

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

28th March 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 4th April 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 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.

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.

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.

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 7 - 12

To approve the Minutes of the meeting held on the 14th March 2022.

Recommendation: To approve the Minutes of the meeting held on 14th March 2022 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

- | | |
|------------------|--|
| CB/22/00578/FULL | Flat roof single-storey rear extension with associated window alterations and front porch formation
11 Constable Close, Houghton Regis, Dunstable, LU5 5ST
For: Vantu |
| CB/22/00806/FULL | Single storey side and rear wraparound extension.
2 Douglas Crescent, Houghton Regis, Dunstable, LU5 5AT
For: Krzyzanowski |
| CB/22/00421/ADV | Advertisement: One monolith totem sign and four temporary lamp post hanging banner signs
Former Co-op supermarket, All saints view, High street, LU5 5DT
For: Central Bedfordshire Council |
| CB/22/00766/VOC | Variation of condition number 1 of planning permission CB/20/03406/RM (Reserved Matters: following Outline Application CB/12/03613/OUT (Development to comprise: up to 5,150 dwellings and various other classes:RM sought for appearance, landscaping, layout, and scale of furniture and play equipment.) Variation sought to revise plans and gateway signage.
Houghton Regis North 1, Sundon Road, Houghton Regis |
| CB/22/00877/FULL | Proposed detached garage building with pitched hipped roof and flat top crown roof.
96 Douglas Crescent, Houghton Regis, LU5 5AT |
| CB/22/01132/FULL | Change of use to mixed agricultural and equestrian. Erection of stables, track room and storage, hardstanding to apron, access and landscaping.
Land off Sewell Lane, Sewell, Dunstable
For: Mr M Beary |

- CB/22/00825/FULL Enlarge front porch (Retrospective).
3 Kirton Way, Houghton Regis, Dunstable, LU5 5PZ
For: Mr D Surtees
- CB/TRE/22/00164 Works to trees protected by Tree Preservation Order SB/77/00006:
Works to various trees to include reduction to crowns, removing
branches, deadwood and severing ivy. Sycamore Trees T14, T34, T43,
T49, Hawthorn T37 and Ash Tree T47 removed to ground level
Brethrens Meeting House Bedford Road, LU5 6JP
- For noting***
- CB/22/00960/DOC Discharge of Condition 19 against 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)
Linnere Park, Sundon Road, Chalton, Houghton Regis, LU5 5NP
- CB/22/00884/NMA Non-material amendment to planning permission CB/21/02338/FULL
(Two storey rear extension with pitched roof) Alterations to door and
window positions on side and rear elevations.
96 Douglas Crescent, Houghton Regis, Dunstable, LU5 5AT
- CB/22/00810/LDCP Lawful Development Certificate Proposed:- Loft conversion over main and
rear roof, with the insertion of 2 rooflights into the existing front roof
slope. Proposed outbuilding (summer house) to the rear of the property.
2 Douglas Crescent, Houghton Regis, Dunstable, LU5 5AT
- CB/22/00919/DOC Discharge of Condition 9 against planning permission CB/16/03378/FULL
(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.)
Co-Op Supermarket, High Street, LU5 5QT
- CB/22/01160/LDCP Lawful Development Certificate Proposed - erection of a porch

38 Kent Road, Houghton Regis, Dunstable, LU5 5NZ

- CB/22/01093/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) Amendment to site plan to provide bin stores for central cafe unit.
Local Centre, Land West of Bidwell, Houghton Regis, LU5 6JQ
- CB/22/01056/DOC Discharge of Condition 8 against planning permission CB/19/03820/RM (New Primary School amendments to the existing Thornhill Primary School site pursuant to outline permission)
Thornhill Primary School, Grove Road, Houghton Regis, LU5 5PE
- CB/22/01058/DOC Discharge of Condition 6 against planning permission CB/19/03820/RM (New Primary School amendments to the existing Thornhill Primary School)
Thornhill Primary School, Grove Road, Houghton Regis, LU5 5P
- CB/22/01060/DOC Discharge of Condition 2 against planning permission CB/19/03820/RM (New Primary School amendments to the existing Thornhill Primary School)
Thornhill Primary School, Grove Road, Houghton Regis, LU5 5PE

(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. CHURCHFIELD ROAD – INFORMAL CONSULTATION

Pages 13 - 19

Members are informed that Central Bedfordshire Highways Department have received requests to make Churchfield Road one way and therefore have written to residents, in an information manner, to gauge feeling before progressing further.

Copy of resident's letter and a plan detailing the direction of travel that is being considered along with associated parking measures, to ensure the movement of traffic is maintained, is attached.

Recommendation: To consider the Town Councils response to Central Bedfordshire Councils informal consultation on proposed traffic movements in Churchfield Road.

7. STREET NAMING – LAND AT FORMER CHURCH OF ST VINCENT, TITHE FARM ROAD

Members are requested to propose a street name for the development above.

Recommendation: To consider and propose a street name, to Central Bedfordshire Council, for the development at Land at Former Church of St Vincent, Tithe Farm Road.

8. PROPOSED 5G TELECOMMUNICATIONS INSTALLATION FOR H3G UK

Pages 20 - 26

Members will find attached a letter, accompanied by various drawings, from WHP Telecoms Ltd, informing the Town Council of a proposed installation prior to the submission of a formal planning application.

Recommendation: To consider a response to WHP Telecoms Ltd in respect to a proposed telecommunications installation in Park Road North, Woodside Estate, prior to the submission of a formal planning application.

9. NEIGHBOURHOOD PLAN – LOCAL GREEN SPACE ASSESSMENT

Members are advised that although there are areas identified as Local Green Spaces within the Town Councils draft Neighbourhood Plan, an exercise in assessment and evidence gathering needs to be undertaken in order to support these sites being included as Local Green Space designations.

Designation of Local Green Space must be done in accordance with criteria contained in the National Planning Policy Framework.

As members are already aware, Bedfordshire Rural Communities Charity (BRCC) have provided support for the Regulation 14 public consultation, these costs were met from government funding and not town council budget.

BRCC are able to provide support to assess ten green spaces, as identified by Houghton Regis Town Council's Neighbourhood Plan Steering Group, as to their suitability for designating as Local Green Spaces within the emerging Houghton Regis Neighbourhood Plan.

The Houghton Regis Town Council Neighbourhood Plan Steering Group do not have authority to spend money from the Town Councils Neighbourhood Plan budget therefore the group are requesting funding of up to £1,650 for the assessment work plus a further £350 for any associated map work and printing costs.

Members are advised that all orders are placed via the Corporate Services Manager and not directly by the group themselves.

Recommendation: To agree to a budget of £2,000 being made available from the Town Councils Neighbourhood Plan budget (4062/401) for the assessment of the green spaces contained within the Town Councils Draft Neighbourhood Plan along with any associated map work and printing costs.

10. APPLICATION STREET TRADING CONSENT – GRENDALL LANE

Page 27

Members are being asked if they have any comments in regard to a fast-food van selling food and hot and cold drinks, in a location in Grendall Lane between the hours of 11am to 9pm. The applicant has not specified which days of the week they would wish to trade.

The applicant has provided a hand drawn map of the area and indication of whereabouts the van would be located, as attached.

Recommendation: To consider the Town Councils response to the street trading application on land at Grendall Lane.

11. 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

14th March 2022 at 7.00pm

Present: Councillors: D Jones Chairman
J Carroll
Y Farrell
C Slough

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

Public: 0

Apologies: Councillors: M S Kennedy
R Morgan

Remote attendance: Councillors: T McMahon
E Cooper
S Goodchild Central Bedfordshire Council

11971 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllrs: M Kennedy and R Morgan.

11972 QUESTIONS FROM THE PUBLIC

None.

11973 SPECIFIC DECLARATIONS OF INTEREST

CB/22/00460/REG3 - Cllr Jones advised members that he was no longer a Governor at Hawthorn Park Lower School enabling him to speak on their application.

