



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Councillor Y Farrell**

Tel: 01582 708540

Town Clerk: **Clare Evans**

e-mail: info@houghtonregis.org.uk

20th June 2022

To: Members of the Planning Committee

Cllrs: M Kennedy (Chair), J Carroll, E Cooper, S Goodchild, D Jones, S Thorne and C Slough

(Copies to other 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 27th June 2022 at 7.00pm.**

Members of the public who wish to attend the meeting may do so in person or remotely through the meeting link below.

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

Please follow this guidance if attending the meeting remotely [LINK](#)

Debbie Marsh
Corporate Services Manager

THIS MEETING MAY BE RECORDED¹

Agenda

- 1. APOLOGIES AND SUBSTITUTIONS**
- 2. QUESTIONS FROM THE PUBLIC**

In accordance with approved Standing Orders 1(e)-1(l) Members of the public may make representations, ask questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

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

To approve the Minutes of the meeting held on the 6th June 2022.

Recommendation: To approve the Minutes of the meeting held on 6th June 2022 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

CB/22/01502/ADV	Advertisement: Hoarding panels, cabin fascia signs and double sided banner. WM Morrison Supermarkets Ltd, High Street, LU5 5EX
CB/22/02056/REG3	Installation of vehicular access security gates to Thorn Turn Highways Depot Highways Depot, Grendall Lane, LU5 6GJ
CB/22/02168/FULL	Proposed single storey rear extension 18 Vanbrugh Drive, LU5 5SU For: Mr R Piniuc
CB/22/01984/FULL	Erection of a single storey side and rear extension 100 Leafields, LU5 5LX For: Mr J Ajayi
CB/22/02135/FULL	Alteration and extension to north west elevation, remodelling of 1970's section, and replacement of various windows and doors Springwell Cottage, Sewell Lane, Sewell, Dunstable, LU6 1RP For: Mr J Gridley
CB/22/01807/FULL	Application for the use of unit 4 as Class E Dentist Unit 4 Local Centre Land West of Bidwell Houghton Regis LU5 6JQ For: HDD Houghton Regis
CB/22/01953/FULL	The creation of a vehicular access ramp to the top deck of the existing multi-storey car park (north eastern elevation) and the Change of use of the top deck from Use Class E to B8 (storage and distribution).

Decked Car Park to the North of Porz Avenue Houghton Hall Park
Dunstable LU5 5FT

CB/TCA/22/00291
(Pages 13 – 14)

Works to trees within a Conservation Area: TG1 Cypress group.
Remove/fell all to near ground level.
Dene Hollow, Sundon Road, Houghton Regis, Dunstable, LU5 5LR
<http://www.centralbedfordshire.gov.uk/tree-works-register>

For noting

CB/22/02121/DOC

Discharge of Condition 9 against planning permission
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 (Public Art
Plan)
Former Co Op Supermarket, All Saints View, High Street, LU5 5DT

CB/22/02199/LDCP

Lawful Development Certificate Proposed: A single storey rear
extension.
159 Sundon Road, LU5 5NN

CB/22/02090/LDCP

Lawful Development Certificate Proposed: Single storey rear
extension
87 Leafields, Houghton Regis, Dunstable, LU5 5LU

CB/22/02279/DOC

Discharge of Condition 12 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/22/02280/NMA

Non-material amendment to 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.) -
Amendment sought: a minor change in the alignment of the acoustic
fence.
Employment Site North of Thorn Road, Thorn Road, Houghton Regis

CB/22/02370/GPDE

Prior Notification of Householder Extension: Single storey
conservatory extension with warm roof prefix conservatory roof
finish, 4m beyond the rear wall of the original dwelling, maximum
height of 3.39m & 2.25m to the eaves
31 Churchfield Road, Houghton Regis, LU5 5HL

CB/22/02220/DOC

Discharge of Condition 3,5,12,19 against planning permission
CB/18/04471/FULL Proposed Development: 48 new residential
units.
Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH

Permissions/Approvals/Consents:

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

CB/22/00126/FULL Conversion of stable building with residential accommodation to a four-bedroom two storey dwelling house
Whistlebrook Stud, Sewell Lane, Sewell, Dunstable, LU6 1RP

Refusals:

None at time of going to print.

