



**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)

1<sup>st</sup> November 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 8<sup>th</sup> November 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*

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

**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.*

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**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 18<sup>th</sup> October 2021.

**Recommendation: To approve the Minutes of the meeting held on 18<sup>th</sup> October 2021 and for these to be signed by the Chairman.**

**5. PLANNING MATTERS****(a) To consider the following applications:**

CB/21/03507/FULL	Repositioning of garden wall and new fencing 25 Fenwick Road, LU5 5RP For: J Stone
CB/21/04308/FULL	Single storey front and side and two storey rear extension Dalziel, Chalk Hill, LU6 1RS For: Mr & Mrs P Hannington
CB/21/04768/RM	Reserved Matters: following Outline Application CB/12/03613/OUT (5'150 dwellings and 202'500sqm of mixed use) development of 202 new homes, with associated highways, a LAP, drainage, utilities and car parking. Of those 202 homes, 60 are to be private units for open market sale, 14 affordable housing units for the purposes of delivering the 106 obligations for the AMP1 site and 128 additional "affordable" units. Approval for access, appearance, landscaping, layout and scale Houghton Regis North Site 1 Land on the northern edge of Houghton Regis

***For noting***

CB/21/04501/NMA	Non-material amendment to planning permission 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.) Change of brick specification from 'Michelmersh Black Wire Cut' facing brick to 'Brickability Lanzarote Black' smooth facing brick. Kingsland Secondary School, Parkside Drive, LU5 5PY
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CB/21/04555/NMA	Non-material amendment to planning permission CB/19/00883/RM (Reserved matters of appearance, scale and landscaping for residential development of 255 dwellings following outline CB/15/0297/OUT) Amendment sought: Omission of the proposed car port link between plots 224-232 (apartments) and Plot 233. Parcels 4a and 4b Bidwell West LU5 6JQ
CB/21/04500/DOC	Discharge of Condition 3 against planning permission CB/19/03323/VOC (Variation of condition 13 of planning permission CB/17/05378/FULL - Demolition of large mechanical storage unit and abutting dwelling and erection of 4 no. semi-detached cottages) Stable Cottage, Manor Farm, Sewell Lane, Sewell, LU6 1RP
CB/21/04770/NMA	Non-material amendment to planning permission CB/20/00449/RM (Reserved Matters: following Outline Application CB/12/03613/OUT planning permission with the details of access, appearance, landscaping, layout and scale) Amendment to a turning head between plots 9 and 10 which includes footpaths being provide and 2 visitor spaces being lost. Land To The North And East Of Houghton Regis, Sundon Road
CB/21/04639/LDCP	Lawful Development Certificate Proposed: Erection of a single storey rear extension 34 St Michaels Avenue, Houghton Regis, LU5 5DN

#### (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. DEPARTMENT OF TRANSPORT – PUBLIC NOTICE – HIGH STREET

Members are advised that the Secretary of State has given notice of a proposal to make an Order under section 247 of the Town and Country Planning Act 1990 in order to authorise the stopping up of two irregular shaped areas of High Street, at Houghton Regis in Central Bedfordshire.

The public notice, draft order and draft plan are attached.

**Recommendation:** **To consider the Town Council response, to the Secretary of State, to the proposed stopping up of two irregular shaped areas of the High Street.**

## 7. NATIONAL HIGHWAYS' ROUTE STRATEGIES

Members are advised that Highways England are keen to undertake a thorough review of how the strategic road network is currently performing and to understand the needs of their strategic

partners, road users and local communities, to inform where their network may need potential investment in the future.

Members are being invited to use an online feedback tool which has been created to capture as many views as possible. The link can be found on Highways England Route Strategies webpage <https://highwaysengland.co.uk/our-work/our-route-strategies/>

The online tool is open until 30 November 2021.