11974 MINUTES

To approve the Minutes of the meeting held on the 21st February 2022.

Resolved To approve the Minutes of the meeting held on 21st February 2022 and for these to be signed by the Chairman.

11975 PLANNING MATTERS

(a) The following planning applications were considered:

CB/22/00537/OUT Outline Application: Construction of 27 detached two-bedroom properties and 2 three bedroom properties after demolition of existing bungalow with some matters reserved. The Bungalow, Bedford Road, Houghton Regis, LU5 6JS
For: Mrs B O'Brian

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

- **Overdevelopment**
- **The proposed development does not complement the existing natural environment.**
- **Inappropriate development. This proposal would harm the character and appearance of the local area. Whilst the Green Belt policy has been removed from the Local Plan, these infill sites are chipping away at the character and the setting of Bidwell.**
- **Cramped design**
- **Poor layout – terracing appearance**
- **Lack of amenity areas and community green space**
- **Insufficient parking provision**
- **The removal of a public footpath would block any cohesion from this and the adjoining sites to the town. This would be an entirely isolated development.**
- **Highway concerns, in regard to the increase of yet more vehicle movements accessing and exiting Bedford Road.**
- **This site has not been identified as part of the Strategic Development sites and therefore should not be automatically included due to its proximity to them.**

CB/22/00507/FULL Front and rear ground floor extension.
3 Evans Close, Houghton Regis, LU5 5TF
For: Ms K Powell

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

CB/22/00455/FULL Two storey side extension, and single storey front extension.
116 Fensome Drive, Houghton Regis, LU5 5SH
For: Mr K Dujczynski

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

CB/22/00604/FULL Single storey side extension
3 Cemetery Road, Houghton Regis, LU5 5BZ
For: Marcin Chadzynski

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

CB/22/00545/FULL Development of a single industrial warehouse unit for E(g)(iii), B2 and B8 use with ancillary offices, car parking, service areas and soft landscaping.
Unit 15 Humphrys Road, Dunstable, LU5 4TP
For: Legal and General Assurance (Pensions Management) Ltd

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

CB/22/00460/REG3 Demolish existing single storey alcove rooms with mono-pitched roof to main school building. Construct four new single storey toilet block infill extensions attached to main building with single storey flat roofs and masonry walls to match existing. Minor alterations to external walls to suit new layouts. Internal remodelling of classrooms to improve function of rooms
Hawthorn Park Lower School, Parkside Drive, LU5 5QN
For: Mr Lavelle

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

Noted:

CB/22/00603/NMA Non-material amendment to planning permission CB/20/03300/REG3 (Erection of a three storey secondary school and sports hall). Amendment sought: Proposal to remove ten ash trees from existing tree line.
Kingsland Secondary School, Parkside Drive, Houghton Regis

CB/22/00499/DOC Discharge of Conditions 4,5,7,9,10,12 and 13 against planning permission CB/21/00382/FULL (Construction of 9 residential dwellings and all ancillary works)
The Orchard, Bedford Road, Houghton Regis, LU5 6JJ

CB/22/00697/DOC Discharge of Conditions 2, 3, 4, 5, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22 against planning permission CB/21/01883/FULL (Erection of 57 dwellings including access from Bedford Road and full landscaping details)
Land at Bedford Road, LU5 6JS

CB/22/00605/LDCP Lawful Development Certificate Proposed: single storey rear extension
14 Douglas Crescent, LU5 5AT

CB/22/00818/GPDE Prior Notification of Householder Extension
2 Douglas Crescent, LU5 5AT

Permissions / Approvals / Consents

Refusals:

None
received.

Withdrawals:

None received.

11976 LAND OF BOSCOMBE ROAD – PORZ AVENUE, LU5 5UL – APPEAL NOTICE

Members received an appeal notice in regard to the re-submission of planning permission CB/19/01919/FULL. Erection of 19 No. B2 industrial units with associated parking, access and landscaping and upgrading of public rights of way. Application reference: CB/20/00757/FULL

Central Bedfordshire Council forwarded all previous representations made to The Planning Inspectorate and the appellant. These would be considered by the Inspector when determining the appeal.

Any additional comments or modifications or withdrawal representations must be received by the Inspectorate by 24 March 2022.

For reference, Members also received the Town Council comments in regard to both of these applications.

Members agreed to maintain their previous comments on this application and not submit any further comments.

Resolved: To maintain the Town Councils previous representation.

11977 THE GATES, LAND EAST OF BEDFORD ROAD, BIDWELL – STREET NAMING

Members were advised that Central Bedfordshire Council had received an application for Street Naming for the development at the address above.

Central Bedfordshire Council requested the Town Council consider and propose 5 or so street name suggestions for the development.

Members were advised that these proposals needed to be with Central Bedfordshire Council by Friday 18th March 2022.

Members discussed options for street names and agreed to suggest to Central Bedfordshire Council types of gates as street names.

Resolved: To propose 5 or more street name suggestions, to Central Bedfordshire Council, for the development at The Gates, Land East of Bedford Road, Bidwell.

11978 PEEL STREET/TITHE FARM ROAD CAR PARK – CENTRAL BEDFORDSHIRE COUNCIL EXPERIMENTAL TRAFFIC ORDER A00157

Members were reminded that an experimental traffic order came into operation on the 29th September 2021 at the location above. Members received a copy of the Public Notice and plan for reference.

Members were advised that Central Bedfordshire Council had been contacted to obtain any updated information in regard to the experimentation traffic order. They confirmed that they had not received much feedback on the scheme, and it appeared to be working well. Initially there were complaints in regard to the 2-hour parking restriction being in force during the weekend, however, since this has been changed to Mon-Fri, there had been no further objections.

Should the Town Council wish to may any further comments, they have until the 17th March 2022 to do so.

Members acknowledged the order was in place for 18 months, however, members agreed that they would not support an extension of the experimental order without a holistic review of parking in Houghton Regis having been undertaken by Central Bedfordshire Council.

Resolved: To not support an extension of the experimental Traffic Order A00157, at Peel Street/Tithe Farm Road car park, without a holistic review of parking in Houghton Regis having been undertaken by Central Bedfordshire Council.

11979 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS

Woodside Link – No substantive update to report

A5 M1 Link – No substantive update to report.

All Saints View – No substantive update to report.

Linmere – No substantive update to report.

Bidwell West – No substantive update to report.

Kingsland – No substantive update to report.

Windsor Drive – No substantive update to report.

Section 106 Monies – No substantive update to report.

Safety concerns were raised regarding the line marking on A5 M1 Link and pedestrian lights. Members were advised Luton Borough Council hold the SLA for Traffic lights in the area and a traffic light damaged by an accident was yet to be repaired or replaced. It was requested that the Town Council highlight the dangerous situation for pedestrians crossing into Lewsey Farm from Houghton Regis as these issues had been ongoing for a considerable time.

Resolved: To note the information

The Chairman declared the meeting closed at 8.13pm

Dated this 4th day of April 2022.

Chairman

DRAFT

08.03.2022

The Resident

Churchfield Road & Affected Properties
Houghton Regis
Bedfordshire
LU5 5LH

Informal Consultation

Churchfield Road; One Way and 'No Waiting At Any Time' possible restrictions

Dear Resident

We write as Central Bedfordshire Highways Department have received requests to make Churchfield Road one way and therefore we write in an informal manner to gauge feeling before progressing further.

Overleaf is a plan detailing the direction of travel that is being considered with associated parking measures to ensure the movement of traffic is maintained.

The Proposals can be described as:

Churchfield Road; entry at its southern junction with Tithe Farm Road, travelling south west past All Saints Road, north-west past Dellmont Road, Hillside and Thorn View Road, north-west past Dell Road and finally exiting at its northern most junction with Tithe Farm Road (opposite No. 72) – vehicles permitted to travel in that direction only.