Withdrawals:

CB/22/01365/LDCP Lawful Development Certificate Proposed- change of position to boundary fence.
38 Roslyn Way, Houghton Regis, Dunstable, LU5 6JY

6. CONSULTATION: DEVELOPMENT IN THE FOREST OF MARSTON VALE

Central Bedfordshire Councils Forest of Marston Vale: Design Guidance Supplementary Planning Document (SPD) has been published for public consultation for six weeks from 10am on Wednesday 15 June 2022 to 10am on Thursday 28 July 2022.

Link to the consultation document can be found here:

<https://centralbedfordshire.app.box.com/s/w5oprr8qi99xza6pjohgo4mg7ewvq5ed>

Recommendation: To consider the Town Councils response to Central Bedfordshire Councils Forest of Marston Vale: Design Guidance Supplementary Planning Document (SPD) consultation

7. CONSULTATION: ELECTRIC VEHICLE CHARGING: GUIDANCE FOR NEW DEVELOPMENTS SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Central Bedfordshire Councils Electric Vehicle Charging: Guidance for New Developments SPD has been published for public consultation for six weeks from 10am on Wednesday 15 June 2022 to 10am on Thursday 28 July 2022.

Link to the consultation document can be found here:

<https://centralbedfordshire.app.box.com/s/9o54fj8zy9yvvgd95o5nljqn6i2tmqj>

Recommendation: To consider the Town Councils response to Central Bedfordshire Councils consultation on an Electric Vehicle Charging Guidance Supplementary Planning Document (SPD)

8. NEIGHBOURHOOD PLAN UPDATE

Members are informed that a request for non-councillor volunteers to replace two vacancies on the Steering Group has been announced on social media.

Closing date for applications is Wednesday 29th June 2022.

9. 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

6th June 2022 at 7.00pm

Present: Councillors: M S Kennedy Chairman
E Cooper
S Goodchild
D Jones
S Thorne
C Slough

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

Public: 2

Apologies: Councillor: J Carroll

Also present: Councillor: T McMahan

12053 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Carroll.

The Chair highlighted the importance of having a full membership of the committee to ensure quorum.

12054 QUESTIONS FROM THE PUBLIC

Members shared feedback from members of the public. Most recent feedback was whilst attending locally organised Jubilee event. It was highlighted that there were concerns regarding the quantity of development in Houghton Regis, particularly infill sites leading from Bedford Road.

Residents in Parkside were concerned that their open spaces would be built on, and residents close to Windsor Drive wanted feedback on what the council was doing regarding the proposed development on Windsor Drive.

It was highlighted that since the proposed development in the town had begun, Government policies had changed.

Members were advised that the matter in regard to the Town Councils stance on proposed development on Windsor Drive was due to be discussed at the Town Council meeting to be held on the 20th June 2022.

12055 SPECIFIC DECLARATIONS OF INTEREST

None.

12056 ELECTION OF VICE-CHAIR

Members were invited to elect a Vice-Chair for Planning Committee for 2022/23.

Nominee: Cllr Jones Nominated by: Cllr Goodchild
Seconded by: Cllr Thorne

No other nominations were received. On being put to the vote, Councillor Jones was duly appointed as Vice-Chair of the Planning Committee for the municipal year 2022 - 2023.

12057 MINUTES

To approve the Minutes of the meeting held on the 16th May 2022.

Resolved: To approve the Minutes of the meeting held on 16th May 2022 and for these to be signed by the Chairman.

12058 COMMITTEE FUNCTIONS & TERMS OF REFERENCE

In accordance with Standing Order 4.j.iv. Council was required to review its delegation arrangements to committees and sub-committees.

These arrangements were set out in the Committee Functions & Terms of Reference. This document set out the system of delegation to the Committees, Sub-Committees and Working Groups of the Council.

