



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

11th October 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 18th October 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.

- 3. SPECIFIC DECLARATIONS OF INTEREST & REQUESTS FOR DISPENSATIONS**

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.

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 7 - 11

To approve the Minutes of the meeting held on the 27th September 2021.

Recommendation: To approve the Minutes of the meeting held on 27th 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/21/04197/FULL	Single storey front extension 30 Northview Road, LU5 5AH For: Mr C Done
CB/21/03999/FULL	Erection of detached dwelling 1 Newbury Road, LU5 5RA Mr & Mrs O'Dell
CB/21/04042/FULL	6 metre single storey rear extension 11 St Andrews Lane, LU5 5EE For: Mr I Zaharia
CB/21/03860/FULL	Community sports facility enhancements/improvements including upgrading of an existing grass pitch to a floodlit FTP, a new additional pavilion building and additional car parking. Tithe Farm Recreation Ground, Tithe Farm Road, LU5 5JF For: Houghton Regis Town Council
CB/21/02162/FULL	Aluminium bi-fold doors fitted to the rear of the property with a steel lintel supporting. Porcelain tile patio fitted in rear garden and front garden converted to driveway by removing grass and laying tarmac. (Retrospective) 16 Coopers Way, Houghton Regis, Dunstable, LU5 5US For: Mr S Avery

<p>CB/21/01883/FULL <i>Members are advised that this application is being reconsulted on</i></p>	<p>Erection of 60 dwellings including access from Bedford Road and full landscaping details Land at Bedford Road, LU5 6JS For: Living Space Housing</p>
<p>CB/TRE/21/00502</p>	<p>Works to Trees Protected by Tree Preservation Order SB/03/0005/GI&G2: Remove Norway Maple Tree, 30% crown reduction to Poplar Tree, sever ivy to Norway Maple Tree and remove broken branches. Remove 3 Leyland Cypress Trees. Land at Unit 17, Humphrys Road, LU5 4TB</p>
<p>For noting</p>	
<p>CB/21/04194/NMA</p>	<p>Non-material amendment to planning permission CB/21/01226/full- Two storey rear extension and internal alterations following demolition of existing wc/utility and lobby at ground floor level. Amendment sought - proposed double west element of scheme to be reduced in scope, to provide a single storey rear extension with kitchen, day room, utility and cloakroom. 24 Manor Park, LU5 5BX</p>
<p>CB/21/04206/NMA</p>	<p>Non-material amendment 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) Amendment sought: Change in cladding and sub-station detail. Land east of Watling Street and South of A5 M1 Link, Watling Street, Houghton Regis</p>
<p>CB/21/04210/DOC</p>	<p>Discharge of Condition 24 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 - Surface Water Drainage Scheme The Gates Land East of Bedford Road, Bidwell</p>
<p>CB/21/04190/DOC</p>	<p>Discharge of Condition 9 against planning permission CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans) Land To The North Of Houghton Regis, Sundon Road</p>

