



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

13th December 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 20th December 2021 at 7.00pm.**

Due to Covid restrictions, the number of public who may attend the meeting in person is limited to 3, however members of the public are able to join the meeting remotely through Teams.

To attend in person contact the Democratic Services Manager, louise.senior@houghtonregis.org.uk
Seats are allocated on a first come first served basis.

To attend remotely through Teams please follow this link: [MEETING LINK](#)

De Marsh

THIS MEETING MAY BE RECORDED¹

Debbie Marsh
Corporate Services Manager

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.

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.

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

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 - 16

To approve the Minutes of the meeting held on the 29th November 2021.

Recommendation: To approve the Minutes of the meeting held on 29th November 2021 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

CB/21/05167/FULL Single storey rear extension
27 St Michaels Avenue, LU5 5DW
For: Mr G Field

CB/21/04442/FULL Conversion of the former surgery building to a residential dwelling
Pages 17 - 21 with outdoor garden space and vehicle parking area.
Sewell Manor, Manor Farm, Sewell Lane, Sewell, LU6 1RP
For: Mr K Sherwood
Members will find attached a copy of a letter of objection and associated information sent to the planning officer assigned to this application at Central Bedfordshire Council.

CB/21/05190/FULL Erection of side extension and removal of rear conservatory
43 Northview Road, LU5 5HB

For noting

CB/21/05178/DOC Discharge of Condition 11 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/21/05108/DOC Discharge of Condition(s) 2,3,4 & 5 against planning permission
CB/18/03034/FULL (Change of use from offices to 2 residential
dwellings)
104A High Street, LU5 5BJ

CB/21/05265/NMA	<p>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 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. Reserved matters planning application for 309 new homes, public open space, landscape and associated infrastructure pursuant to Conditions 3 and 4.) Amendment sought to boundary wall details Land at Houghton Regis North, HRN1, Houghton Regis, LU5 6JW</p>
CB/21/05310/DOC	<p>Discharge of Conditions 3 and 18 against planning permission CB/14/03056/FULL (Comprehensive development providing 169 residential units ,including affordable housing, with associated infrastructure including car parking, drainage, pumping station, hard and soft landscaping, footway/cycleways, children's play space and informal public open space.) Land of Bedford Road Houghton Regis</p>
CB/21/05356/LDCP	<p>Lawful Development Certificate Proposed: Loft conversion with rear dormer window 12 Orpington Rise, LU5 6FW</p>
CB/21/05329/DOC	<p>Discharge of Condition 19 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</p>
CB/21/05291/DOC	<p>Discharge of Condition 12 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,</p>
CB/21/05293/DOC	<p>Discharge of Condition 13 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</p>

CB/21/05277/DOC Discharge of Condition(s) 2,11, 24 against planning permission CB/21/00382/FULL (Construction of 9 residential dwellings and all ancillary works)
The Orchard, Bedford Road, LU5 6JJ

(b) Decision Notices

Permissions/Approvals/Consents:

CB/21/02286/FULL Erection of single storey side/rear extension and erection of detached outbuilding
16 Douglas Crescent, LU5 5AT

CB/21/02304/VOC Variation (or removal) of condition number 12 of planning permission CB/18/00067/OUT-Outline Application: Formation of a new access to serve existing residential development and a residential development of up to 24 dwellings together with an enhanced footpath link and associated landscaping. A revised point of access is proposed to the north east of the permitted access.
Highfield Barns, Bedford Road, Bidwell, LU5 6JP

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/21/04308/FULL Single storey front and side and part single, part two storey rear extension with a rear balcony
Dalziel, Chalk Hill, LU6 1RS

Refusals:

None at time of going to print.

Withdrawals:

CB/21/02105/FULL Two storey side and single storey rear extension.
116 Fensome Drive, LU5 5SH

For information

CB/TCA/21/00585 Works to trees in a conservation area: Fell Leylandii trees against boundary with neighbouring property (Numbers 1 to 8). Pollard the remaining 5 Leylandii by 20ft (Numbers 9 to 13). Replace the felled Leylandii with native hedging.
[Tree works Sewell](#)
Pages 22 - 23
Meadowbank, Sewell Lane, Sewell, Dunstable, LU6 1RP

6. 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.

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
29th 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: 0

Apologies: Councillor: D Dixon-Wilkinson

Remote: Councillors: T McMahon
S Goodchild Central Bedfordshire Council

11868 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Dixon-Wilkinson.

11869 QUESTIONS FROM THE PUBLIC

None.

11870 SPECIFIC DECLARATIONS OF INTEREST

None.

11871 MINUTES

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

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

11872 PLANNING MATTERS

(a) The following planning applications were considered:

CB/21/04599/FULL Two storey side extension
98 Cemetery Road, Houghton Regis, Dunstable, LU5 5DE
For: M & N Sikora

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

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

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

- **Overdevelopment of the site**
- **The design and scale of the proposed development would have a detrimental impact on the Conservation Area**

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

Comments: No objection

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

Comments: Houghton Regis Town Council had no objections to this application, however requested clarification of the year, in which the art installation was to be completed, as this had been omitted from the document.