Please note:

Vehicles will be permitted to enter at the junction with Tithe Farm Road (opposite No. 64) but only for a distance of approximately 17 metres at which point they will be diverted north around the large- circular island between Churchfield Road and Tithe Farm Road.

Dellmont Road – this will remain two-way.

Please can you provide your comments by **07.04.2022** to Highways.Consultation@centralbedfordshire.gov.uk with **Reference Number INF002** in the title line to enable us to capture all comments.

Please ensure you clearly state which proposal you are referring to, if this is both please separate comments clearly under different headings.

We will then review these and a report will be taken to Traffic Management Meeting with a recommendation on how to progress.

Yours faithfully

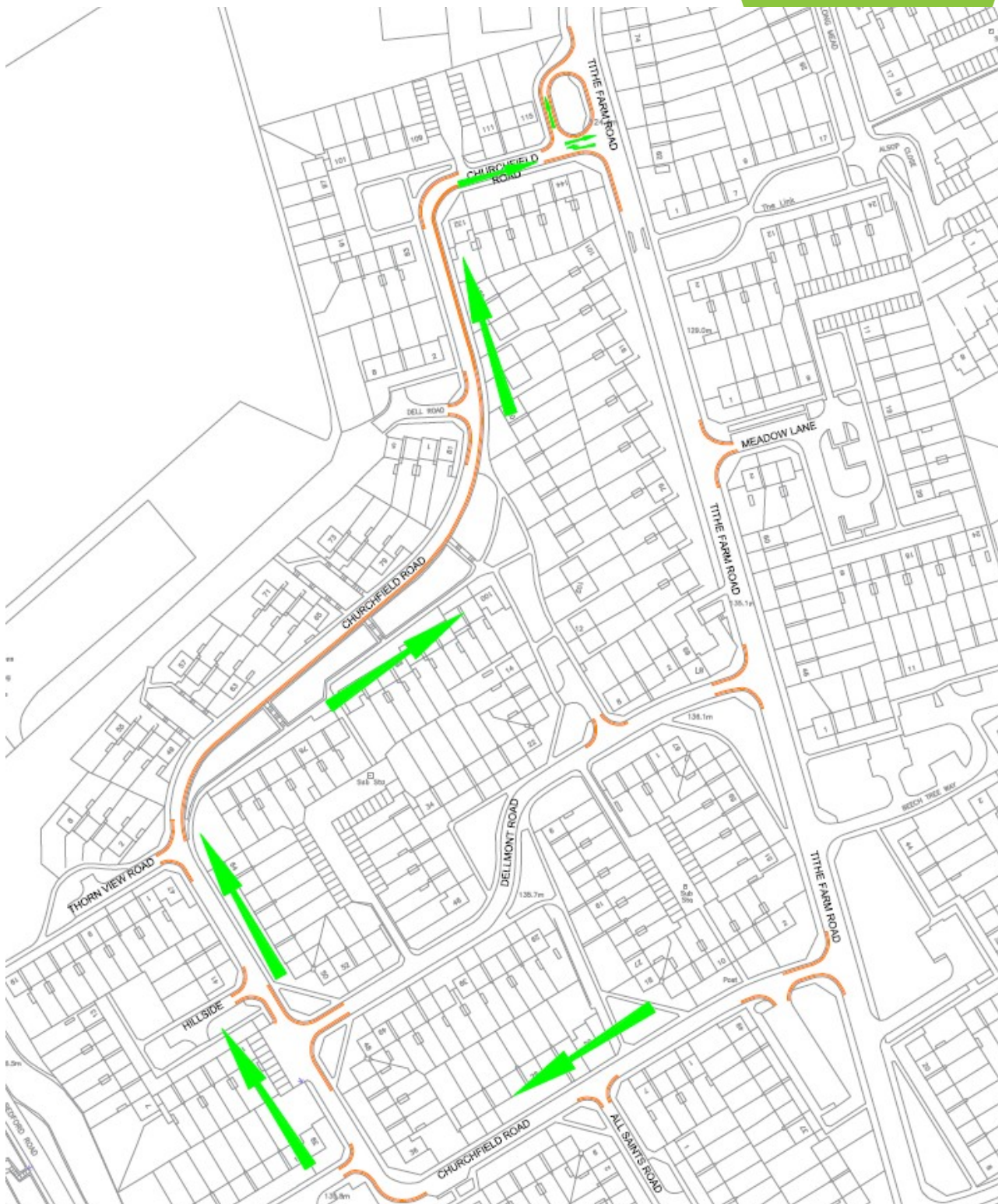
**Traffic Management Team - Community Services | Highways | Thorn Turn Depot, Grendall Lane,
Houghton Regis LU5 6GJ**

Central Bedfordshire Council

Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire, SG17 5TQ

Telephone 0300 300 8000

Email customers@centralbedfordshire.gov.uk
www.centralbedfordshire.gov.uk



 Direction of travel

 'No Waiting At Any Time Restrictions' (Double Yellow Lines)

PUBLIC NOTICE



CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE NO WAITING AT ANY TIME IN THE CHURCHFIELD ROAD AREA, HOUGHTON REGIS

Reason for proposal: The waiting restrictions are intended to address indiscriminate parking and to ensure that junctions are not obstructed by parked vehicles affecting the free flow of traffic.

Effect of the Order:

To introduce No Waiting at any time on the following lengths of road in Houghton Regis:-

1. Tithe Farm Road, west side, from the junction with Churchfield Road extending in a northerly direction for approximately 6.5 metres.
2. Tithe Farm Road, west side, from the junction with Churchfield Road extending in southerly direction for approximately 6.5 metres.
3. Churchfield Road, north side, from the junction with Tithe Farm Road extending in a westerly direction for approximately 17 metres to a point in line with the boundary between No. 4 and No. 6.
4. Churchfield Road, south side, from the junction with Tithe Farm Road and extending in a westerly direction for approximately 18.5 metres, following the curvature of the next junction and ending at a point in line with the kerbed edging marking the beginning of the first parking space (located outside No. 49).
5. Churchfield Road, south side, from a point in line with the north-east corner of No 49 extending in a south-easterly direction for approximately 11 metres, following the curvature of the next junction, ending at a point in line with the kerbed edging marking the beginning of the first parking space (located outside No. 49).
6. All Saints Road, both sides, from the junction with Churchfield Road and extending in a south-easterly direction for approximately 4.5 metres into the road.
7. Churchfield Road, south side, from the junction with All Saints Road extending in a north-easterly direction for approximately 4.5 metres
8. Churchfield Road, south side, from the junction with All Saints Road extending in a north-westerly direction for approximately 4.5 metres
9. Churchfield Road, south side, from the western end of the layby (outside No. 27 Churchfield Road) extending in a south-westerly direction, then following the curvature of the road north-west for approximately 26.5 metres up to the junction with Vicarage Road.
10. Vicarage Road, both sides, from the junction with Churchfield Road extending in a south-westerly direction for approximately 6 metres into the road.
11. Churchfield Road, west side, from the junction with Vicarage Road extending in a north-westerly direction for approximately 3 metres.
12. Churchfield Road, east side, from the junction with Dellmont Road extending in a south-easterly direction for approximately 17 metres.
13. Dellmont Road, both sides, from the junction with Churchfield Road extending in a north-easterly direction for approximately 16 metres into the road.
14. Churchfield Road, east side, from the junction with Dellmont Road extending in a north-westerly direction for approximately 16.5 metres.
15. Churchfield Road, west side, from the junction with Hillside extending in a south-easterly direction for approximately 10 metres to the dropped kerb adjacent to the garage block.
16. Hillside, both sides, from the junction with Churchfield Road extending in a south westerly direction for approximately 6.5 metres, to a point in line with the front wall of No. 41 Churchfield Road.
17. Churchfield Road, west side, from the junction with Hillside extending in a north-westerly direction for approximately 3.5 metres.
18. Thorn View Road, north side, from the junction with Churchfield Road extending in a south-westerly direction for approximately 4 metres.
19. Thorn View Road, south side, from the junction with Churchfield Road extending in a south-westerly direction for approximately 2.5 metres.