CB/21/04167/NMA	Non-material amendment to planning permission CB/21/00661/Full (Single storey side extension with garage conversion) amendment sought - Change to front of extension - original showed window - new drawings show door to extension external. 133 Leafields, Houghton Regis, Dunstable, LU5 5LU
CB/21/04383/NMA	Non-material amendment to 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).) amendment sought: Amendment to approved bricks as shown on approved layout plans P19-0483_14_01 J Facing Materials Layout, P19-0483_14_02 J Facing Materials Layout and P19-0483_14_03 J Facing Materials Layout. Proposed amendment as follows: Wienerberger Crofters Medley - to be replaced by Weathered Wren Parcels 5a & 5b, Bidwell West, LU5 6JQ
CB/21/04322/NMA	Non-material amendment 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) amendment sought: Change to the approved brick type Land west of Bidwell, Houghton Regis. LU5 6JQ
CB/21/04403/DOC	Discharge of Condition 22 against planning permission CB/21/00435/FULL (Demolition of existing buildings and erection of a Class E limited assortment discount foodstore with associated car parking, access, landscaping and associated engineering works.) Land at Houghton Road and Townsend Farm Road, LU5 5BQ
CB/21/04357/DOC	Discharge of Condition 5 and 6 against planning permission CB/21/000435/Full (Demolition of existing buildings and erection of a Class E limited assortment discount foodstore with associated car parking, access, landscaping and associated engineering works) Land at Houghton Road and Townsend Farm Road, Houghton Road
CB/21/04358/DOC	Discharge of Condition 7 to planning permission CB/21/00435/Full (Demolition of existing buildings and erection of a Class E limited assortment discount foodstore with associated car parking, access, landscaping and associated engineering works) Land at Houghton Road and Townsend Farm Road, Houghton Road
CB/21/04360/DOC	Discharge of condition 19 against planning permission CB/21/00435/Full (Demolition of existing buildings and erection of a Class E limited assortment discount foodstore with associated car parking, access, landscaping and associated engineering works) Land at Houghton Road and Townsend Farm Road, Houghton 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. PEEL STREET/TITHE FARM ROAD CAR PARK – CENTRAL BEDFORDSHIRE COUNCIL EXPERIMENTAL TRAFFIC ORDER A00157

Pages 12 - 13

Members are advised that an experimental traffic order came into operation on the 29th September 2021 at the location above. For reference the Public Notice and plan is attached.

The Town Council has until 17th March 2022 to submit their comments.

Recommendation: **To consider the Town Councils response to Central Bedfordshire Councils experimental Traffic Order A00157 at Peel Street/Tithe Farm Road car park**

7. TEMPORARY FOOTPATH CLOSURE – PART OF FOOTPATH NO. 40

Pages 14 - 15

Members are informed that a temporary footpath closure came into effect on the 11th October 2021 on part of Footpath No. 40. Notice and plan attached.

This temporary closure is required to replace bridge joints on the footbridge.

8. NEIGHBOURHOOD PLAN UPDATE

As members are aware, the Town Councils Neighbourhood Plan Steering Group has recently undertaken a statutory Regulation 14 consultation in regard to the Town Councils draft Neighbourhood Plan.

It is expected to take a number of weeks to collate, process and respond to all the feedback that has been received. Following this, work will then start on the document again.

Once all revisions have been made and the Town Council submits the plan to Central Bedfordshire Council (under Regulation 15). Regulation 15 is the point at which Central Bedfordshire Council takes over the arrangements moving forward. Central Bedfordshire Council will then start a submission consultation (Regulation 16) which has to take place prior to the Examination.

The submission consultation is a 6-week consultation but a circa 8-week period from submission of the plan to end of the consultation, taking into account Central Bedfordshire Council reviewing the submitted documentation, arranging the consultation and collating all comments to be sent to the appointed Examiner. This consultation is open to all, but it is statutory consultees and anyone who responded to the Regulation 14 consultation that Central Bedfordshire Council will notify. It is expected that any comments received at this stage are raising objection to the plan as submitted or reinforcing previous points which have not been taken onboard.

During this consultation, arrangements would be discussed and made with Houghton Regis Town Council in regard to looking at suitable referendum dates.

It is anticipated that the Examination will take in the region of 6-10 weeks however, this is dependent on a number of factors – Examiner concerns, questions that need clarification from Houghton Regis Town Council, speed of response to these, Examiner availability. There is then a period of notice required prior to the referendum taking place therefore, it could be that the referendum could take place in the Spring 2022 however, it is more likely to be early Summer.

9. 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

Members are informed that Central Bedfordshire Council invited local councillors, from both the Town Council and Central Bedfordshire Council, to a site visit on the 28th September 2021. This visit was used to informally discuss councillor’s views on the current use of the land. It is understood that the Friends of Windsor Drive were also invited to a site visit.

