21/04107/FULL	Discharge of Condition 19 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). The Gates, Land East of Bedford Road, Bidwell, Houghton Regis
CB/21/04114/FULL	Discharge of Condition 13 (Part A) to planning permission 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) Part A - Written Scheme of Investigation for an Archaeological Investigation, by Cotswold Archaeology (Ref. MK0541), dated September 2021. Land east of Watling Street and South of A5 M1 Link, Watling Street, Houghton Regis
CB/21/04116/FULL	Discharge of Condition 23 against planning permission 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) Employment Site North of Thorn Road Thorn Road Houghton Regis

For noting

CB/21/03967/NMA	Non-material amendment to 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) amendment sought for conditions 4 & 20 to replace approved elevation plans to facilitate a change of materials Land to West of Houghton Regis, Watling Street, Houghton Regis
CB/21/03493/DOC	Discharge of Condition 1 to planning permission CB/20/04656/FULL (Addition of porch (Retrospective)) 44 Fensome Drive, LU5 5SH
CB/21/03767/DOC	Discharge of Condition 6 against Planning Permission CB/20/01001/RM (Reserved Matters following Outline planning permission CB/12/03613/OUT for the construction of The Farmstead, which is a mixed-use complex of buildings located within the AMP2 area, and incorporating a community hall, café, office space and potential small retail units, with associated car parking.) Houghton Regis North 1, Sundon Road, Houghton Regis
CB/21/04101/GPDE	Prior Notification of Householder Extension: Single storey rear extension 11 St Andrews Lane, LU5 5EE

(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. 4 TOWNSEND TERRACE, LU5 5BB - CB/20/03276/FULL

Page 12

Members are advised that the appeal relating to the above planning application for conversion and extension of double garage into a single storey two bedroom detached dwelling, with off street parking and rear private garden has been dismissed.

Details can be viewed at <http://www.centralbedfordshire.gov.uk/planning-register> by entering the application reference 20/03276.

Members are reminded that the town councils planning committee objected to this application.

7. TOWNSEND FARM ROAD AND BLACKBURN ROAD – WAITING RESTRICTIONS

Pages 13 - 16

Members are informed that Central Bedfordshire Council are consulting on the following scheme:

- A00154 Townsend Farm Road and Blackburn Road, Houghton Regis – Waiting Restrictions

Please find attached notice and plan providing more information.

Members are advised that any comments should be submitted by the 29th September 2021.

Recommendation: To consider the Town Councils response to the proposed waiting restrictions on Townsend Farm Road and Blackburn Road.

8. STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS

Woodside Link – No substantive update to report.

A5 M1 Link – For information this major road project opened on the 11th May 2017.

It is understood that the road markings need to be altered in relation to this scheme as a result of a safety audit. It was confirmed on 31st August that there was no timescale for when this will be delivered as the programme of works across the East region as a whole was extremely busy and therefore was having an impact on timescales.

All Saints View – No substantive update to report.

Linnere – No substantive update to report.

HOUGHTON REGIS TOWN COUNCIL

**Planning Committee
Minutes of the meeting held on
7th September at 7.00pm**

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

Officers: Clare Evans The Town Clerk
Louise Senior Head of Democratic Services

Public: 5

Apologies: Councillors: D Dixon-Wilkinson
M S Kennedy

Also present: Councillor: S Goodchild

Absent: Councillor: J Carroll

11742 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Dixon-Wilkinson and Cllr Kennedy.

11743 QUESTIONS FROM THE PUBLIC

Safety concerns of Redhouse Court in its current state were raised by a member of the public relating to agenda item 6. The concerns were that children, dogs and adults step or run out from between parked cars without checking for moving vehicles, the danger being that there were no traffic calming measures in place, therefore cars were travelling at dangerous speeds. During evenings, when the road was clear of parked cars, the road would be used for racing vehicles. The member of public requested members consider alternative traffic calming measures in place of the proposed yellow lines.