20. Churchfield Road, west side, from the junction with Thorn View Road extending in a south-easterly direction for approximately 10 metres, up to a point in line with the northern flank wall of No. 64 Churchfield Road.
21. Churchfield Road, west side, from the junction with Thorn View Road extending in a northerly direction for approximately 2.5 metres.
22. Churchfield Road, east side, from a point approximately 13 metres north-west of the northern property boundary of No. 64 Churchfield Road extending in a generally north-easterly and then slightly north-westerly direction, following the curvature of the road for approximately 269 metres, up to a point in line with the property boundary between No. 132 and No. 134 Churchfield Road.
23. Dell Road, both sides, from the junction with Churchfield Road extending in a westerly direction for approximately 5 metres into the road.
24. Churchfield Road, west side, from the junction with Dell Road extending in a northerly direction for approximately 9.5 metres, to a point in line with the southern boundary of the Dell Road Footway.
25. Churchfield Road, west side, from the junction with Dell Road extending in a south-westerly direction for approximately 15 metres, to a point in line with the southern flank wall of No. 81 Churchfield Road.
26. Churchfield Road, north side, from the western edge of the access to the garage block between No. 109 and No. 111 Churchfield Road extending in a south-westerly direction for approximately 26 metres.
27. Churchfield Road, north side, from a point in line with the property boundary between No. 142 and No. 144 Churchfield Road extending in a north-easterly and then northerly and then north-easterly direction, following the curvature of the road for approximately 40 metres, to the junction with Tithe Farm Road.
28. Tithe Farm Road, west side, from the junction with Churchfield Road extending in a northerly direction for approximately 8 metres.
29. Churchfield Road, south side, from a point in line with the property boundary between No. 142 and No. 144 Churchfield Road extending in an easterly direction for approximately 17.5 metres.
30. Tithe Farm Road, west side, from the junction with Churchfield Road extending in a south-easterly direction for approximately 22 metres.
31. The full length of the circular island directly east of No. 115 Churchfield Road which joins Churchfield Road on the north, west and south with Tithe Farm Road on the east.
32. Meadow Lane, both sides, from the junction with Tithe Farm Road extending in an easterly direction for approximately 7 metres into the road, to a point in line with the western flank wall of No. 2 Meadow Lane.
33. Tithe Farm Road, east side, from the junction with Meadow Lane extending in a north-westerly direction for approximately 7.5 metres.
34. Tithe Farm Road, east side, from the junction with Meadow Lane extending in a south-easterly direction for approximately 7.5 metres.
35. Dellmont Road, east side, from a point in line with the front wall of No. 8 Dellmont Road extending in a south-easterly direction, following the curvature of the road for approximately 7.5 metres.
36. Dellmont Road, west side, from a point in line with the front wall of No. 8 Dellmont Road extending in a south-westerly direction, following the curvature of the road for approximately 8.5 metres.
37. Dellmont Road, both north and south sides, from the junction with Tithe Farm Road extending in a south-westerly direction for approximately 13 metres into the road.
38. Tithe Farm Road, west side, from the junction with Dellmont Road extending in a north-westerly direction for approximately 6.5 metres.
39. Tithe Farm Road, west side, from the junction with Dellmont Road extending in a south-easterly direction for approximately 6.5 metres.

Details may also be viewed online at www.centralbedfordshire.gov.uk/publicstatutorynotices.

Comments should be sent by e-mail to highways.consultation@centralbedfordshire.gov.uk by 07 April 2022. Any objections must state the grounds on which they are made **and must quote unique reference number INF002**. If you want to send in your comments in writing please send them to the address shown

below FAO Emily Hirst.

Please note that any comments received will be redacted of personal information and uploaded onto the Central Bedfordshire Council website as part of a report on the scheme a few days before the proposal is discussed at the relevant Traffic Management Meeting, where it will remain in the public domain. If you do not wish for your comments to be part of the report please state this explicitly within your response.

Order Title: If made will be “Central Bedfordshire Council (Bedfordshire County Council (District of South Bedfordshire) (Civil Enforcement Area and Special Enforcement Area) (Waiting Restrictions and Street Parking Places) (Consolidation) Order 2008) (Variation No.*) Order 2022”

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ

Jill Dickinson
Assistant Director of
Community Services

17 March 2022

PUBLIC NOTICE

CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE A ONE-WAY TRAFFIC ORDER IN CHURCHFIELD ROAD, HOUGHTON REGIS

Reason for proposal: The proposed Order is considered necessary for facilitating the passage of traffic on the road and for preserving or improving the amenity of the area. The proposal is part of a scheme to reduce traffic conflicts and improve the management of parking.

Effect of the Order

To introduce One-way Traffic on the following road in Houghton Regis:-

1. Churchfield Road, entry at its southern junction with Tithe Farm Road, travelling south-west past All Saints Road, north-west past Dellmont Road, Hillside and Thorn View Road, north-west past Dell Road and finally exiting at its northern most junction with Tithe Farm Road (opposite No. 72) – vehicles permitted to travel in that direction only.

Please note vehicles will be permitted to enter at the junction with Tithe Farm Road (opposite No. 64) but only for a distance of approximately 17 metres at which point they will be diverted north around the large circular island between Churchfield Road and Tithe Farm Road.

Dellmont Road will remain two-way.

Please consult the plan for clarification.

Notices and Plans may also be viewed online at www.centralbedfordshire.gov.uk/publicstatutorynotices.

Comments should be sent in writing to the Traffic Management team at the address below or e-mail highways.consultation@centralbedfordshire.gov.uk by 07 April 2022. Any objections must state the grounds on which they are made **and must quote unique reference number A00144**. If you want to send in your comments in writing please send them to the address shown below FAO Emily Hirst.

Please note that any comments received will be redacted of personal information and uploaded onto the Central Bedfordshire Council website as part of a report on the scheme a few days before the proposal is discussed at the relevant Traffic Management Meeting, where it will remain in the public domain. If you do not wish for your comments to be part of the report please state this explicitly within your response.

