



**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)

24<sup>th</sup> January 2022

**To: Members of the Planning Committee**  
**Cllrs: D Jones (Chairman), J Carroll, Y Farrell, M Kennedy, R Morgan, C Slough, Vacancy.**

(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 31<sup>st</sup> January 2022 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*

**THIS MEETING MAY BE RECORDED<sup>1</sup>**

**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.

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.*

### 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 5 - 11*

To approve the Minutes of the meeting held on the 10<sup>th</sup> January 2022.

**Recommendation: To approve the Minutes of the meeting held on 10<sup>th</sup> January 2022 and for these to be signed by the Chairman.**

### 5. PLANNING MATTERS

#### (a) To consider the following applications:

CB/21/05613/FULL	Single storey rear extension, and single storey front extension. 3 Evans Close, Houghton Regis, Dunstable, LU5 5TF For: Ms K Powell
CB/21/05573/FULL	Single storey rear, and two storey side extension. 18 Bidwell Hill, Houghton Regis, Dunstable, LU5 5DR For: Ms J Robertson
CB/21/05689/FULL	Construction of workshop and carport with room over carport Dalziel, Chalk Hill, Dunstable, LU6 1RS For: Mr & Mrs P Hannington
CB/21/05636/ADV	Advertisement: Installation of three signs and one flag Houghton Regis North 1, Sundon Road, Houghton Regis For: Houghton Regis Management Company
CB/22/00105/RM	Reserved Matters: following Outline Application CB/12/03613/OUT (Development to comprise: up to 5150 dwellings) Reserved Matters sought for the landscaping, layout, scale, appearance, furniture and play equipment within Green Park, the western corridor of AMP1 and Ouzel Brook Corridor. Houghton Regis North 1, Sundon Road, Houghton Regis
CB/22/00065/FULL	Demolition of the existing rear conservatory and erection of a single storey, flat roof rear extension. Creation of a small obscure glazed window to the existing shower room at first floor level. 15 Watling Place, LU5 5DP For: Villafuerte
CB/21/03369/FULL	Residential development of 59 affordable dwellings with associated

works including the re-configuration of the roundabout to create a fourth arm and form the vehicular access

Hand Post Field north of Thorn Road

**Members are advised that amendments to this application have been received. The amendments are in respect of revised plans and supporting documents, including layout plans, elevation plans, transport statement and landscape management and maintenance details.**

**Comments to be received by no later than 07 February 2022.**

**For noting**

- |                  |  |
|------------------|--|
| CB/21/05633/GPDE | Prior Notification of Householder Extension - Proposed single storey rear extension.<br>5 Bedford Road, Houghton Regis, Dunstable, LU5 5DJ   |
| CB/21/05646/LDCE | Lawful Development Certificate Existing: Change of use of stabling facilities to a mixed use consisting of stabling facilities and a residential flat<br>Whistlebrook Stud, Sewell Lane, Sewell, Dunstable, LU6 1RP  |
| CB/21/05605/LDCP | Lawful Development Certificate Proposed: Temporary installations of container office, welfare facilities and a metal crushing machine<br>Land Adjacent to Unit 5 To 7, Frenchs Avenue, Dunstable, LU6 1BH  |
| CB/22/00073/DOC  | Discharge of Conditions 5, 6, 7, 8, 9, 10 and 11 against planning permission CB/21/01738/FULL (Complete demolition of unlisted garage with gym and stores and replacement with new ancillary garage within the curtilage of a listed building.)<br>Springwell Cottage, Sewell Lane, Sewell, LU6 1RP  |
| CB/22/00020/NMA  | Non-material amendment to planning permission<br>CB/20/01537/FULL: (Erection of a mixed use Local Centre comprising 52 no. apartments, 1 no. day nursery (Use Class D1) and 5 retail units) Amendment sought:- Condition 20 to replace the approved site layout plan 1492-236 Rev Z with 1492-236 Rev AA<br>Site Plan Layout, provision of additional bin store.<br>Land west of Bidwell, Houghton Regis LU5 6JQ |
| 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.<br><b>Tithe Farm Recreation Ground, Tithe Farm Road, LU5 5JF</b><br><b>Members are advised that there have been amendments to this application in respect of Amended Site location plan and Amended application form</b>    |

**(b) Decision Notices**

**Permissions/Approvals/Consents:**

None at time of going to print.



# ***HOUGHTON REGIS TOWN COUNCIL***

## **Planning Committee**

### **Minutes of the meeting held on**

**10<sup>th</sup> January 2022 at 7.00pm**

Present:	Councillors:	D Jones	Chairman
		J Carroll	
		Y Farrell	
		M S Kennedy	
		S Goodchild	Substitute
		C Slough	
	Officers:	Debbie Marsh	Corporate Services Manager
		Louise Senior	Head of Democratic Services
	Public:	4	
Apologies:	Councillors:	R Morgan	
Also in virtual attendance:	Councillor:	T McMahon	

Following the Chairs request, all attendees observed a minute's silence in memory of Councillor Don Dixon-Wilkinson, who had recently passed away.