Central Bedfordshire Council confirmed that it remained their intention to consult publicly on the future use of the land.

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
27th September 2021 at 7.00pm**

Present: Councillors: D Jones Chairman
J Carroll
Y Farrell
M S Kennedy
R Morgan

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

Public: 3

Apologies: Councillor: D Dixon-Wilkinson

Also present: Councillors: T McMahon
S Goodchild

11784 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Dixon-Wilkinson.

11785 QUESTIONS FROM THE PUBLIC

A member of the public queried the lack of substantive update on the agenda regarding Windsor Drive, agenda item 8. Members were advised that a meeting had been arranged for the following day. The question raised: what was the councils stand on the proposed development?

It was advised that the council did not have a stand on this as councillors had received the invitation after the agenda had been published, and as such had not had the opportunity to discuss prior to this meeting. The understanding was that the scheduled meeting was to provide information to attendees, if subsequently a planning application was brought forward, the application would be considered on its merits.

11786 SPECIFIC DECLARATIONS OF INTEREST

Cllr C Slough declared a non-pecuniary interest in application CB/21/03958/FULL as the applicant was known to him personally. Accordingly, he did not participate in any discussion around this application.

Cllr Kennedy declared a non-pecuniary interest in application CB/21/03843/FULL as the applicant was known to him personally. Accordingly, he did not participate in any discussion around this application.

11787 MINUTES

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

Resolved To approve the Minutes of the meeting held on 7th September 2021 and for these to be signed by the Chairman.

11788 PLANNING MATTERS

(a) The following planning applications were considered:

CB/21/03532/ADV Advertisement: Internally illuminated fascia sign.
4 Hillborough Crescent, LU5 5NS

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

CB/21/03958/FULL Erection of first floor side/rear extension
86 Douglas Crescent, LU5 5AT
For: Mr & Mrs Page

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

CB/21/03843/FULL Single storey side extension
29 Dellmont Road, LU5 5HU
For: Mr & Mrs Dye

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

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

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

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

Comments: The Town Council objects to this application for the following reasons:

Insufficient residents and visitor parking;

There is not a sufficient land available within the site for safe vehicular and pedestrian access or egress;

The proposed access is directly opposite the already approved development CB/17/02512/OUT and thereby will conflict with each other;

Whilst not a planning objection the Town Council makes the following request, that an archaeological survey is undertaken on this site.

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

No comments were made as the application was a discharge of condition

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

No comments were made as the application was a discharge of condition

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

No comments were made as the application was a discharge of condition

(b) The following decision notices were noted:

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

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

11789 4 TOWNSEND TERRACE, LU5 5BB - CB/20/03276/FULL

Members were 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 had been dismissed.

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

11790 TOWNSEND FARM ROAD AND BLACKBURN ROAD – WAITING RESTRICTIONS

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

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

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

It was considered by the HRTC Planning Committee on 27th September 2021. In response the following comments were made:

There is a (priority) post box sited in close proximity to the bus stop. This is used extensively by local businesses. The Council would support the provision of a short stay bay being provided to enable use of the post box.

There is no advanced stop line shown for cyclists at the traffic lights at the junction with Blackburn Rd. This should be provided.

The plan also shows a cycle symbol on a grass verge, this may need to be reconsidered.

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

11791 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 8.12pm

Dated this 18th day of October 2021.

Chairman



PUBLIC NOTICE

CENTRAL BEDFORDSHIRE COUNCIL (OFF STREET PARKING) (PEEL STREET, HOUGHTON REGIS) EXPERIMENTAL ORDER 2021

Notice is hereby given that on 17th September 2021 Central Bedfordshire Council made an Experimental Order under Sections 9, 10 and Part IV of Schedule 9 of the Road Traffic Regulation Act 1984 and all other enabling powers, after consultation with the Chief Officer of the Police in accordance with Part III of Schedule 9 to the Act.

The order will come into operation on 29th September 2021 and will introduce an Off Street Parking Places Order as detailed below.

