



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

22nd November 2021

To: Members of the Planning Committee

Cllrs: J Carroll, D Dixon Wilkinson Y Farrell, D Jones, 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 29th 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
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 10 - 14

To approve the Minutes of the meeting held on the 8th November 2021.

Recommendation: To approve the Minutes of the meeting held on 8th November 2021 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

- | | |
|------------------|--|
| CB/21/04599/FULL | Two storey side extension
98 Cemetery Road, Houghton Regis, Dunstable, LU5 5DE
For: M & N Sikora |
| CB/21/04742/FULL | Demolition of outbuilding and erection of two storey side and single storey rear extension
14 Woodlands Avenue, Houghton Regis, Dunstable, LU5 5LJ
For: Mr & Mrs Bright |
| CB/21/05011/VOC | Variation of condition number 10 of Listed Building Consent CB/16/03379/LB (Listed Building: Phased construction of a new Independent Living Scheme for older persons comprising 168 apartments with support facilities, a restaurant & bar, retail units, cafe, 2no reablement suites, the conversion and change of use of a Grade 2 listed building and the demolition of an existing sheltered housing scheme with associated parking and landscaping). New proposal: Revised plans.
Former Co-op supermarket All saints view High street Houghton Regis Dunstable LU5 5DT |
| CB/21/04958/VOC | Variation (or removal) of condition number 25, of planning permission CB/16/03378/REG3 (Phased Construction of a new Independent Living Scheme the conversion and Change of Use of a Grade 2 listed building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping). Change pre-occupation element for public art installation.
Former Co-op Supermarket, All Saints View, High Street, Houghton Regis, Dunstable, LU5 5DT |
| CB/21/04888/FULL | Proposed front porch.
20 Kirton Way, Houghton Regis, Dunstable, LU5 5PZ
For: Mr S Gray |

- CB/21/04863/FULL Conversion and extension of double garage into a single storey two bedroom detached dwelling, with off street parking and rear private garden
4 Townsend Terrace, Houghton Regis, Dunstable, LU5 5BB
For: Mr T Starkey
- CB/21/05038/ADV Advertisement - Two freestanding dual sided illuminated Billboard signs (6.3 metres by 3.25 metres).
Land at junction of Houghton Road and Townsend Farm Road, Houghton Road, Houghton Regis
For: Lidl
- CB/21/02529/FULL Two storey side extension.
44 Grangeway Footway, Houghton Regis, Dunstable, LU5 5PR
For: Miss N Chowdhury
- CB/TRE/21/00611 Works to a tree(s) protected by a Tree Preservation Order T1 Fell sycamore T2 fell sycamore G1 sycamore crown lift and reduce. over extended laterals overhanging neighbouring gardens. Trees protected by TPO 0004/80
Windsor Drive, Houghton Regis LU5 5HZ

For noting

- CB/21/04823/DOC Discharge of Condition's, 8 and 29, 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.)
Dunstable Northern Bypass, Chalton, Houghton Regis, LU5 6JJ
- CB/21/04830/DOC Discharge of Condition 24 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;

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- 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.
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis
- CB/21/04836/DOC Discharge of Conditions 32 and 33 to 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)
Houghton Regis North Site 1 Land on the northern edge of Houghton Regis
- CB/21/04837/DOC Discharge of Condition 26 to 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 (takeaway); B1,B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; datacentre; 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)
Dunstable Northern Bypass, Houghton Regis, North Site 1, Land on the northern edge of Houghton Regis
- CB/21/04839/DOC Discharge of Conditions 1 and 2 against planning permission CB/21/02108/RM: 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;

	<p>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</p> <p>Phase 1 Parcel 1, Houghton Regis North Site 1, Houghton Regis, Bedfordshire</p>
CB/21/04840/DOC	<p>Discharge of Condition 25 and 35 to 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)</p> <p>Houghton Regis North Site 1, Land on the northern edge of Houghton Regis</p>
CB/21/04841/DOC	<p>Discharge of Condition 4 to reserved matters application CB/21/02108/RM following plan 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.)</p> <p>Phase 1 Parcel 1, Houghton Regis North Site 1, Houghton Regis, Bedfordshire</p>
CB/21/04842/DOC	<p>Discharge of Condition 5 to planning permission CB/21/02108/RM (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).</p>