CB/21/04888/FULL Proposed front porch.
20 Kirton Way, Houghton Regis, Dunstable, LU5 5PZ
For: Mr S Gray

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

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

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

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

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

- **Landscaping proposals**
- **Light impact on those residents opposite the proposed location.**
- **The proposed location and illumination is likely to cause a distraction to those using the highway, particularly when approaching the traffic light junction.**

CB/21/02529/FULL Two storey side extension.
44 Grangeway Footway, Houghton Regis, Dunstable, LU5 5PR
For: Miss N Chowdhury

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

- **Overdevelopment**
- **Non-compliance of Central Bedfordshire Council's design guide**
- **Land not in the ownership of the applicant and therefore would result in the loss of amenity land**
- **Lack of parking provision which would lead to an increase to on street parking**
- **The height, scale and design is overbearing and dominant**

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

Comments: Houghton Regis Town Council had no objections to this application, however requested that confirmation be sought on whether the trees were to be replaced.

(b) The following decision notices were noted:

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; 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; 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/21/04840/DOC 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) Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

CB/21/04841/DOC 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.)

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

- CB/21/04842/DOC 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).
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) The following decision notices were noted:

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

11873 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 were 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 had been made with a Casework Manager (National Transport Casework Team) at the Department for Transport who advised that the term stopping up means to remove the highway rights from a particular area.

This was to enable a development to be completed but did not necessarily mean that the area of highway would be built over.

In addition to those documents provided at the last meeting members received an additional plan which showed the proposed site plan. This plan showed how the area would look once the development was completed.

Members received the public notice, draft order, draft plan and proposed development plan.

Houghton Regis Town Council supported the proposed stopping up of the two irregular shaped areas of High Street.

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

11874 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 were informed that applications for All Saints View independent living development for the over 55s were live.

Central Bedfordshire Council were now accepting applications from people interested in becoming part of the new shared community at All Saints View in Houghton Regis on either a rented or shared ownership basis.

At the same time, Central Bedfordshire Council had launched a brand-new website where there was an opportunity to take a virtual 360° tour of an apartment and find information about the lifestyle, location, building, care, and costs.

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 8.30pm

Dated this 20th day of December 2021

Chairman

DRAFT

12 December 2021

Caroline Macrdechian
Case Officer
Planning department
Central Beds Council
Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire
SG17 5TQ

CB/21/04442/FULL Conversion of the former Surgery building to a residential dwelling with outdoor garden space and vehicle parking area

Dear Caroline

I wish to object to this current application as it appears to be the same as the previous put forward for this building and does not address the former reasons for refusal.

I also believe this application should officially be going through listed building consent given it is in the immediate curtilage of the listed 13C Manor house which has been the case pre 1st July 1948.

Background

The building in question is a C19 curtilage listed former Dairy/Cowshed dividing the original farmyard and courtyard formation of buildings that can be seen on the Ordnance survey map of 1880 to the immediate south west of the grade 11 listed 13th/14th Century Sewell Manor Farm house.

The site is within the Greenbelt and Sewell Conservation area.

This building was used as Dairy/cowshed up until the 1960's when the site ceased to be a working farm. In more recent years (1970's – 2018) a previous owner; a Surgeon, who lived in the Manor house, used the building on certain Saturday mornings to see a handful of private patients. This, therefore, generated a very small number of vehicles and provision for parking was readily available within the wider farmyard as at the time comprised only garaging and a stable block ancillary to the Manor house.

The developer owners who purchased the entire site (sale completed 2018) applied to convert this building in to a Motel in 2017 (CB/17/03582/FULL) but later withdrew the application.

Subsequently, however, they carried out extensive works without any consent which comprised internal and external alterations to the building which notably included reroofing and the addition of a porch type gable to the rear elevation. The original vertical iron window bars were removed and new double-glazed windows inserted together with French doors to the rear. Original cow troughs preciously utilised as planters when ran as a Surgery have also been removed. Externally an old stone wall that ran at a slight angle from the rear north east corner of the building towards the garage block to the east was removed, together with the Manor front garden entrance gates, pillars and trees. These formed the external outline of the original farmyard separating it from the main Farmhouse (see photo attached).

The applicants removed the wall, pillars and trees to create more space for a separate parking bay for two cars. This parking bay encroached much closer towards the front of the Manor than the original wall did and was squared off and designated by the erection of inappropriate urban style brick piers and fence panel inserts (see photo attached). I see from the current application there has been an attempt to try and rectify this harm by the suggestion to now remove the pillars and replace with traditional fencing and a beech hedge which would be an improvement.

Objection

I wish to object to this application for the following reasons:

The works have already been carried out, are clearly unlawful but crucially unsympathetic and inappropriate to both the nature of the building and the historic conservation area setting. The changing of the roof line has altered the Vernacular architecture of the building and the creation of an unauthorised and inappropriate urban looking designated parking bay area to the immediate front of the Manor has had a negative impact by way of encroachment and thus causes harm to this heritage asset.

Proof of the unlawful works can be seen by comparing the internal 'Existing' layout plans from the application in 2017 (CB/17/03582/FULL) with the 'Existing' plans in the applications for 2020 and 2021.