**Recommendation:** **To consider the Town Council response to Highways England consultation.**

**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**

**18<sup>th</sup> October 2021 at 7.00pm**

Present: Councillors: D Jones Chairman  
J Carroll  
E Cooper Substitute  
S Thorne Substitute  
C Slough

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

Public: 0

Apologies: Councillors: Y Farrell  
R Morgan  
D Dixon-Wilkinson

In attendance: Luke Webb Living Space Housing

Also present: S Goodchild  
T McMahan

Absent: M S Kennedy

**11806 APOLOGIES AND SUBSTITUTIONS**

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

**11807 QUESTIONS FROM THE PUBLIC**

None.

**11808 SPECIFIC DECLARATIONS OF INTEREST**

None.

**11809 MINUTES**

To approve the Minutes of the meeting held on the 27<sup>th</sup> September 2021.

**Resolved To approve the Minutes of the meeting held on 27th September 2021 and for these to be signed by the Chairman.**

**11810 PLANNING MATTERS**

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

CB/21/04197/FULL Single storey front extension  
30 Northview Road, LU5 5AH  
For: Mr C Done

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

CB/21/03999/FULL Erection of detached dwelling  
1 Newbury Road, LU5 5RA  
Mr & Mrs O'Dell

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

- **Loss of amenity land**
- **Parking impact**

CB/21/04042/FULL 6 metre single storey rear extension  
11 St Andrews Lane, LU5 5EE  
For: Mr I Zaharia

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

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

**Comments: Houghton Regis Town Council noted this application.**

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

**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  
*Members were advised that this application was being reconsulted on*  
Land at Bedford Road, LU5 6JS  
For: Living Space Housing

**Comments: Houghton Regis Town Council appreciated the revisions made to the application and withdraw their previous objections. Therefore, the Town Council had no objections to the amended application of 57 dwellings.**

CB/TRE/21/00502 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

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

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

CB/21/04194/NMA 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

CB/21/04206/NMA 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

CB/21/04210/DOC 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

CB/21/04190/DOC 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

- 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

***Permissions / Approvals / Consents***

***Refusals:***

None received.

***Withdrawals:***

None received.

**11811 PEEL STREET/TITHE FARM ROAD CAR PARK – CENTRAL BEDFORDSHIRE COUNCIL EXPERIMENTAL TRAFFIC ORDER A00157**

Members were advised that an experimental traffic order came into operation on the 29<sup>th</sup> September 2021 at the location above. For reference Members received the Public Notice and plan.

Members were advised that comments needed to be submitted to Central Bedfordshire Council by 17<sup>th</sup> March 2022.

Members raised concerns that the imposed restrictions had impacted parking in surrounding areas and agreed that parking in Houghton Regis should be looked at holistically.

Members requested a letter be sent to Central Bedfordshire Council emphasising that the Town Council's opinion in that there needed to be a holistic approach to parking in Houghton Regis. Members requested this item be placed the agenda for the meeting to be held during February 2022.

**Resolved:**                    **To defer the consideration of the Town Councils response to Central Bedfordshire Councils experimental Traffic Order A00157 at Peel Street/Tithe Farm Road car park.**

#### **11812    TEMPORARY FOOTPATH CLOSURE – PART OF FOOTPATH NO. 40**

Members were advised that a temporary footpath closure came into effect on the 11<sup>th</sup> October 2021 on part of Footpath No. 40. Members received the Notice and plan.

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

#### **11813    NEIGHBOURHOOD PLAN UPDATE**

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

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

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

The submission consultation was 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 would be open to all, but it was statutory consultees and anyone who responded to the Regulation 14 consultation that Central Bedfordshire Council would notify. It was expected that any comments received at this stage were raising objection to the plan as submitted or reinforcing previous points which had 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 was anticipated that the Examination would 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 would then be 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 was more likely to be early Summer.

Members were advised that 252 responses had been received.

#### **11814    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** –

Members were informed that Central Bedfordshire Council had 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 was 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.

Members advised that information shared at the meeting could have been more definitive and some information, based on questions asked, was unavailable.