Effect of the Experimental Orders:-

To introduce an Off-Street Parking Places Order in Peel Street, Houghton Regis as follows:-

- To provide and allocate car parking spaces in which the duration of parking will be limited to 2 hours, with no return within 2 hours, from Monday to Sunday between 8.00am and 6.00pm. Outside of those hours parking in those spaces will be unrestricted.

Reason for Experimental Order: The proposed Order is considered necessary in regulating the off-street car parking facilities in Peel Street, Houghton Regis due to excessive usage and abuse of the car park which is preventing use for patients of the doctors surgery and those using the shops in Bedford Square. This car park exits onto Tithe Farm Road. Implementing this as an Experimental Order will enable the Council to monitor the scheme and assess how the arrangements operate whilst being able to modify or remove it at any time should the need arise.

It is proposed that the Experimental Order will be in operation for up to 18 months. Central Bedfordshire Council will be considering in due course whether the provision of this Order should be continued indefinitely. Within a period of 6 months beginning with the day on which the Orders come into force, any person may object to the making of Orders and making the effects permanent.

Date of Operation: The Experimental Order will come into operation on the 29th September 2021.

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

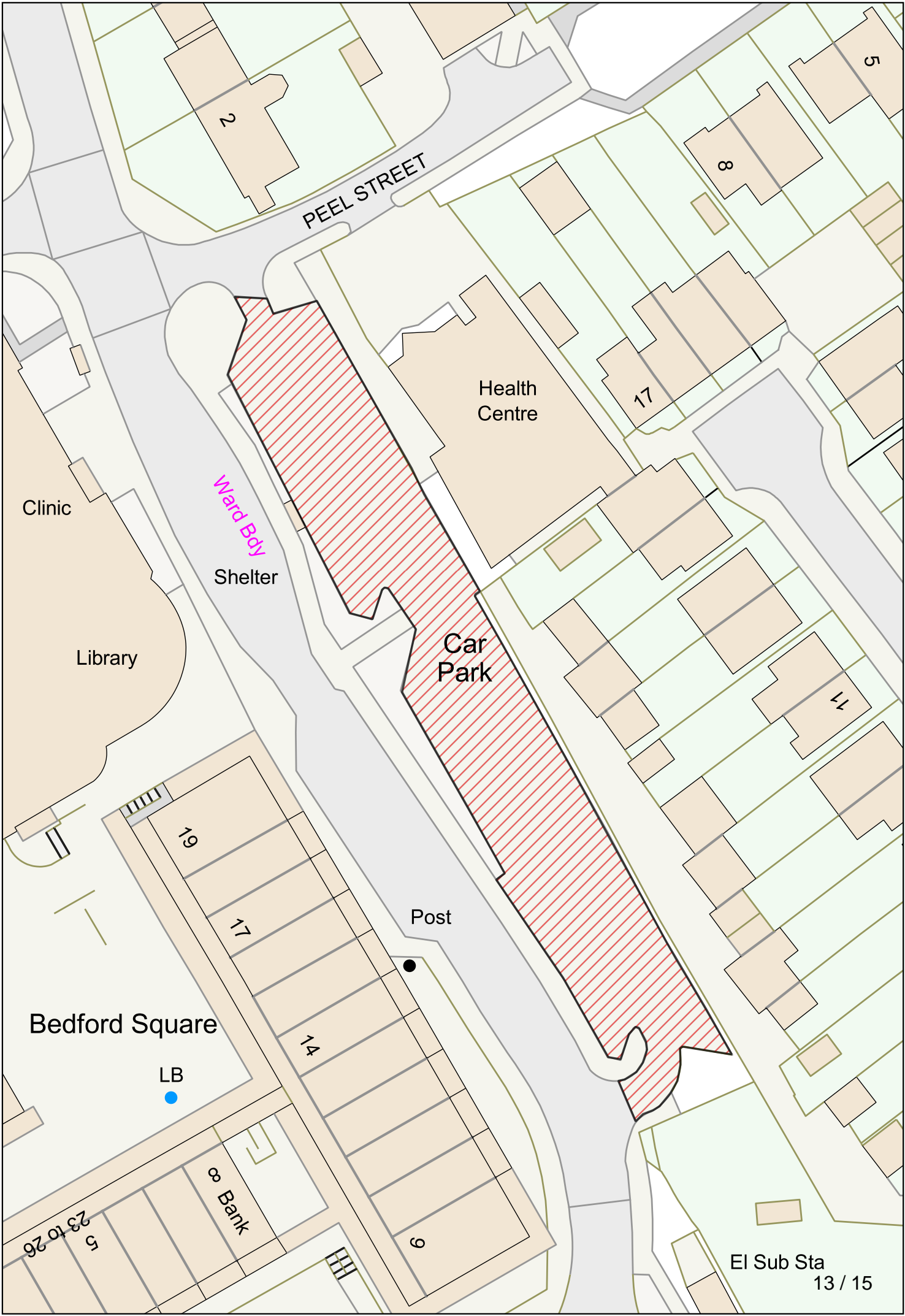
Comments the Experimental Orders can remain in operation for up to 18 months. Before their effects can be continued in operation by permanent Orders all objections lodged during the trial of the Experimental Orders will have to be considered. Any comments should be sent in writing to the Traffic Management team at the address below or e-mail highways.consultation@centralbedfordshire.gov.uk by 17th March 2022. Any objections must state the grounds on which they are made **and must quote unique reference number A00157**. If you want to send in your comments in writing please send them to the address shown below FAO Emily Hirst.