A cohesive and appropriate plan of works that utilised the historic redundant farm buildings immediately around the Manor house securing a positive future outcome for their use would have been welcomed by the local residents. Very depressingly this has been far from the case and the site has already gone from three dwellings to seven mainly by way of four inappropriate new builds with development coming in phases and a very clear intention to build further new housing. There has also been a consistent chipping away of the character, charm and uniqueness of this historic site.

I see with this application that again no pre application advice has been sought to address possible future uses but I still believe that if this building is granted consent for a change of use away from non-domestic in the hope this will benefit both the site and the hamlet of Sewell, then given the circumstances detailed above, it should solely be on condition for use as annexe ancillary to the principal building (Manor).

Ancillary accommodation would go some way in safeguarding a secured and appropriate low impact use for this building and help to preserve the original intrinsic subservient link with the Manor house.

A further option which ties in with the Conservation Officers previous comments would be putting forward a scheme for both the Surgery and attached Barn. Given they are so intrinsically linked, share a small courtyard area to the rear, and now have limited availability for a practical amount of parking, creating one single dwelling out of the two buildings seems sensible.

Given this site has already been overdeveloped, there are also the practical highway concerns to be considered detailed below:

The Farmyard previously would have provided ample parking provision for this building but has now been lost as has been sectioned off with more unauthorised urban style brick pillars and urban fencing to create both garden and parking area for the new build that stands in place of the demolished former stable block. Furthermore, the only access to the four suburban style new build houses runs immediately alongside the front of the Surgery building meaning there is no longer sufficient safe parking space available in the vicinity for this to be a further stand-alone independent dwelling. The site is also accessed via a driveway that has a blind bend on to a single track lane.

The current application has tried to swerve the request to address both Surgery and attached Barn by a claim they are now under different ownerships. I do not see how any agreement with the developers Architect (applicant) or recent change of ownership of these buildings excuses the inappropriate works carried out or addresses the previous reasons for refusal. Any new owner should have been made fully aware of the history of planning requirements by their conveyancing Solicitor.

Given the inappropriate unlawful works, overdevelopment of the site as a whole, and highway concerns, I therefore urge you to refuse this application in its current form.

Name removed





Development Management

Central Bedfordshire Council

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Mrs Clare Evans
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Peel Street
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Beds
LU5 5EY

Contact Andy Jones
Direct Dial 0300 300 5161
Email planning@centralbedfordshire.gov.uk
Your Ref
Date 23 November 2021

Dear Mrs Evans,

Application No: CB/TCA/21/00585

Proposal: Works to trees in a conservation area: Fell Leylandii trees against boundary with neighbouring property (Numbers 1 to 8). Pollard the remaining 5 Leylandii by 20ft (Numbers 9 to 13). Replace the felled Leylandii with native hedging.

Location: Meadowbank, Sewell Lane, Sewell, Dunstable, LU6 1RP

I have received an application to carry out work to tree(s) at the above property which is within the **Sewell Conservation Area**. You can view the application details and documents on our website by visiting: <http://www.centralbedfordshire.gov.uk/tree-works-register>.

If you wish to comment on the application, please do so in writing by **14 December 2021** quoting the above application number.

All letters received are open to public view and therefore cannot be treated in confidence. Normally, your letter will not be acknowledged.

How coronavirus is affecting planning

We were already well prepared for agile working, operating a paper light planning application process. Most of our staff are now working from home, but can be contacted as normal via email or phone during working hours. A number of staff are working flexibly around childcare - please leave a message and they will get back to you as quickly as they can. We will of course be keeping staffing levels and workloads under constant review in light of any cases of self-isolation and childcare needs.

A small number of our planning admin team are in the office to register post, scan documents and print. However, as most applications can be registered remotely, please help us by making electronic submissions. Hard copy applications and postal comments are still being received, but there could be a delay in getting these logged as they have to be scanned in at the office. Please also be advised that we are unable to offer case history copies or other printing requests at this time.

We are continuing to consult on planning applications and consider any comments made. We will not be sending hard copy plans to parish and town councils in addition to electronic consultations. If you are unable to view plans then please contact the case officer to discuss.

Site visits by officers will only be carried out once the applicant / agent has first been contacted to discuss the suitability of a visit and whether arrangements can be made to accord with up to date advice on social distancing. Case officers will then make a judgement as to whether a site visit can be made in a safe way – if this is not possible we will discuss the potential for alternative ways of assessing the site or in appropriate cases request your agreement that consideration of the application be paused.

In accordance with the latest advice on social distancing, we are unable to have face to face meetings, so we are asking customers not to come into our offices. Your case officer will contact you to discuss alternative arrangements which could be via phone call or video conferencing.

Read about our Development Management Committee for updates and information about meetings:

https://www.centralbedfordshire.gov.uk/info/31/meetings/219/development_management_committee_-_meetings_and_agendas.

All of these arrangements will be kept under review and we would like to thank you for your co-operation during these challenging times.

Yours sincerely,

Andy Jones
Trees & Landscape Officer