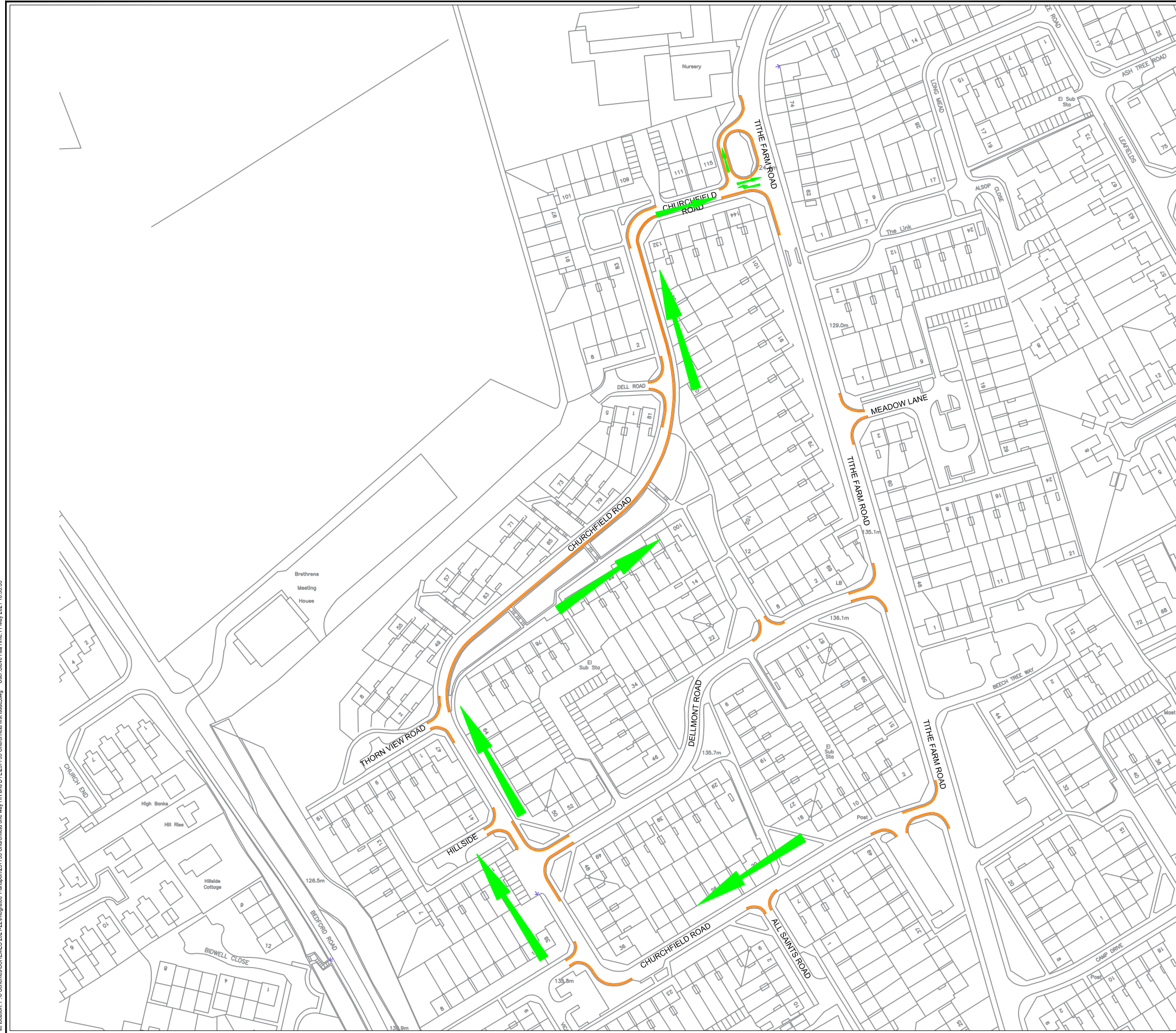
Order Title: If made will be "Central Bedfordshire Council (Churchfield Road, Houghton Regis) (One-way Traffic) Order 2022"

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ


Jill Dickinson
Assistant Director of
Community Services

17 March 2022

File location: P:\6 Schemes\SCHMES 2021-22\integrated Transport\237753 Churchfield fms issue.dwg User: Steve Hall Times: 11 May 2021 10:35:55



SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION	
In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:	
CONSTRUCTION	
MAINTENANCE / CLEANING	
DECOMMISSIONING / DEMOLITION	
It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement	

 Proposed no waiting at anytime restrictions - double yellow lines - junction protection.

REV	REV DATE	PURPOSE OF REVISION	DRAWN	CHKD	APPROV
Drawn:	SH				Date: May 21
Design:	SH				Date: May 21
Checked:	HD				Date: May 21
Approved:	HD				Date: May 21



Project Churchfield Rd, Houghton Regis,

Drawing Title
Proposed one way - option 3
Dellmont Road- remains two-way

Drawing Status Consultation

Scale NTS @ A3 DO NOT SCALE

Ringway Jacobs No.
Client No.
Drawing Number CBC 237753 000 004 Rev 0

This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.



Our Ref: LTN14516

22nd March 2022

Dear Central Bedfordshire Council, Houghton Hall Ward Councillors and Houghton Regis Town Council Members,

Subject: Proposed 5G Telecommunications Installation for H3G UK

The purpose of this letter and its enclosures is to inform stakeholders of our proposed installation prior to the submission of a formal planning application. The application will be in the name of CK Hutchison Networks (UK) Ltd who will be responsible for construction of the site, the Operator will be H3G better known as Three.

As you will see we have already undertaken several steps in the site identification process having examined the Radio Communications Agency Mast Register, our record of other operators' sites and the council's own mast register. In addition, the policies in the council's development plan have been examined and any relevant planning history of the site. This has led to us identifying the following potential site:

Site Name/Address:	Park Road North Streetworks Park Road North Woodside Estate Houghton Regis LU5 5LE
NGR:	E: 502527 N: 223908
Type of Installation:	Proposed 15.0m Phase 9 Monopole and associated ancillary works.

The exact location of the site and a detailed description can be found on the enclosed drawings.

The site identified has been rated Amber under the voluntary Ten Commitments Traffic Light Rating System.



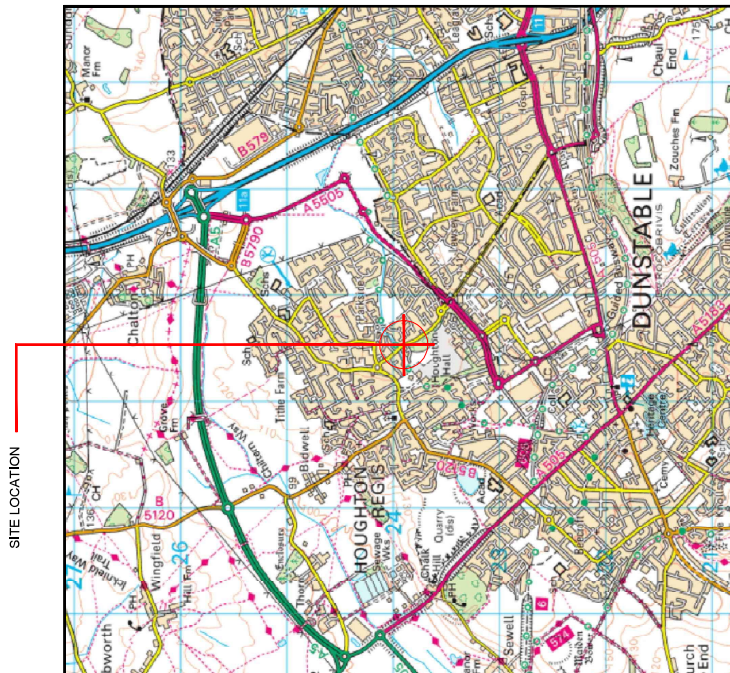
WHP Telecoms Ltd, 1a Station Court, Station Road, Guiseley, Leeds LS20 8EY

All H3G UK Ltd installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

If you have any feedback on these proposals, we look forward to receiving your comments and if you are aware of any other local organisations that are not statutory consultees that you consider should be informed, please let us know and we will endeavour to consult with them.

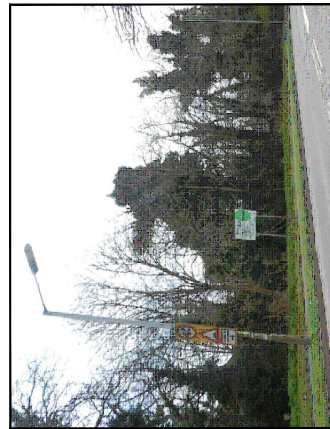
Yours faithfully,

Shell Kelly
s.kelly@whptelecoms.com

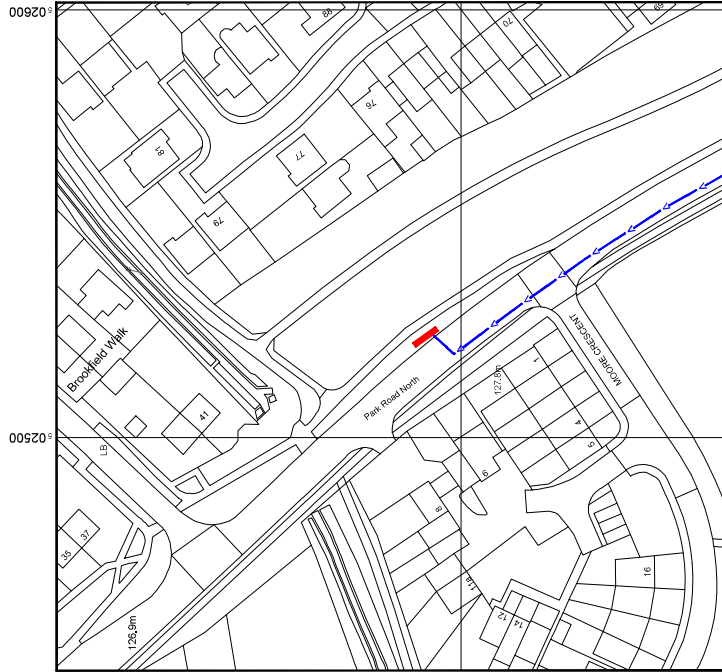


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SITE AREA PLAN



SITE PHOTOGRAPH



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SITE LOCATION PLAN



GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://goo.gl/maps/KsGg6hsuts5EyQS17>