11744 SPECIFIC DECLARATIONS OF INTEREST

None.

11745 MINUTES

To approve the Minutes of the meeting held on the 16th August 2021.

Resolved: To approve the Minutes of the meeting held on 16th August 2021 and for these to be signed by the Chairman.

11746 PLANNING MATTERS

(a) The following planning applications were considered:

Non – Delegated

CB/21/03416/ADV
Members were reminded that an extension had been granted, for comments, due to the lack of plans being available at the previous meeting.

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

Members expressed their disappointment that the relevant plans were still unavailable to view on the Central Bedfordshire Council website. 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/20/04135/FULL

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.
Whistlebrook Stud, Sewell Lane, Sewell, LU6 1RP
For: Mrs D Cook

Members were advised that this application had been withdrawn, therefore did not require consideration.

CB/21/03643/FULL

Single storey side extension and garage conversion
195 Cemetery Road, LU5 5DF
For: M Bilenkyj & D Shepherd

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

CB/21/03531/FULL

Merge two units into one with new shop front, change of use to mixed use restaurant /take-away with extraction flue to the rear.
4 Hillborough Crescent, LU5 5NS

Comments: Houghton Regis Town Council had no objections to this application, however concerns were raised whether compliance had been met with the Construction Products Regulations and environmental standards relating to the flue.

CB/TCA/21/00376
Members were advised that an extension had been granted for receipt of comments.

Works to trees in a Conservation Area: Raise the canopy of 6 Beech trees and 1 Lime tree to reduce the weight.
Meadowbank, Sewell Lane, Sewell, LU6 1RP
Members will find notification attached.

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

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.

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

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

Comments: 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. However, Houghton Regis Town Council would like to acknowledge the improvements made to the scheme but maintains their previous objections.

CB/21/03851/FULL

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

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

The following applications were noted:

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) The following decision notices were noted:

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

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

The resident was concerned for childrens' safety, as they had been running out into the road.

Central Bedfordshire Council had explained that there needed to be the support of the local council, before it could be brought to them.

A motion was proposed by: Cllr Morgan, seconded by: Cllr Farrell

Resolved: To request a speed check be carried out and consult with Central Bedfordshire Council on the findings.

11748 PLANNING CONSULTATIONS

CBC had provided a list of planning applications that were received and any subsequent amendments which required re-consultation. There were many different types of applications, the list provided the case types which the town council would be consulted on.

Members acknowledged that this information was for noting, however it was requested that enquiries were made to discover what had prompted the changes listed.

11749 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 8.25pm

Dated this 27th day of September 2021

Chairman

DRAFT

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 Planning Appeals Team
Email planning.appeals@centralbedfordshire.gov.uk
Your Ref APP/P0240/W/20/3264884
Date 01 September 2021

Dear Mrs Evans,

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site address: 4 Townsend Terrace, Houghton Regis, Dunstable, LU5 5BB
Description of development: Conversion and extension of double garage into a single storey two bedroom detached dwelling, with off street parking and rear private garden
Appellant's name: TFP Properties Ltd
Appeal reference: APP/P0240/W/20/3264884
Application reference: CB/20/03276/FULL

The decision against this appeal has been received as 'Planning Appeal Dismissed'.

This application can be viewed at <http://www.centralbedfordshire.gov.uk/planning-register> by entering the application reference 20/03276.

Yours sincerely,

Customer and Operations Appeals Team
planning.appeals@centralbedfordshire.gov.uk

PUBLIC NOTICE

CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE NO WAITING AT ANY TIME ON BLACKBURN ROAD AND TOWNSEND FARM ROAD, HOUGHTON REGIS

Reason for proposal: The waiting restrictions are intended to prevent obstructive parking effecting the free flow of traffic.