#### **11892 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Morgan (Cllr Goodchild substituted)

#### **11893 QUESTIONS FROM THE PUBLIC**

CB/21/05575/REG3 – a query was raised as to why the plans showed no sports hall. A question was raised as to why a sum of £25m was being spent on a brand-new facility but yet it lacked the provision of a sports hall.

Members also received additional written comments from a member of public who also raised the same concerns.

Members of the public expressed their disappointment at the Windsor Drive Listening Event. Attendees had stated that they felt it had been poorly organised, held in an inadequate venue and felt it was not a serious consultation. Concerns were also raised that £500,000 had been allocated in Central Bedfordshire Councils 2022/23 budget to progress the site, despite overwhelming opposition to housing on Windsor Drive.

#### **11894 SPECIFIC DECLARATIONS OF INTEREST**

Councillor Slough declared an interest in planning application CB/21/05171/FULL due to his involvement with the Scouts, whose meeting place was adjacent to the site.

#### **11895 MINUTES**

To approve the Minutes of the meeting held on the 20<sup>th</sup> December 2021.

**Resolved To approve the Minutes of the meeting held on 20<sup>th</sup> December 2021 and for these to be signed by the Chairman.**

## 11896 PLANNING MATTERS

**The following planning applications were considered:**

CB/21/05434/FULL Erection of car collection point pod  
Wm Morrisons Supermarkets Plc, High Street, LU5 5EX

**Comments: Houghton Regis Town Council had no objections to this application, however, would like to highlight concerns regarding the frequency of collection of vehicles and the increase of HGV movements in the Town.**

CB/21/05435/ADV Advertisement: WeBuyAnyCar.com car collection point pod.  
Wm Morrisons Supermarkets Plc, High Street, LU5 5EX

**Comments: Houghton Regis Town Council had no objections to this application, however, would like to highlight concerns regarding the frequency of collection of vehicles and the increase of HGV movements in the Town.**

CB/21/05552/RM Reserved Matters: following Outline Application  
CB/12/03613/OUT Mixed Development, supported by an  
Environmental Statement, which was submitted to the  
council during the application's determination process.  
Reserved Matters sought for Access, Appearance,  
Landscaping, Layout and Scale for 100 homes and retail  
units  
Parcels 1 and 2 of Phase 2 of 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:  
Under provision of parking and lack of provision of green space.  
The Town Council acknowledges that these two objections could conflict with each other, however it is respectfully suggested that officers request the applicant to revisit these proposals to determine whether more suitable provision could be attained.**

CB/21/05575/REG3 Development of a new leisure centre, incorporating landscaping and parking provisions. Demolition of the existing building and the construction of a new facility to include an eight-lane 25 metre community swimming pool, dedicated learner pool, confidence pool, fitness suite, exercise studio and two squash courts. Building to include a café, community space, creche, children's outdoor play zone and an outdoor fitness trail and public area.  
Houghton Regis Academy, Parkside Drive, LU5 5PX

Members requested a recorded vote on whether to accept the planning application with the below reservations:

**Councillor Kennedy proposed that the application be supported in principle but that the Town Council would submit a list of reservation on why it was they could not fully support the proposals. Reasons listed below:**

- **Lack of provision of a sports hall**
- **Lack of community engagement prior to the application being submitted.**
- **Central Bedfordshire Leisure Strategy includes the following: Closure of the Houghton Regis Leisure Centre in 2023 and opening a new 6 court sports hall in Houghton Regis in 2023, at the Kingsland site.**
- **The Town Council is not suggesting there be an increase in court provision on this site just that the offer remains.**

Members in favour: Cllr: J Carroll

Members against: Cllrs: M Kennedy, C Slough

Abstentions: Cllrs: S Goodchild, D Jones and Yvonne Farrell

Members requested a recorded vote on whether to reject the planning application with the below reservations:

This Planning Committee rejected the application in its current form for the reasons below:

**Councillor Kennedy proposed that the application be rejected in its current form and that the Town Council would submit a list of reservation on why it was they could not fully support the proposals. Reasons listed below:**

- **Lack of provision of a sports hall**
- **Lack of community engagement prior to the application being submitted.**

- **Central Bedfordshire Leisure Strategy includes the following: Closure of the Houghton Regis Leisure Centre in 2023 and opening a new 6 court sports hall in Houghton Regis in 2023, at the Kingsland site.**
- **The Town Council is not suggesting there be an increase in court provision on this site just that the offer remains.**

Members in favour: Cllrs: M Kennedy, C Slough

Members against: 0

Abstentions: Cllrs: S Goodchild, D Jones, Y Farrell and J Carroll.