	Dunstable Northern Bypass, Charlton, Houghton Regis, Bedfordshire LU5 6JJ
CB/21/04843/DOC	Discharge of Condition 8 to planning permission CB/21/02108/RM (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. Dunstable Northern Bypass, Chalton, Houghton Regis, Bedfordshire LU5 6JJ
CB/21/04844/DOC	Discharge of Condition 14 and 17 against planning permission CB/21/02108/RM (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) Phase 1 Parcel 1, Houghton Regis North Site 1, Houghton Regis, Bedfordshire
CB/21/04780/DOC	Discharge of Condition 15 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/21/04789/DOC	Discharge of Condition 20 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/21/04791/DOC	Discharge of Condition 18 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/21/04801/DOC	Discharge of Condition 8 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
CB/21/04745/DOC	Discharge of Condition, 10, 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
CB/21/04641/LDCP	Lawful Development Certificate Proposed: Single storey side extension 84 Northview Road, Houghton Regis, Dunstable, LU5 5HB
CB/21/05018/DOC	Discharge of Condition 4 against planning permission CB/21/03153/FULL (Replacement of existing concrete tiled pitched roofs with new flame free bitumen felt roof covering. Also replacement of existing black plastic gutters, rainwater pipes, white fascias and soffits). Hawthorn Park Lower School, Parkside Drive, Houghton Regis, Dunstable, LU5 5QN
CB/21/04975/DOC	Discharge of Condition 10 against planning permission CB/18/04471/FULL (48 new residential units) Land at Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH
CB/21/04845/DOC	Discharge of condition 13 against planning permission CB/21/02108/RM (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) Phase 1 Parcel 1, Houghton Regis North Site 1, Houghton Regis, Bedfordshire
CB/21/04944/DOC	Discharge of Conditions 2,3 and 13 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 South of Thorn Road, Bidwell West, Houghton Regis**(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

Pages 15 - 18

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.

Members are reminded that this item was deferred at the planning meeting held on the 8th November 2021 as Members requested further information to be provided before a response.

Contact has been made with a Casework Manager (National Transport Casework Team) at the Department for Transport who has advised that the term stopping up means to remove the highway rights from a particular area.

This is to enable a development to be completed but does not necessarily mean that the area of highway will be built over.

In addition to those documents provided at the last meeting an additional plan which shows the proposed site plan is attached. This plan shows how the area will look once the development is completed.

The public notice, draft order, draft plan and proposed development 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. 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 – Members are informed that applications for All Saints View independent living development for the over 55s are now live.

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
8th November 2021 at 7.00pm**

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

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

Public: 1

Apologies: Councillors: D Dixon-Wilkinson

Also present: Councillors: T McMahon
S Goodchild Central Bedfordshire Council

11830 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Dixon-Wilkinson.

11831 QUESTIONS FROM THE PUBLIC

None.

11832 SPECIFIC DECLARATIONS OF INTEREST

None.

11833 MINUTES

To approve the Minutes of the meeting held on the 18th October 2021.

**Resolved To approve the Minutes of the meeting held on 18th October 2021
and for these to be signed by the Chairman.**

11834 PLANNING MATTERS

(a) The following planning applications were considered:

CB/21/03507/FULL Repositioning of garden wall and new fencing
25 Fenwick Road, LU5 5RP
For: J Stone

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

- **Enclosure of amenity land. This land is not in the ownership of the applicant.**
- **Overdevelopment**
- **Height along with the proposed re-alignment, the proposed fence would be overbearing and be visually detrimental to those residents living at numbers 31 to 39 Fenwick Road**

CB/21/04308/FULL Single storey front and side and two storey rear extension
Dalziel, Chalk Hill, LU6 1RS
For: Mr & Mrs P Hannington

Comments: Houghton Regis Town Council acknowledges that the site of the proposed development has extensive land, it does however object to this application on the grounds of:

- **Overdevelopment in the Green Belt**

The Town Council would support a less excessive proposal.