Effect of the Order:

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

1. Townsend Farm Road, both sides, from the junction with Houghton Road and extending in a south-easterly direction for approximately 145 metres ending at a point approximately 26 metres south east of the centre of the junction with Blackburn Road.
2. Houghton Road, east side, from the junction with Townsend Farm Road and extending in a northerly direction for approximately 7 metres.
3. Houghton Road, east side, from the junction with Townsend Farm Road and extending in a southerly direction for approximately 7 metres.
4. Portland Close, both sides, from the junction with Townsend Farm Road and extending in a northerly direction for approximately 18 metres.
5. Blackburn Road, both sides, from the junction with Townsend Farm Road and extending in a south-easterly direction for approximately 403 metres, including all junctions, up to where the Luton and Dunstable Busway begins.

Details may also be viewed online at www.centralbedfordshire.gov.uk/publicstatutorynotices.

Comments should be sent by e-mail to highways.consultation@centralbedfordshire.gov.uk by 29 September 2021. Any objections must state the grounds on which they are made **and must quote unique reference number A00154**. 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 2021"

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ

Jill Dickinson
Assistant Director of
Community Services

08 September 2021

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION	
In addition to the health and safety information available with this report, work should be carried out in accordance with the following:	
CONSTRUCTION	
MAINTENANCE / CLEANING	
DECOMMISSIONING / DEMOLITION	
It is recommended that all work should be carried out only in compliance with the following:	
www.ringsway.co.uk	

Key:

- Phase 1 - Proposed adoption boundary
- Phase 2 - Proposed adoption boundary
- Proposed White Lining
- Proposed Yellow Lining
- Retiweid TactPav or equivalent blister paving
- Rhino Proteus Cycle Friendly Gully
- AS
- US