High Court Challenge: Any person who wishes to question the validity of the Orders or of any provision contained therein on the ground that it is not within the powers of the relevant Section of the Road Traffic Regulation Act 1984 or on the ground that any requirement of that Section had not been complied with in relation to the Orders may, within 6 weeks of the 17th September 2021 make application for the purpose to the High Court.

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ

Jill Dickinson
Assistant Director of Community Services

22 September 2021



PEEL STREET

Ward Body
Shelter

Car Park

Health Centre

Clinic

Library

Bedford Square

LB

Post

Bank

El Sub Sta
13 / 15

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8

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17

19

17

14

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23 to 26
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PUBLIC NOTICE

ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)

CENTRAL BEDFORDSHIRE COUNCIL

(HOUGHTON REGIS: PART OF FOOTPATH NO 40)

(TEMPORARY PROHIBITION OF THROUGH TRAFFIC) ORDER 2021

Notice is hereby given that Central Bedfordshire Council intend not less than seven days from the date of this Notice to make an Order the effect of which will be to prohibit any person proceeding along the length of Footpath No 40, Houghton Regis which extends from Ordnance Survey Grid Reference (OS GR) TL 0064 2542 to OS GR TL 0067 2537.

This temporary closure is required to replace bridge joints on the footbridge The closure is expected to take place from 11th October 2021 to 21st October 2021.

There is no alternative route for footpath users while the closure is in operation.

Further details, including a map, can also be found on the Council's website at:

https://www.centralbedfordshire.gov.uk/info/82/countryside/431/rights_of_way/2

The proposed Order will come into operation on 11 October 2021 for a period not exceeding six months or until the works which it is proposed to carry out on or near to the footpath have been completed, whichever is the earlier. If the works are not completed within six months the Order may be extended for a longer period with the consent of the Secretary of State for Transport.