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

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

- **Density too high**
- **Insufficient parking**
- **Overdevelopment**
- **Cramped and poor design – thereby conflicts with Central Bedfordshire Councils Design Guide**
- **Gardens below minimum area as recommended in Central Bedfordshire Councils Design Guide**

(b) The following decision notices were noted:

- 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
- 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
- It was queried that the cottages specified in this application were already erected. Members requested that this be queried with Central Bedfordshire Council planning department.
- 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

Permissions / Approvals / Consents

Refusals:

None
received.

Withdrawals:

None received.

11835 DEPARTMENT OF TRANSPORT – PUBLIC NOTICE – HIGH STREET

Members were advised that the Secretary of State had 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.

Members received copies of the public notice, draft order and draft plan.

Members requested further information to be provided before a response from the Town Council could be considered. This item would be included on the next planning agenda.

Resolved: To defer this item to the next planning meeting

11836 NATIONAL HIGHWAYS' ROUTE STRATEGIES

Members were advised that Highways England were keen to undertake a thorough review of how the strategic road network was 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 were invited to use an online feedback tool which had been created to capture as many views as possible.

The online tool was open until 30 November 2021.

Members suggested that the link be promoted on the Town Council's social media sites to encourage as much feedback as possible.

Members suggested to make not comment in response to Highways England Route Strategies consultation but to comment on the lack of improvements to road markings on the A5 link road.

Resolved: To make no comment in response to Highways England Route Strategies consultation.

**11837 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 7.43pm

Dated this 29th day of November 2021.

Chairman

DRAFT

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 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 Zamenzadeh, 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.

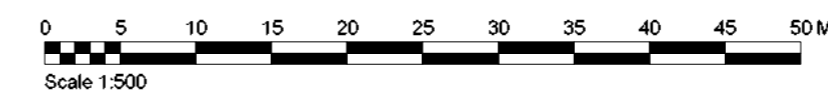
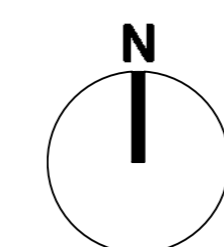
HOUGHTON REGIS



Proposed Site Plan 1:500

- C 25/01/18
 1. General internal adjustments to floor plan following discussions with Client.
 2. Internal layouts to Park Lounge and Restaurant/Bar areas removed - to be arranged by retail tenants. All approved windows and doors have been left in place to avoid adjustments to the elevations.
 3. External staircase adjacent to gym removed, and new single storey water tank room added.
 4. External landscaping design adjusted following the removal of the staircase.
 5. External planters to balconies removed.
- B 20/10/16
 1. T20, T21, T31, T34 and T36 retained and adjustments made to surrounding landscape.
 2. 2no parking spaces removed to incorporate the additional retained trees.
 3. Bin store entrance on Clares Way moved to within 10m from the road.
- A 10/8/16 landscaping in front of Red House changed

PLANNING



CDM DESIGN REVIEW	
Date Held: 21/12/2017	
Significant risks identified which are either:	
1. Not likely to be obvious to a competent Contractor:	None
2. Unusual risks:	<ol style="list-style-type: none"> 1 Close proximity to existing Gas Pumping station 2 Main High Street car and pedestrian traffic during construction 3 Close proximity to existing buildings
3. Likely to be difficult to manage effectively:	None