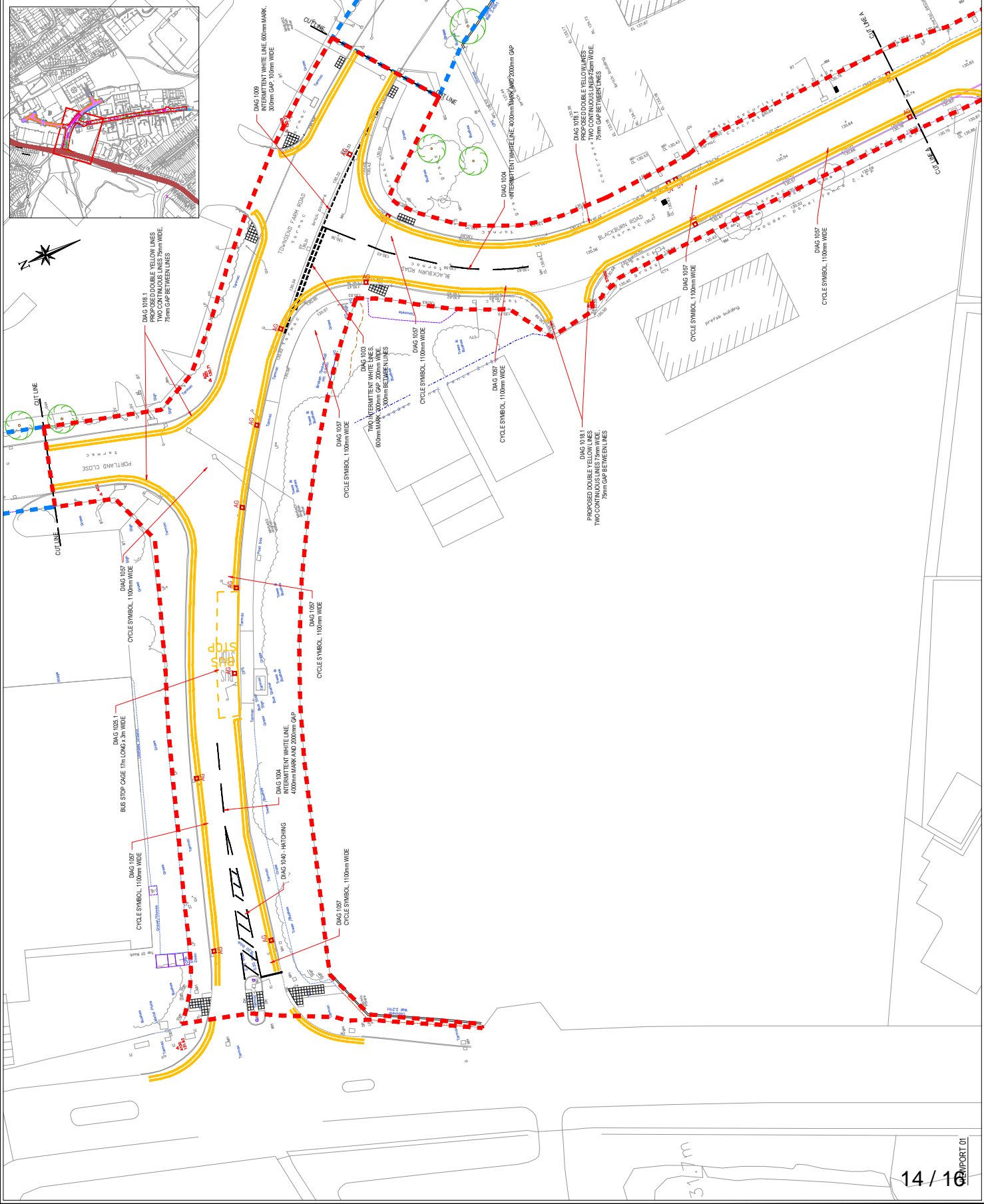
NOTES

1. ALL LINING TO BE THERMOPLASTIC
2. ANY DISCREPANCIES ON SITE TO BE RAISED WITH THE OVERSEEING ENGINEER.
3. ALL LINING TO CONFORM WITH TRSGD CHAPTER 5
4. ONLY ROAD MARKINGS SHOWN OR DESCRIBED ON THE DRAWING ARE TO BE LAID, DO NOT ASSUME ANYTHING.
5. IF NO CENTER LINES ARE SHOWN, THAT IS CORRECT.
6. ANY QUERIES, OR ISSUES, TO BE ADVISED TO THE SUPERVISORY ENGINEER FOR CLARIFICATION, THIS COULD BE THE CASE WITH SOME RECENT WAITING RESTRICTIONS ETC.
7. ALL EXISTING ROAD MARKINGS TO BE PHOTOGRAPHED BEFORE WORKS COMMENCE FOR REFERENCE AND LOCATION EXEMPTS MARKED ON KERBS OR OTHERWISE RECORDED TO ASSIST REINSTALLATION AFTER RESURFACING HAS BEEN CARRIED OUT.
8. WHERE ACCESSES ARE NOT SHOWN ON THE DRAWING AND DIAG 107.Z1 IS SHOWN, THIS SHOULD BE VARIED TO DIAG 107/O AS REQUIRED.

REV	DATE	BY	DATE	DESCRIPTION	SM	SP
A	04/08/21			PHASE 2 ADDED		
				PURPOSE OF REVISION	SM	SP
Drawn:	SM	Drawn:	26/02/21	APPROVED		
Design:	SM	Date:	26/02/21			
Checked:	SP	Date:	26/02/21			
Approved:	SP	Date:	26/02/21			



Project		LUTON DUNSTABLE BUS WAY BLACKBURN/TOWNSEND ROAD HOUGHTON REGIS
Drawing Title		ROAD MARKINGS - PHASE 1 Sheet 1 of 9
Drawing Status		For Construction
Scale	1:250 @ A1	DO NOT SCALE
Ringsway Access No		
Client No		
Drawing Number	CBC-237251-1200-001	Rev
		A



SAFETY HEALTH AND ENVIRONMENTAL INFORMATION	
In addition to the basic information already available with the 'open to work' details on this drawing, you should also refer to the following information:	
CONSTRUCTION	
IMPLEMENTATION	
DECOMMISSIONING/DEMOLITION	
It is recommended that you refer to the 'open to work' details on this drawing for a complete list of the information available.	