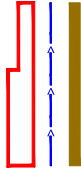
GOOGLE STREETVIEW - <https://goo.gl/maps/thHGEbvtCjAEbdF8>

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

DIRECTIONS TO SITE:

Head northwest on M1. At junction 11, take the A505 exit to Luton (C)/Dunstable. At the roundabout, take the 1st exit onto Dunstable Rd/A505. At the roundabout, take the 3rd exit onto Poynters Rd. At the roundabout, take the 2nd exit onto Park Rd N. At the roundabout, take the 1st exit and stay on Park Rd N. Follow Park Rd N and site location is on the right hand side.



Site Provider's Property Boundary:
Access Route To Site:
Access Route:

Number	MBNL / EEC	Project	Purpose of Issue	Issue
M003	MBNL	5G UNILATERAL	Planning	C
Revision / Upgrade Description: Pole type changed to Phase 9				
Drawn:	CDN			
Checked:	SD			
Approved:	SD			
M002	MBNL	5G UNILATERAL	Planning	B
Revision / Upgrade Description: Pole location amended				
Drawn:	CDN			
Checked:	SD			
Approved:	SD			
M001	MBNL	5G UNILATERAL	Planning	A
Revision / Upgrade Description: First Issue - Site nomination dated: TBC				
Drawn:	CDN			
Checked:	SD			
Approved:	SD			

CK Hutchison Networks (UK) Limited

Great Brighams Mead,
Vestern Road, Reading,
Berkshire, England,
RG1 8DJ



WHP Telecoms
Unit 11 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH
Tel: 01133023550
e-mail: info@whptelecoms.com

Design Consultant & Principal Contractor:

Site Name:
PARK ROAD NORTH STREETWORKS

Site ID:
LTN14516

Address:

**PARK ROAD NORTH, WOODSIDE ESTATE,
HOUGHTON REGIS, CENTRAL
BEDFORDSHIRE, EAST OF ENGLAND,
LU5 5LE**

Title:
002 SITE LOCATION PLAN

Project:
5G UNILATERAL

Purpose of Issue:
PLANNING

EE Call ID:	N/A	MBNL Call ID:	N/A	Call ID:	N/A
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Master Drawing No:	LTN14516_M003	Issue:	C
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Park Road North
(30mph)

Existing 2No. gas chambers

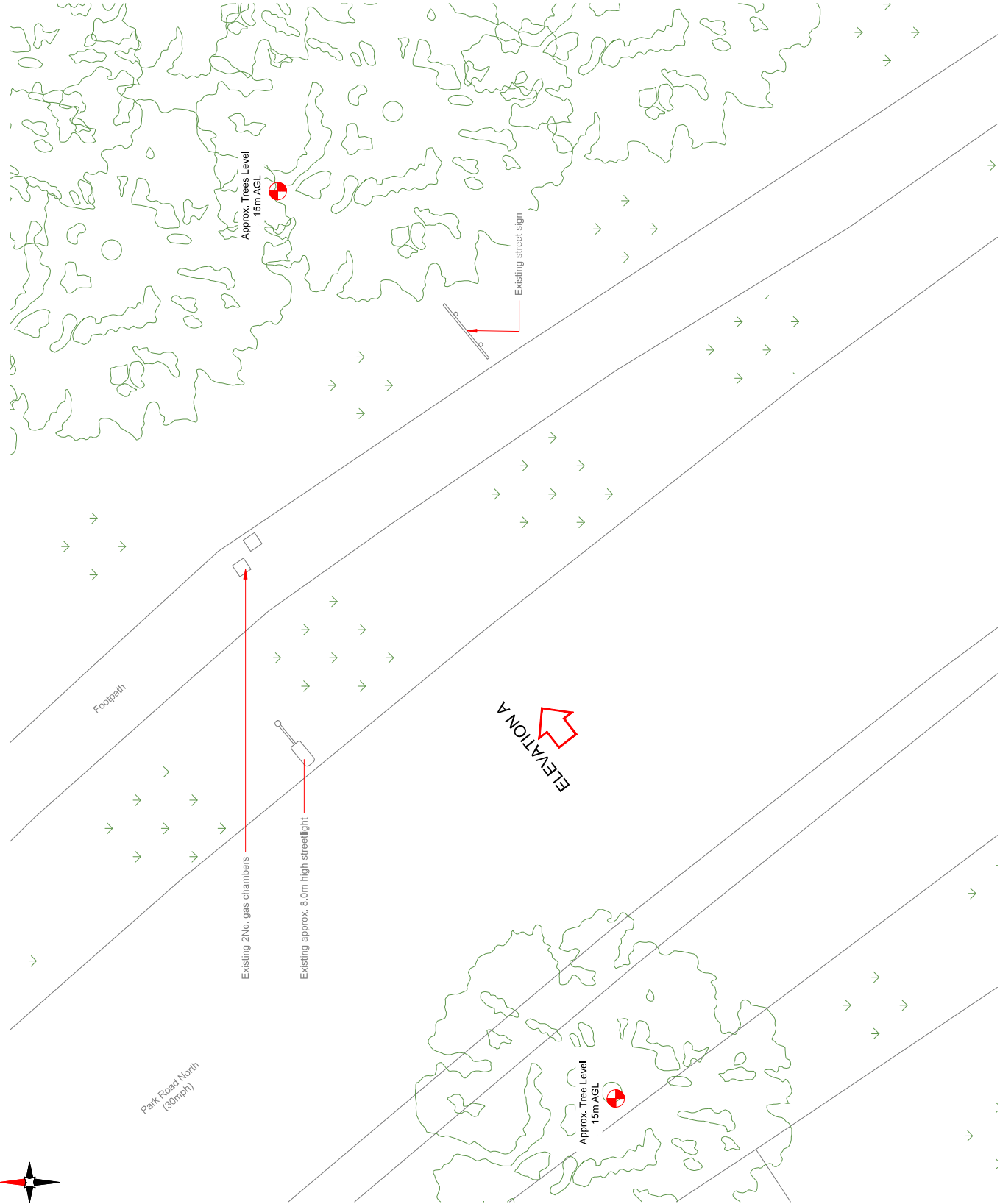
Existing approx. 8.0m high streetlight

ELEVATION A

Approx. Tree Level
15m AGL

Existing street sign

Approx. Trees Level
15m AGL



EXISTING SITE PLAN

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Number	MBNL / EE	Project	Purpose of Issue	Issue
M003	MBNL	5G UNILATERAL	Planning	C
Revision / Upgrade Description: Pole Type changed to Phase 9				
Date:	09/03/2024	CDN		
Author:	MBNL	SD		
Approved:				
M002	MBNL	5G UNILATERAL	Planning	B
Revision / Upgrade Description: Pole location amended				
Date:	29/03/2023	CDN		
Author:	MBNL	SD		
Approved:				
M001	MBNL	5G UNILATERAL	Planning	A
Revision / Upgrade Description: First Issue - Site nomination dated: TBC				
Date:	26/06/2020	CDN		
Author:	MBNL	SD		
Approved:				