Members discussed whether to continue to include Windsor Drive on future agendas. It was agreed that it was to remain on future agendas.

**Section 106 Monies** – No substantive update to report.

**Resolved:**     **To note the information**

**The Chairman declared the meeting closed at 8.04pm**

**Dated this 8<sup>th</sup> day of November 2021.**

**Chairman**

# PUBLIC NOTICE

## DEPARTMENT FOR TRANSPORT

### TOWN AND COUNTRY PLANNING ACT 1990

The Secretary of State gives notice of the proposal to make an Order under section 247 of the above Act to authorise the stopping up of two irregular shaped areas of High Street, at Houghton Regis in Central Bedfordshire.

If made, the Order would authorise the stopping up only to enable development as permitted by Central Bedfordshire Council under reference CB/16/03378/FULL.

Copies of the draft Order and relevant plan will be available for inspection during normal opening hours at Houghton Regis Town Council, Peel Street, Houghton Regis, Dunstable LU5 5EY. in the 28 days commencing on 03 November 2021, and may be obtained, free of charge, from the addresses stated below quoting NATTRAN/E/S247/4855.

Any person may object to the making of the proposed order by stating their reasons in writing to the Secretary of State at [nationalcasework@dft.gov.uk](mailto:nationalcasework@dft.gov.uk) or National Transport Casework Team, Tyneside House, Skinnerburn Road, Newcastle upon Tyne NE4 7AR, quoting the above reference. Objections should be received by midnight on **01 December 2021**. Any person submitting any correspondence is advised that your personal data and correspondence will be passed to the applicant/agent to be considered. If you do not wish your personal data to be forwarded, please state your reasons when submitting your correspondence.



S Zamanzadeh, Casework Manager

**TOWN AND COUNTRY PLANNING ACT 1990**

**THE STOPPING UP OF HIGHWAYS (EAST) (NO. ) ORDER 20..**

The Secretary of State makes this Order in exercise of powers under section 247 of the Town and Country Planning Act 1990 ("the Act").

1. The Secretary of State authorises the stopping up of the highways described in the Schedule to this Order and shown on the plan numbered NATTRAN/E/S247/4855, to enable development to be carried out in accordance with the planning permission granted by Central Bedfordshire Council, under reference CB/16/03378/FULL.
2. Where immediately before the date of this Order there is any apparatus of statutory undertakers under, in, on, over, along or across any highway authorised to be stopped up pursuant to this Order then, subject to section 261(4) of the Act, those undertakers shall have the same rights as respects that apparatus after that highway is stopped up as they had immediately beforehand.
3. This Order shall come into force on .....

Signed by authority of  
the Secretary of State

DAVE CANDLISH  
An Official in the  
National Transport Casework Team  
Department for Transport

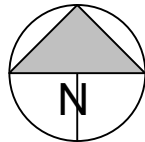
**THE SCHEDULE**

**Description of highways to be stopped up**

The highways to be stopped up are at Houghton Regis in Central Bedfordshire, shown on the plan as:

1. An irregular shaped area of High Street consisting footway. Commencing at grid reference E:501977 N:223934. It extends in a south easterly direction for a maximum distance of 16.2 metres. It has a maximum width of 5.3 metres. It is marked A-B on the plan.
2. An irregular shaped area of High Street consisting carriageway and footway. Commencing at grid reference E:501990 N:223922, it extends in an easterly direction for a maximum distance of 10.6 metres. It has a maximum width of 1.7 metres. It is marked C-D on the plan.

HIGHWAYS AT HOUGHTON REGIS IN CENTRAL BEDFORDSHIRE



E:501977 N:223934

E:501990 N:223922


A

B

C

D

Key Scale 1:500 @ A3

Highways to be stopped up 

National Transport Casework Team

Department for Transport

Plan No: NATTRAN/E/S247/4855

Signed by Authority of the Secretary of State

on.....

Signature.....

DAVE CANDLISH  
An Official in the  
National Transport Casework Team  
Department for Transport