Key:	
	Phase 1 - Proposed adoption boundary
	Phase 2 - Proposed adoption boundary
	Proposed White Lining
	Proposed Yellow Lining
	Readvised T&P or equivalent (slater paving)
	Rhino Protects Cycle Friendly Gully

- NOTES**
1. ALL LINING TO BE THERMOPLASTIC
 2. ANY DISCREPANCIES ON SITE TO BE RAISED WITH THE OVERSEEING ENGINEER.
 3. ALL LINING TO CONFORM WITH TSRD CHAPTER 5
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 8. WHERE ACCESS ARE NOT SHOWN ON THE DRAWING AND DIAG 1012.1 IS SHOWN, THIS SHOULD BE VARIED TO DIAG 1010 AS REQUIRED.

PHASE Z ADDED				
REV	DATE	BY	DATE	APPROVED
A	04/08/21	SM	SP	
PURPOSE OF REVISION		DATE		
Drawn: SM		26/02/21		
Checked: SP		26/02/21		
Approved: SP		26/02/21		

PROJECT
LUTON UNSTABLE BUS WAY
BLACKBURN/TOWNSEND ROAD
HOUGHTON REGIS

DRAWING TITLE
ROAD MARKINGS - PHASE 1
Sheet 2 of 9

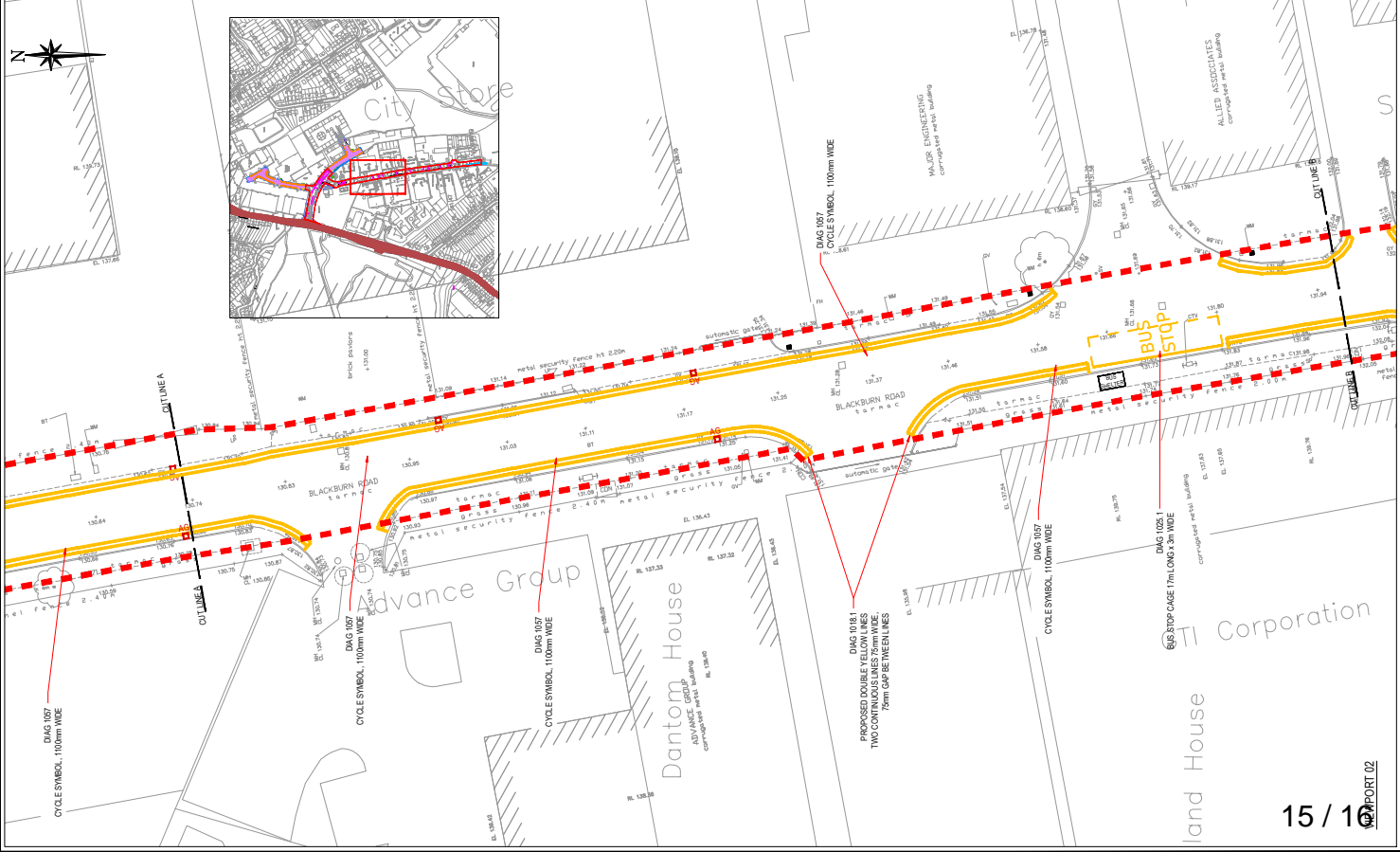
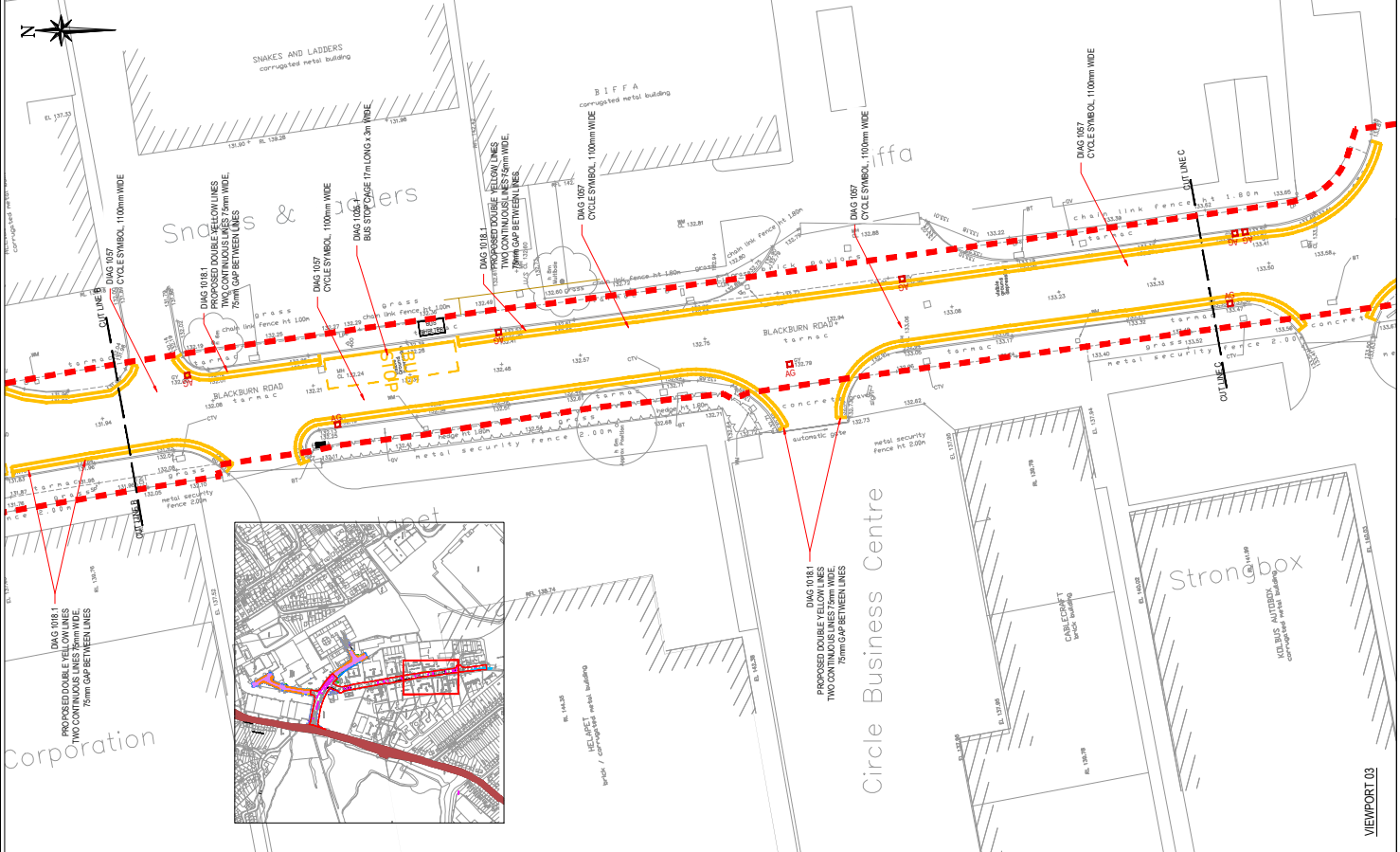
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Client No
CBC-23725-1-1200-002