**CK Hutchison
Networks (UK)
Limited**

Great Brighams Mead,
Vestern Road, Reading,
Berkshire, England,
RG1 8DJ

Design Consultant & Principal Contractor:



WHP Telecoms
Unit 11 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH
Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name:
PARK ROAD NORTH STREETWORKS

Site ID:
LTN14516

Address:

**PARK ROAD NORTH, WOODSIDE ESTATE,
HOUGHTON REGIS, CENTRAL
BEDFORDSHIRE, EAST OF ENGLAND,
LU5 5LE**

Title:
100 EXISTING SITE PLAN

Project:
5G UNILATERAL

Purpose of Issue:
PLANNING

EE Cell ID:	N/A	MBNL Cell ID:	N/A	Cell ID:	N/A
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Master Drawing No:
LTN14516_M003

Issue:
C

NOTES:
 1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Model	MBNL	Project	5G UNILATERAL	Purpose of Issue	Planning	Issue	C
Date	09/03/2022	Revision / Upgrade Description	Pole Type changed to Phase 9				
Drawn	CDN	Checked	SD				
Approved	SD						
Model	MBNL	Project	5G UNILATERAL	Purpose of Issue	Planning	Issue	B
Date	29/03/2021	Revision / Upgrade Description	Pole location amended				
Drawn	CDN	Checked	SD				
Approved	SD						
Model	MBNL	Project	5G UNILATERAL	Purpose of Issue	Planning	Issue	A
Date	26/06/2020	Revision / Upgrade Description	First Issue - Site nomination dated: TBC				
Drawn	CDN	Checked	SD				
Approved	SD						

CK Hutchison Networks (UK) Limited
 Great Brighams Mead,
 Western Road, Reading,
 Berkshire, England,
 RG1 8DJ

WHP Telecoms
 Unit 1, Maple Park,
 Low Fields Avenue, Leeds
 LS12 6HH
 Tel: 01133023550
 e-mail: info@whptelecoms.com

Design Consultant & Principal Contractor:


Site Name: **PARK ROAD NORTH STREETWORKS**

Site ID: **LTN14516**

Address:
**PARK ROAD NORTH, WOODSIDE ESTATE,
 HOUGHTON REGIS, CENTRAL
 BEDFORDSHIRE, EAST OF ENGLAND,
 LU5 5LE**

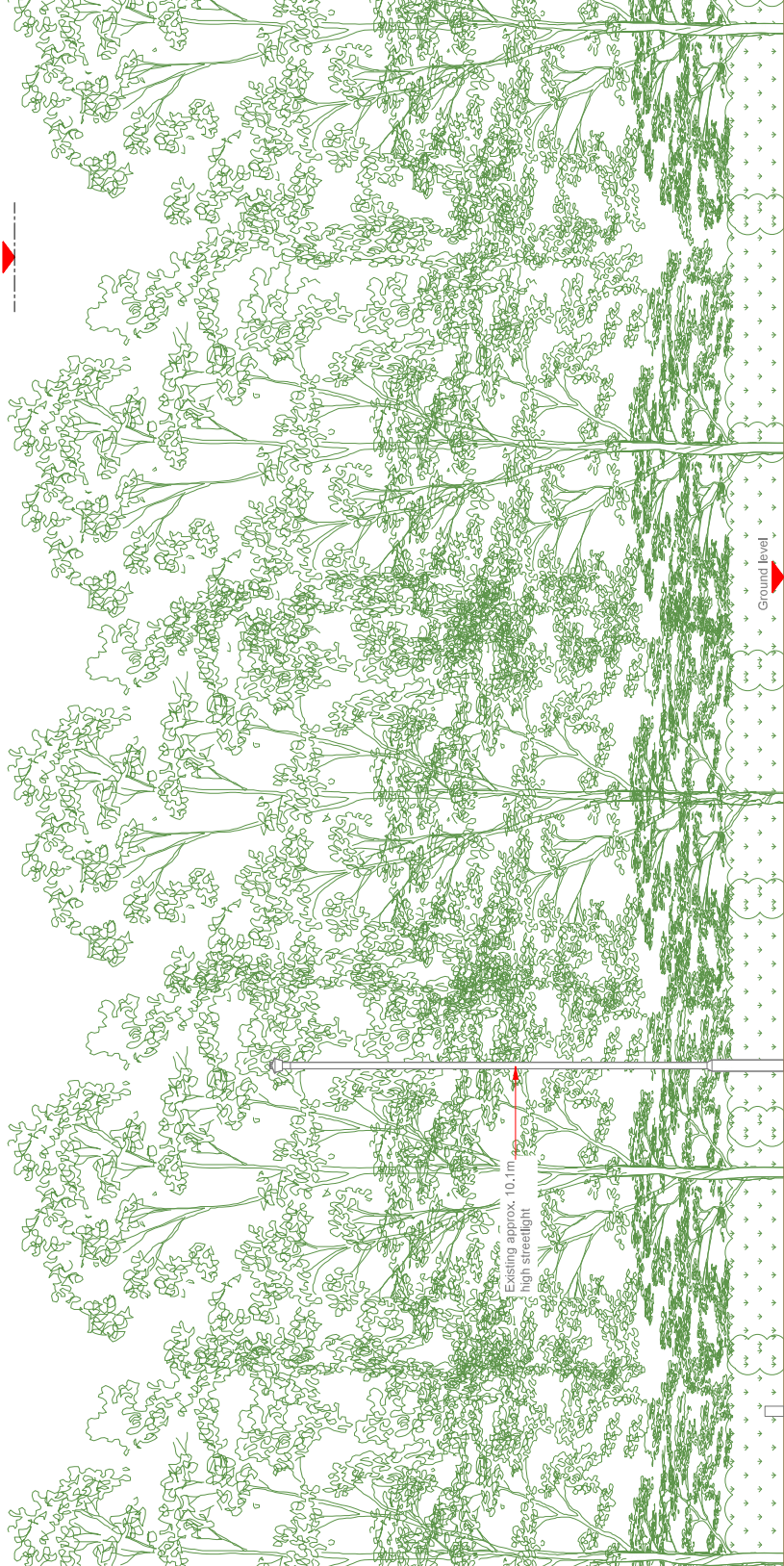
Title: **150 EXISTING ELEVATION A**

Project: **5G UNILATERAL**

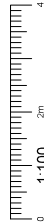
Purpose of Issue: **PLANNING**

EE CH/ID	N/A	MBNL CH/ID	N/A	CH/ID	N/A
Master Drawing No:			LTN14516_M003		
					Issue
					C