**Therefore, the Town Council submits the following response to Central Bedfordshire Council in regard to this application:**

**Houghton Regis Town Council acknowledges the timeline and work by officers that Central Bedfordshire Council had in order to be successful in securing funding from the Government in support of this provision. However, Houghton Regis Town Council cannot accept this application in its current form for the following reasons:**

- **Lack of provision of a sports hall**
- **Lack of community engagement prior to the application being submitted.**
- **Central Bedfordshire Leisure Strategy includes the following: Closure of the Houghton Regis Leisure Centre in 2023 and opening a new 6 court sports hall in Houghton Regis in 2023, at the Kingsland site. The Town Council fully supports this inclusion.**
- **The Town Council is not suggesting there be an increase in court provision on this site just that the offer remains.**

CB/21/05524/FULL Double storey side and front extension, with additional floor added above the existing garage.  
38 Arnald Way, LU5 5UN  
For: Mr & Mrs Noel

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

- **Overbearing on neighbouring properties**
- **Loss of light to the neighbouring properties**

CB/21/05171/FULL New detached storage unit  
Units 11 To 14, Houghton Regis Trading Centre, Cemetery Road, LU5 5QH  
For: Dymatec UK



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

CB/21/05478/FULL Demolition of existing garages & stores and construction of single detached chalet bungalow  
Land rear of 2 and 2A Northview Road, LU5 5AH

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

- **Lack of adequate turning access, vehicles would be forced to reverse onto the main road**
- **Overbearing to neighbouring properties**
- **Ridge height imposing to those neighbouring properties**
- **Possible land contamination as site was previously used as a car repair workshop**

**Noted:**

CB/21/05510/DOC Discharge of Condition 19 against planning permission CB/15/00297/OUT- (Outline 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 [a-c], B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks)

CB/21/05500/GPDE Single storey rear extension 4.5m with flat roof and one roof light  
73 Houghton Road, LU5 5AB

CB/21/05491/LDCE Lawful Development Certificate Existing: Occupation of a caravan as a dwelling  
Chews Farm, Sewell Lane, Sewell, LU6 1RP

***Permissions / Approvals / Consents***

CB/21/03999/FULL Change of use of amenity land to private residential, relocation of fence and new dwelling  
1 Newbury Road, LU5 5RA

***Refusals:***

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

**Withdrawals:**

None received.

**11897 NEIGHBOURHOOD PLAN UPDATE**

Members were provided with a verbal update, in regard to the appointment of a planning consultant, in respect of support for the Neighbourhood Plan Steering Group following the resignation of the town councils previous planning consultant.

Members were advised that Sally Chapman has been appointed to support the Steering Group in moving the Neighbourhood Plan forward. Sally has extensive experience in supporting groups with the creation and adoption of their Neighbourhood Plans. Sally has also agreed to support the Town Council with ad hoc planning advice.

Members noted the update and were keen for Sally to start working with the Town Council.

**11898 TRAFFIC ORDER NOTICE – VARIOUS ROADS IN HOUGHTON REGIS**

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

- A00178 Angels Lane, Tithe Farm Road and Beech Tree Way, Houghton Regis - Waiting Restrictions

Members were advised that the Town Council had until the close of business on the 11<sup>th</sup> January 2022 to submit their comments.

Members were advised of a previous preliminary school safety project lead by the Combating Crime Working Group, highlighting safety concerns close to, and around schools.

**Resolved** Members were supportive of the proposed Traffic Orders.

**11899 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN–  
UPDATE/PROGRESS**

**Woodside Link** – No substantive update to report.

**A5 M1 Link** – No substantive update to report.

**All Saints View** – No substantive update to report.

**Linnere** – No substantive update to report.

**Bidwell West** – No substantive update to report.

**Kingsland** – No substantive update to report.

**Windsor Drive** – Members were informed that a feedback report had been provided by Central Bedfordshire Council. The report followed on from a listening event held in November at Windsor Drive and Houghton Hall Park.

Members were advised the report would be published on Central Bedfordshire Councils website, additionally, a link and summary was to be sent to everyone who signed up for Windsor Drive email alerts.

Members in attendance at the listening event advised that only 2% of residents wanted Windsor Drive to be developed.

It was confirmed that Central Bedfordshire Council would meet with Friends of Windsor Drive for further discussion.

Members acknowledged the disappointment residents had experienced, additionally members expressed their own disappointment in the process of consultation by Central Bedfordshire Council and acknowledged the listening event had been conducted in a biased manner which offered residents limited response opportunities.

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

**Resolved:** To note the information

**The Chairman declared the meeting closed at 8.59pm**

**Dated this 31<sup>st</sup> day of January 2022.**

**Chairman**