Drawing Number
A

Row
A

This drawing is to be used in accordance with the terms and conditions of the contract for the project and is not to be used for any other purpose without the prior written consent of the contractor.




SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION	
In addition to the health and safety information available with the 'open to work' details on this drawing, you should also refer to the following:	
CONSTRUCTION	CONSTRUCTION DESIGN DRAWING
IMPLEMENTATION / DRAWING	
DECOMMISSIONING / DEMOLITION	
It is recommended that all work is carried out only in complete accordance with the relevant standards and specifications.	

Key:	
	Phase 1 - Proposed adoption boundary
	Phase 2 - Proposed adoption boundary
	Proposed White Lining
	Proposed Yellow Lining
	Revised RTTP Pav or equivalent bituminous paving
	Rhino-Protease Cycle Friendly Gully

- NOTES**
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 8. WHERE ACCESSES ARE NOT SHOWN ON THE DRAWING AND DIAG. 1012.1 IS SHOWN, THIS SHOULD BE VARED TO DIAG. 1010 AS REQUIRED.

A	04/09/21	PHASE 2 ADDED	SM	SP
REV	DATE	PURPOSE OF REVISION	DRAWN	CHKD
1	26/02/21		SM	SP
2	26/02/21		SM	SP
3	26/02/21		SM	SP
4	26/02/21		SM	SP