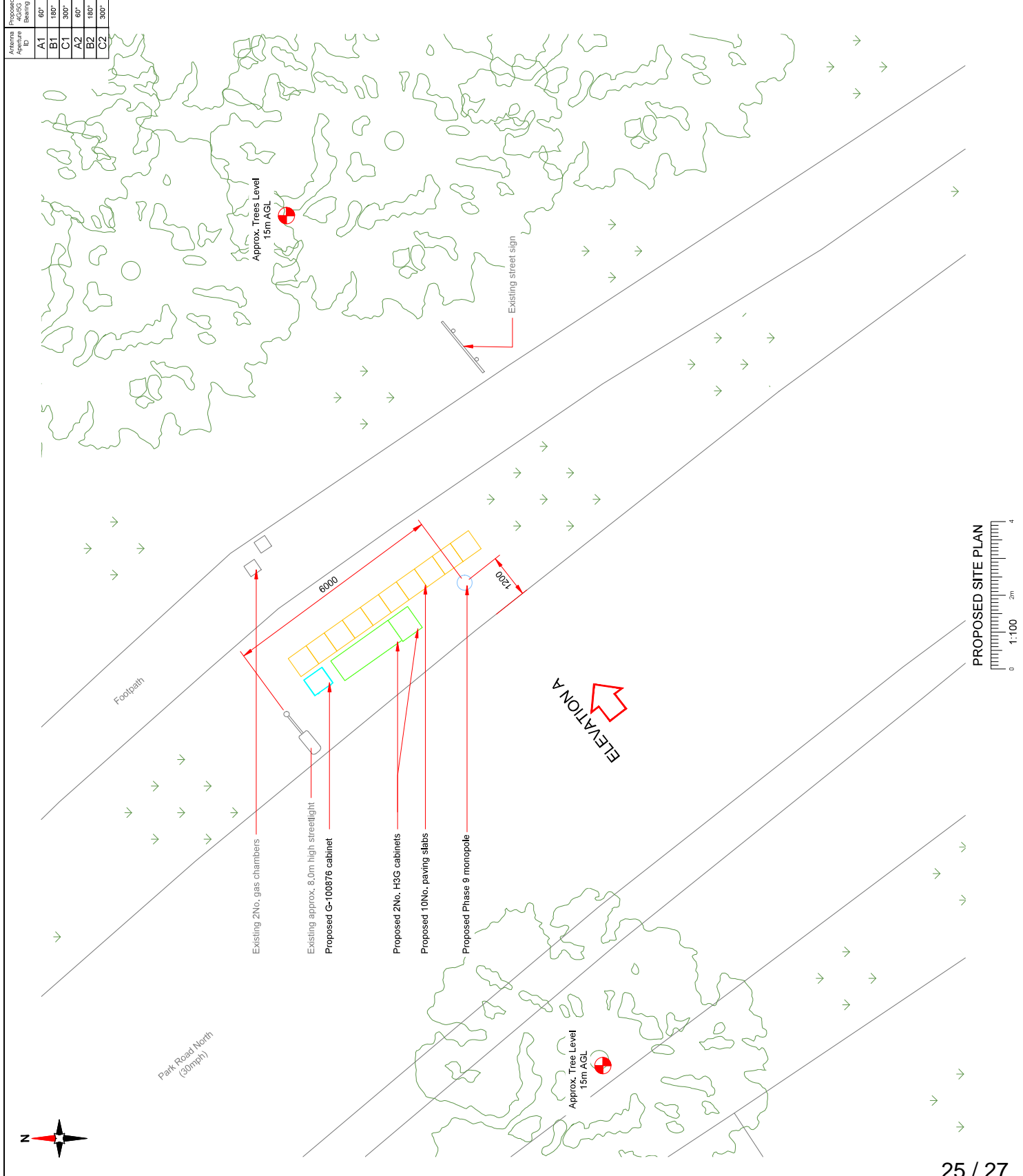
Approx. Tree Level
 15m AGL



EXISTING ELEVATION A



<p>NOTES:</p> <p>1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.</p>																																																																																																			
<table border="1"> <tr> <th>Access</th> <th>Proposed</th> </tr> <tr> <th>Aperture</th> <th>4250</th> </tr> <tr> <th>Id</th> <th>Beating</th> </tr> <tr> <td>A1</td> <td>60°</td> </tr> <tr> <td>B1</td> <td>180°</td> </tr> <tr> <td>C1</td> <td>300°</td> </tr> <tr> <td>A2</td> <td>60°</td> </tr> <tr> <td>B2</td> <td>180°</td> </tr> <tr> <td>C2</td> <td>300°</td> </tr> </table>	Access	Proposed	Aperture	4250	Id	Beating	A1	60°	B1	180°	C1	300°	A2	60°	B2	180°	C2	300°	<table border="1"> <tr> <th>Model</th> <th>MBNL / EE</th> <th>Project</th> <th>Purpose of Issue</th> <th>Issue</th> </tr> <tr> <td>M003</td> <td>MBNL</td> <td>5G UNILATERAL</td> <td>Planning</td> <td>C</td> </tr> <tr> <td colspan="5">Revision / Upgrade Description:</td> </tr> <tr> <td colspan="5">Pole type changed to Phase 9</td> </tr> <tr> <td>Date:</td> <td>09/03/2021</td> <td>CDN</td> <td></td> <td></td> </tr> <tr> <td>Author:</td> <td>SD</td> <td></td> <td></td> <td></td> </tr> <tr> <td>M002</td> <td>MBNL</td> <td>5G UNILATERAL</td> <td>Planning</td> <td>B</td> </tr> <tr> <td colspan="5">Revision / Upgrade Description:</td> </tr> <tr> <td colspan="5">Pole location amended</td> </tr> <tr> <td>Date:</td> <td>29/03/2021</td> <td>CDN</td> <td></td> <td></td> </tr> <tr> <td>Author:</td> <td>SD</td> <td></td> <td></td> <td></td> </tr> <tr> <td>M001</td> <td>MBNL</td> <td>5G UNILATERAL</td> <td>Planning</td> <td>A</td> </tr> <tr> <td colspan="5">Revision / Upgrade Description:</td> </tr> <tr> <td colspan="5">First Issue - Site nomination dated: TBC</td> </tr> <tr> <td>Date:</td> <td>26/06/2020</td> <td>CDN</td> <td></td> <td></td> </tr> <tr> <td>Author:</td> <td>SD</td> <td></td> <td></td> <td></td> </tr> </table>	Model	MBNL / EE	Project	Purpose of Issue	Issue	M003	MBNL	5G UNILATERAL	Planning	C	Revision / Upgrade Description:					Pole type changed to Phase 9					Date:	09/03/2021	CDN			Author:	SD				M002	MBNL	5G UNILATERAL	Planning	B	Revision / Upgrade Description:					Pole location amended					Date:	29/03/2021	CDN			Author:	SD				M001	MBNL	5G UNILATERAL	Planning	A	Revision / Upgrade Description:					First Issue - Site nomination dated: TBC					Date:	26/06/2020	CDN			Author:	SD			
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<p>Title: 210 PROPOSED SITE PLAN</p>																																																																																																			
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<p>Master Drawing No: LTN14516_M003</p>																																																																																																			



Antenna Aperture ID	Proposed Bearing
A1	60°
B1	180°
C1	300°
A2	60°
B2	180°
C2	300°

NOTES:
 1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Model	MBNL / E.E.	Project	Purpose of Issue	Issue
M003	MBNL	5G UNILATERAL	Planning	C
DATE:	09/03/2022	Revision / Upgrade Description:	Pole type changed to Phase 9	
EXPLAN:	CDN	DATE:		
APPROVED:	SD	DATE:		
M002	MBNL	5G UNILATERAL	Planning	B
DATE:	29/03/2021	Revision / Upgrade Description:	Pole location amended	
EXPLAN:	CDN	DATE:		
APPROVED:	SD	DATE:		
M001	MBNL	5G UNILATERAL	Planning	A
DATE:	26/06/2020	Revision / Upgrade Description:	First Issue - Site nomination dated: TEC	
EXPLAN:	CDN	DATE:		
APPROVED:	SD	DATE:		

CK Hutchison Networks (UK) Limited
 Great Brighams Mead,
 Vastern Road, Reading,
 Berkshire, England,
 RG1 8DJ

Design Consultant & Principal Contractor:
WHP Telecoms
 Unit 1, Maple Park,
 Low Fields Avenue, Leeds
 LS12 6HH
 Tel: 01133023550
 e-mail: info@whptelecoms.com

Site Name: **PARK ROAD NORTH STREETWORKS**
 Site ID: **LTN14516**

Address: **PARK ROAD NORTH, WOODSIDE ESTATE, HOUGHTON REGIS, CENTRAL BEDFORDSHIRE, EAST OF ENGLAND, LU5 5LE**

Title: **260 PROPOSED ELEVATION**
 Project: **5G UNILATERAL**
 Purpose of Issue: **PLANNING**

EE Cell ID:	N/A	MBNL Cell ID:	N/A	Cell ID:	N/A
Master Drawing No:			LTN14516_M003		
					Issue:
					C



Proposed 2No. cabinets
 Proposed G-100876 cabinet

PROPOSED ELEVATION
 0 1:100 2m 4



One of the star area

I will be standing.