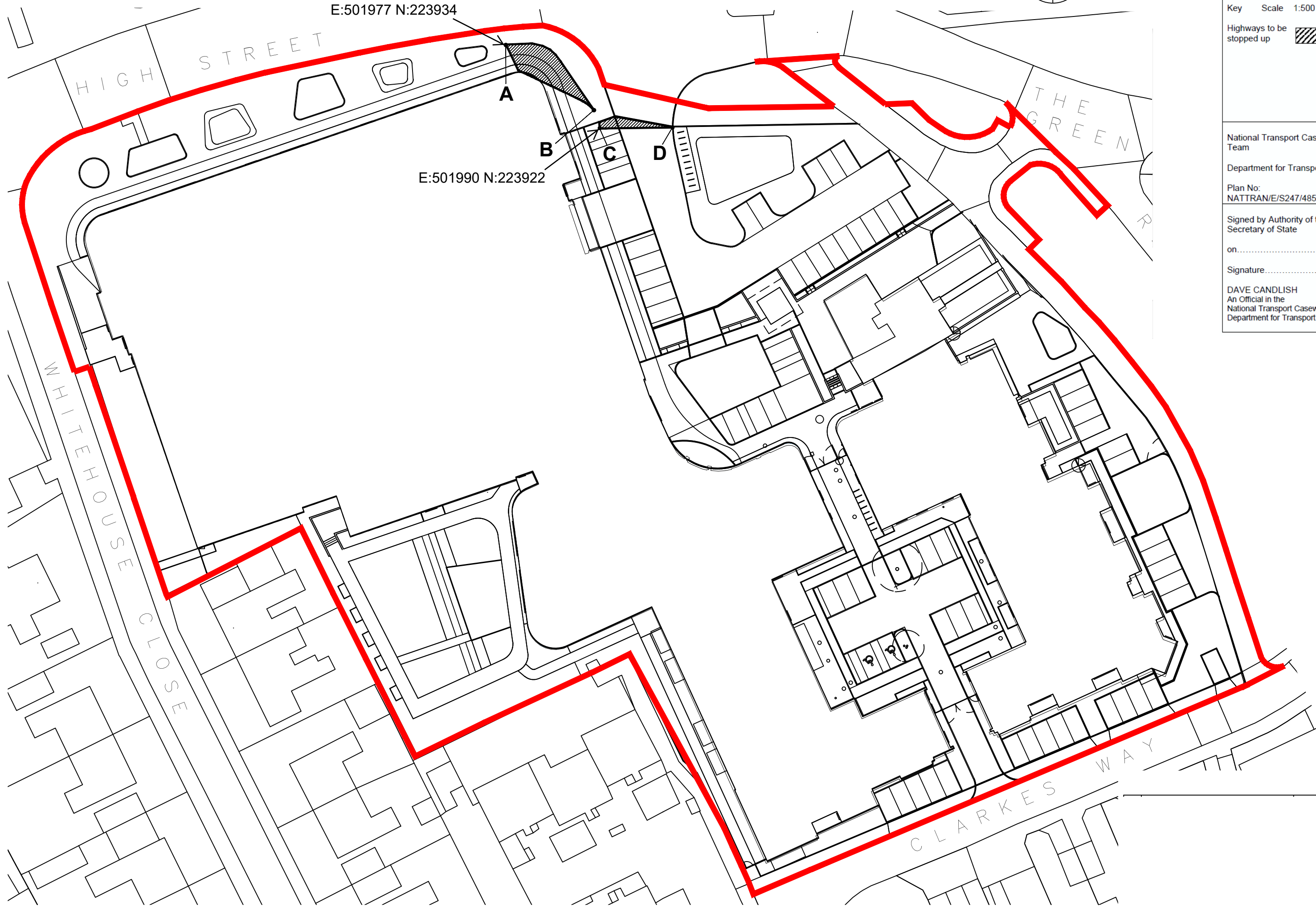
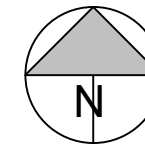
Project title		Houghton Regis Central	
Drawing title		Proposed Site Plan	
Drawing no.	14065wd2.010	Rev	C
Scale	1:500@A1	Date	Oct-15
Drawn by	SG	Checked by	CW

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Chartered Architects

HIGHWAYS AT HOUGHTON REGIS IN CENTRAL BEDFORDSHIRE



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