Integrated expertise

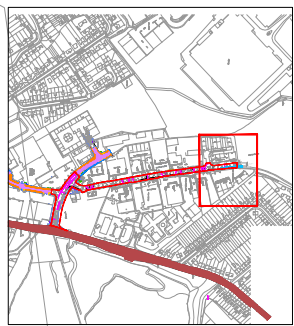
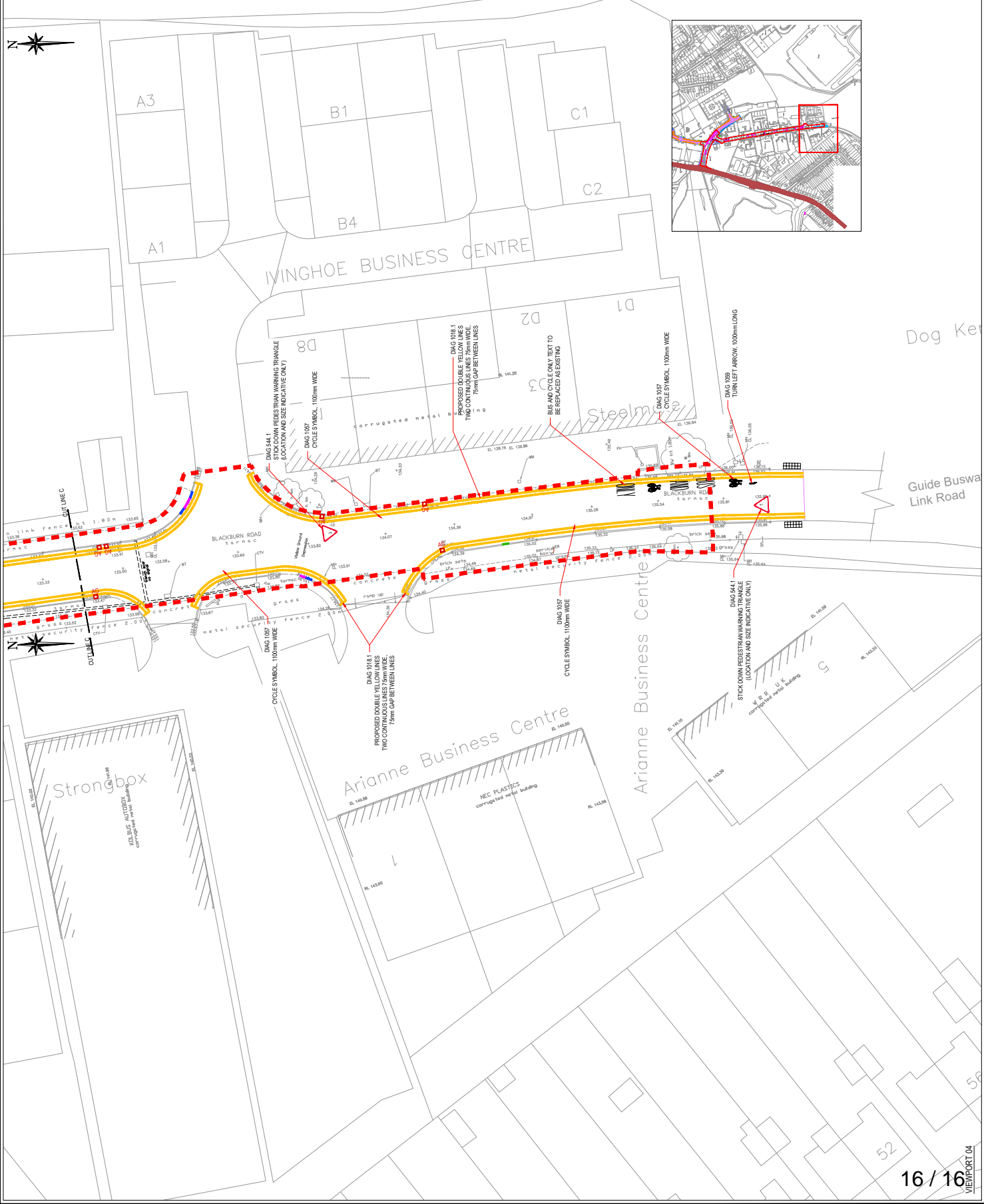
Project: LUTON DUNSTABLE BUSWAY
BLACKBURN/TOWNSEND ROAD
HOUGHTON REGIS

Drawing Title: ROAD MARKINGS - PHASE 1
Sheet 3 of 9

Drawing Status: For Construction
Scale: 1:250 @A1
DO NOT SCALE

Client No: [blank]
Drawing Number: CBC-237251-1200-003
Rev: A

This drawing is to be used in the site or part thereof for the intended purpose and project as defined on the drawing. It is the contract for all items and conditions.



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