Members received the extract from the approved Committee Functions & Terms of Reference which related to this committee.

Members received this report for information.

12059 CENTRAL BEDFORDSHIRE PLANNING CASE TYPES AND DESCRIPTIONS

Members received a list, provided by Central Bedfordshire Council, of planning case types and descriptions that required Town Council consultation.

Councillor Jones requested clarification on whether the case types that the Town Council would not ordinarily be consulted on could be challenged and commented on. The committee were advised to raise any concerns with the Corporate Services Manager as soon as they were able, so that advice could be sought from the planning officer, prior to the meeting taking place.

Members received this report for information.

12060 PLANNING MATTERS

(a) The following planning applications were considered:

CB/22/01798/FULL Proposed single storey rear and side extension
2 Grangeway, Houghton Regis, Dunstable, LU5 5PR
For: Miss J Carmichael

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

- CB/22/01932/FULL Front and rear extensions to existing dormers, front and rear balconies with spiral stairs to rear balcony
The Gables, East End, Houghton Regis, Dunstable, LU5 5LA
For: Mr and Mrs Anoqua
- Comments: Houghton Regis Town Council objected to this application on the grounds of:**
- **The balconies would overlook the adjoining/adjacent properties which would adversely affect the amenity of those residents**
 - **Overdevelopment**
 - **Out of keeping on land adjoining the Conservation Area**
- CB/22/01876/FULL Replacement front garden wall, 2.1m in height and part trellis on wall.
The Gables, East End, Houghton Regis, Dunstable, LU5 5LA
For: Mr and Mrs Anoqua
- Comments: Houghton Regis Town Council objected to this application on the grounds of:**
- **The proposed development is overbearing, dominant and not in keeping with the Conservation Area**
 - **The proposed development conflict with character of the area**
- CB/22/01837/LB Listed Building: Alteration and extension to north west elevation, remodelling of 1970's section and replacement of various windows and doors
Springwell Cottage, Sewell Lane, Sewell, Dunstable, LU6 1RP
For: Mr J Gridley
- Comments: Houghton Regis Town Council had no objections to this application.**
- CB/22/01586/VOC Variation of condition number 4 of planning permission CB/18/03034/FULL (Change of use from offices to 2 residential dwellings). Variation sought to change the type of windows
104 A-B High Street, Houghton Regis, Dunstable, LU5 5BJ
- Comments: Houghton Regis Town Council had no objections to this application.**
- CB/22/01501/FULL Erection of car park valet hand car wash.
WM Morrison Supermarkets Ltd, High Street, LU5 5EX
- Comments: Houghton Regis Town Council had no objections to this application.**

CB/22/01989/FULL Erection of single storey side and rear extension following demolition of existing shed and veranda
9 The Cloisters, Houghton Regis, Dunstable, LU5 5JN
For: Mr A Baranowski

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

CB/22/01686/FULL Dormer with openable windows, and obscure glazing.
1 Alabaster Avenue, Houghton Regis, Dunstable, LU5 5AZ
For: Mr L Staszak

Comments: Houghton Regis Town Council had no objections to this application provided the planned obscure window is adhered to.

CB/21/05575/REG3
Re-consultation

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, Houghton Regis, Dunstable, LU5 5PX
Re-consultation following the submission of additional documents, listed below:

- Revised landscaping details
- Lighting details
- Archaeology report
- Play area details
- Flood Risk Assessment
- Transport Statement Addendum

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

Noted:

CB/22/01776/DOC Discharge of Condition(s) 4 and part 3 of s106 against planning permission CB/18/04471/FULL (48 new residential units)
Land at Oakwell Park, Thorn Road, Houghton Regis, LU5 6JH

CB/22/01732/DOC Discharge of Conditions 7 and 15 against planning CB/18/04641/REG3 (The development of a 20 unit, 3-storey transitional housing scheme with associated access, parking and landscaping)
Land Adjacent To St Thomas Meeting House Windsor Drive LU5 5SJ

