



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Cllr Clare L Copleston**
Town Clerk: **Clare Evans**

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14th February 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 21st February 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](#)

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 - 10

To approve the Minutes of the meeting held on the 31st January 2022.

Recommendation: To approve the Minutes of the meeting held on 31st January 2022 and for these to be signed by the Chairman.

5. RESERVED MATTERS PRESENTATION – BARRATT HOMES

Members are advised that representatives (Daniel Hayman (MPC), Emily McKenzie (Barratt David Wilson), Stuart Lerner (CYMK) and Helen Selwyn (ACD)) will be in attendance to present to members the Reserved Matters proposals, on behalf of Barratt Homes, for Phase 3A Linmere.

Those attending would like the opportunity to speak with Councillors about the proposals in a little more detail, show some of the proposed designs and allow members to ask questions and discuss any local issues.

6. PLANNING MATTERS

(a) To consider the following applications:

CB/22/00126/FULL	Conversion of stable building to four-bedroom two storey dwelling house Whistlebrook Stud, Sewell Lane, Sewell, Dunstable, LU6 1RP For: Mrs Cook
CB/22/00178/FULL	New Dwelling House 8 Farriers Way, Houghton Regis, Dunstable, LU5 5FG For: Mr S Reilly
CB/22/00387/FULL	Single Storey rear extension 7 The Lindens, Houghton Regis, Dunstable, LU5 5DQ For: Mr G Bright
CB/TCA/21/00677	Works to trees in a Conservation Area: T1 Ash and T2 Cherry - Reduce by 33% to maintain health and vitality; T3 Ash - Pollard to 10 metres for safety reasons as there is large amount of deadwood in

the top of the tree; and T4 Sycamore - Reduce lateral growth over sheds and crown clean.

Whitehill Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP

For noting

- CB/21/05047/RM Reserved Matters: following Outline Application CB/15/00297/OUT (Outline 'hybrid' planning application. 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) Reserved matters for approval of the sports pavilion access, appearance and layout.
Land West of Bidwell (Houghton Regis North Site 2) Houghton Regis
- CB/22/00085/DOC Discharge of condition 12 against planning permission CB/20/01537/FULL (Erection of a mixed use Local Centre comprising 52 no. apartments, 1 no. day nursery (Use Class D1), 1 no. retail unit (Use Class A1) 4 no. retail units (Use Classes A1/A3/A5) and associated infrastructure works including a haul road, landscaping and public realm.)
Land West of Bidwell, Houghton Regis, LU5 6JQ
- CB/22/00161/DOC Discharge of Condition 21 against planning permission CB/21/00435/FULL:-(Demolition of existing buildings and erection of a Class E limited assortment discount foodstore with associated car parking, access, landscaping and associated engineering works)
Land at Houghton Road and Townsend Farm Road Houghton Regis
- CB/22/00172/LDCP Lawful Development Certificate Proposed: Proposed loft conversion with rear dormer and front velux windows
18 Brookfield Avenue, Houghton Regis, Dunstable, LU5 5TS
- CB/22/00423/NMA Non-material amendment to planning permission CB/20/01537/FULL (Erection of a mixed use Local Centre comprising 52 no. apartments, 1 no. day nursery (Use Class D1), 1 no. retail unit (Use Class A1) 4 no. retail units (Use Classes A1/A3/A5) and associated infrastructure works including a haul road, landscaping and public realm.) Amendment from brickwork to render.
Land west of Bidwell, Houghton Regis LU5 6JQ
- CB/22/00389/DOC Discharge of Condition 14 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/22/00390/DOC	Discharge of Condition 7 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/22/00392/DOC	Discharge of Condition 5 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

(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.

7. BUDGET FOR 2022/23

Pages 11 - 12

Members will find attached the approved budget and explanation for 2022/23 for information.

8. 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 – At the Partnership Committee meeting held on 25th January 2022, it was mentioned that Central Bedfordshire Council were in the process of commissioning site investigations at Windsor Drive to help understand some of the things that have been asked about the land – such as what possible improvements could be made to the land and how much of the site, if any, could be built on.

These works have now been booked in and it is proposed they will take place in the coming months, therefore, members of the public will start to see contractors on the land.

Towards the end of this month, it is expected that a Topography Survey will be carried out. This is an unintrusive survey to measure things like the height and position of slopes and woodland. This will be followed by more detailed site investigations throughout March and into April, which will involve using equipment to take soil samples to monitor things like gas and water levels. This will happen during daylight hours and every effort will be made to keep disruption to a minimum. The work will take place on sections of the land, so the public can continue to use Windsor Drive.