For further information please contact Zaria Bettles, Tel: 0300 300 4666,

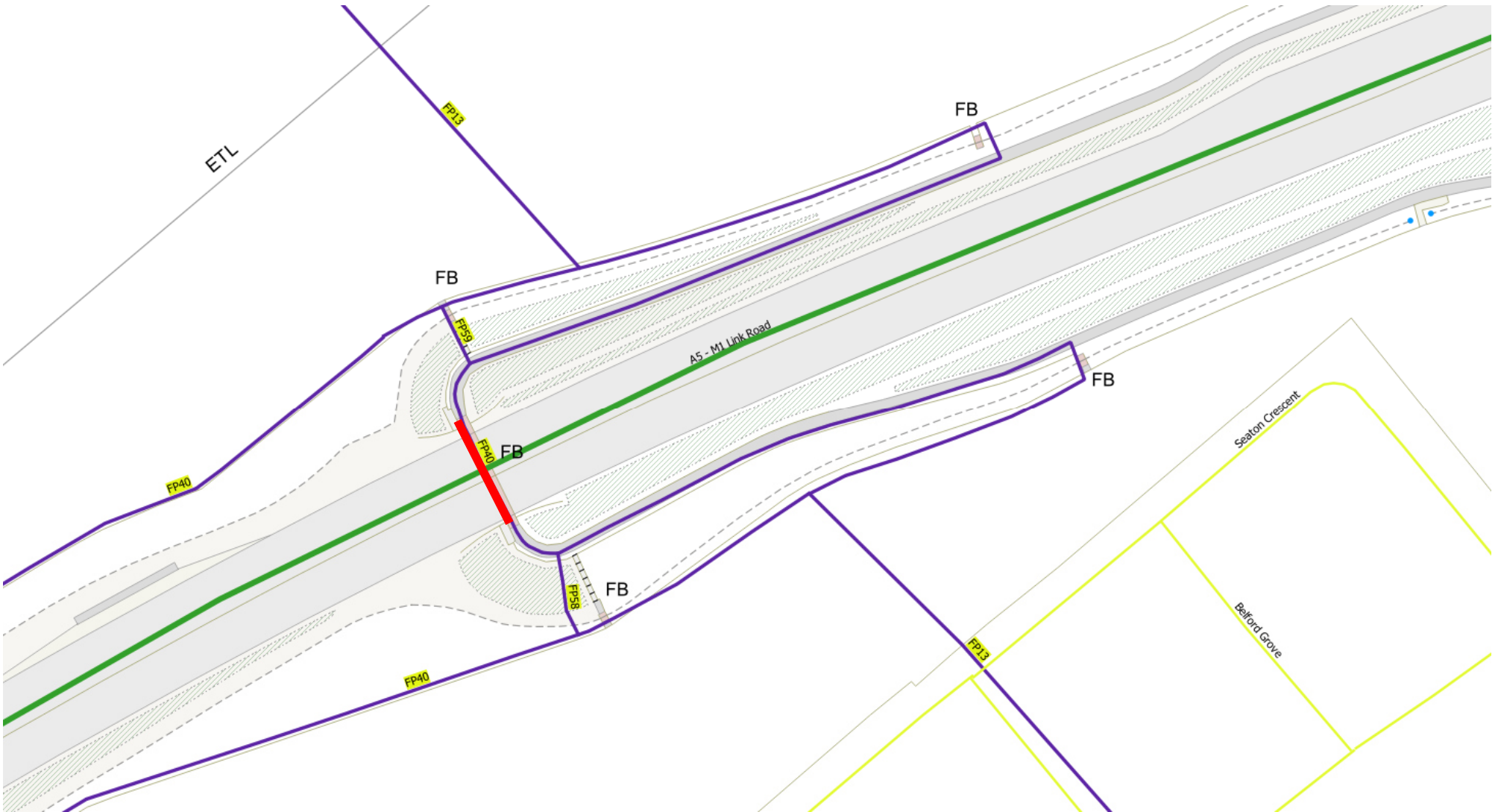
Zaria.Bettles@centralbedfordshire.gov.uk

DATED 22 September 2021

Priory House, Monks Walk
Chicksands, Shefford
Beds SG17 5TQ

DARYL HARVEY

Basic Map – Closure of Part of Houghton Regis: Footpath 40



15 / 15
Extent of closure shown in red