The contractors will then feedback their findings in May, so it is unlikely that any decisions on next steps will be made until June at the earliest. It is stressed that these investigations are not an indication that a decision has been made – Central Bedfordshire Council remain committed to involving the public should it get to the stage where any proposals are developed. At present there are still a lot of questions from stakeholders that cannot be answered, and this work will help us to do this.

Central Bedfordshire Council appreciate that seeing contractors on site might lead to questions from the public. Communications will be shared to explain about these works, as well as sharing an update on CBC’s Facebook page.

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
31st January 2022 at 7.00pm**

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

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

Public: 0

Apologies: Councillors: C Slough

Also present: Cllr: E Cooper

11913 APOLOGIES AND SUBSTITUTIONS

None.

11914 QUESTIONS FROM THE PUBLIC

None.

11915 SPECIFIC DECLARATIONS OF INTEREST

None.

11916 MINUTES

To approve the Minutes of the meeting held on the 10th January 2022.

**Resolved To approve the Minutes of the meeting held on 10th January 2022
and for these to be signed by the Chairman.**

11917 PLANNING MATTERS

(a) The following planning applications were considered:

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

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

CB/21/05573/FULL Single storey rear, and two storey side extension.
18 Bidwell Hill, Houghton Regis, Dunstable, LU5 5DR
For: Ms J Robertson

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

CB/21/05689/FULL Construction of workshop and carport with room over carport
Dalziel, Chalk Hill, Dunstable, LU6 1RS
For: Mr & Mrs P Hannington

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

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

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

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

Comments: Houghton Regis Town Council had no objections to this application, however, would like to request further information as to whether changing facilities were to be included, and to clarify why there were documents included for AMP3.

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

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

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 were 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.

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

Noted:

CB/21/05633/GPDE Prior Notification of Householder Extension - Proposed single storey rear extension.
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
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
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.)
Springwell Cottage, Sewell Lane, Sewell, LU6 1RP

CB/22/00020/NMA Non-material amendment to planning permission CB/20/01537/FULL: (Erection of a mixed use Local Centre comprising 52 no. apartments, 1 no. day nursery (Use Class D1) and 5 retail units) Amendment sought:- Condition 20 to replace the approved site layout plan 1492-236 Rev Z with 1492-236 Rev AA Site Plan Layout, provision of additional bin store.
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.
Tithe Farm Recreation Ground, Tithe Farm Road, LU5 5JF
Members are advised that there have been amendments to this application in respect of Amended Site location plan and Amended application form

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

**11918 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN–
UPDATE/PROGRESS**

Woodside Link – No substantive update to report.
Members raised concerns over the safety of the crossing as vehicular speed when exiting the roundabout was impacting the safety of pedestrians.

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.

Resolved: To note the information

The Chairman declared the meeting closed at 7.45pm

Dated this 21st day of February 2020

Chairman

DRAFT

26/01/2022

Houghton Regis Town Council
Annual Budget - By Committee (Actual YTD Month 10)

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Note: Budget

		<u>2020/21</u>		<u>2021/22</u>				<u>2022/23</u>		
		Budget	Actual	Total	Actual YTD	Projected	Committed	Agreed	EMR	Carried Forward
<u>Planning and Licensing</u>										
<u>401</u>	<u>Growth Area</u>									
1078	Grants & Donations Received	0	0	0	4,665	4,665	0	0	0	0
	Total Income	0	0	0	4,665	4,665	0	0	0	0
4059	OTHER PROFESSIONAL FEES	2,500	1,261	2,000	0	500	0	2,000	0	0
4062	Neighbourhood Plan	20,000	60	0	5,191	1,208	0	0	0	0
4992	Trs from Earmarked Reserve	-20,000	-60	0	0	0	0	0	0	0
	Overhead Expenditure	2,500	1,261	2,000	5,191	1,708	0	2,000	0	0
	Movement to/(from) Gen Reserve	(2,500)	(1,261)	(2,000)	(526)	2,957		(2,000)		
	Planning and Licensing - Income	0	0	0	4,665	4,665	0	0	0	0
	Expenditure	2,500	1,261	2,000	5,191	1,708	0	2,000	0	0
	Movement to/(from) Gen Reserve	(2,500)	(1,261)	(2,000)	(526)	2,957		(2,000)		
	Total Budget Income	0	0	0	4,665	4,665	0	0	0	0
	Expenditure	2,500	1,261	2,000	5,191	1,708	0	2,000	0	0
	Movement to/(from) Gen Reserve	(2,500)	(1,261)	(2,000)	(526)	2,957		(2,000)		

Planning Committee

401 Growth Area

Cost centre:	Code:	Title:	
401	4059	Other Professional Fees	

2021/22 figure:	2022/23 figure (requested):	Agreed	
£2000	2000	2000	

Justification:	
For support from planning consultant re growth agenda. Less support is needed. Most of HRN2 planning applications have been approved.	