- CB/22/01866/DOC Discharge of Condition 11 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.
Local Centre, Land West of Bidwell, Houghton Regis, LU5 6JQ
- CB/22/01835/DOC Discharge of Condition 2 against planning permission
CB/18/04471/FULL Application Site: Land at Oakwell Park, Thorn Road, Houghton Regis, LU5 6JH Proposed Development: 48 new residential units.
Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH
- CB/22/02012/NMA Non-material amendment to planning permission
CB/19/04220/OUT (Outline Application for Residential Development for up to 100 Dwellings with all matters reserved, except access) amendment sought Variation to wording of condition 13.
Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ
- Members requested clarification on the reason for the rewording of condition 13.
- CB/22/02029/DOC Discharge of Condition 9 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)
Dunstable Northern Bypass, Chalton, Houghton Regis LU5 6JJ

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

12061 NEIGHBOURHOOD PLAN UPDATE

The Houghton Regis Neighbourhood Plan Steering Group continued to review each chapter of the plan, with the support of the town councils planning consultant.

The Local Green Space assessment was still ongoing. There were a few pieces of information that the group needed to provide by way of evidence. Efforts were underway in seeking this evidence.

The Government had introduced a First Homes Policy. Central Bedfordshire Council had advised that they would implement this policy when clear guidance was available however, all Neighbourhood Plans, in development, were required to make reference to this policy. This amendment would initiate another 6-week Regulation 14 consultation. What form this consultation would need to be i.e. online only or not, was awaiting confirmation.

Proposed timeline:

Completion of revised policies – August/September

Regulation 14 consultation – October/November

Submission to Central Bedfordshire Council – December/January 2023

Members received this report for information.

12062 CENTRAL BEDFORDSHIRE COUNCIL – TOWN AND PARISH CONFERENCE

Councillor Kennedy and the Corporate Services Manager attended an online Town and Parish Council topic session, hosted by Central Bedfordshire Council, on the 25th May 2022.

The session covered:

Briefing on First Homes

First Homes Policy was a mandatory requirement from Government however, until there was clear guidance from Government, CBC did not need to implement it. Although CBC did not have a policy, reference to this requirement did need to be detailed within all developing and draft Neighbourhood Plans.

Current and future planning policy consultations

Attendees were provided with details of upcoming consultations:

- Electric Vehicle Charging provision in new developments - 13th June 2022 to 25th July 2022.
- Design Guide Supplementary Planning Document – November/December 2022

Update on the Local Plan Review

Central Bedfordshire Council were currently undertaking an evaluation of all the policies. The outcome of this evaluation would be presented to Council in the Autumn. The outcome could be no review required, partial review required, or full review required.

Members received this report for information.

12063 DEVELOPMENT IN THE CHILTERN BEECHWOODS SPECIAL AREA OF CONSERVATION ZONE OF INFLUENCE

Central Bedfordshire Council had information on their website which was being updated.

The following link provided the most up to date information:

[Development in the Chiltern Beechwoods Special Area of Conservation Zone of Influence](#)

Members received this report for information. .

12064 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS

Woodside Link – No substantive update to report.

A5 M1 Link – No substantive update to report.

All Saints View – No substantive update to report.

Linnere – No substantive update to report.

Bidwell West – No substantive update to report.

Kingsland – No substantive update to report.

Windsor Drive – No substantive update to report.

Section 106 Monies – No substantive update to report.

Resolved: To note the information

The Chairman declared the meeting closed at 8.36pm

Dated this 27th day of June 2022

Chairman

Development Management

Central Bedfordshire Council

Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ
www.centralbedfordshire.gov.uk



Mrs Clare Evans
Town Clerk
Houghton Regis Town Council
Peel Street
Houghton Regis
Beds
LU5 5EY

Contact Andy Jones
Direct Dial 0300 300 5161
Email planning@centralbedfordshire.gov.uk
Your Ref
Date 15 June 2022

Dear Mrs Evans,

Application No: CB/TCA/22/00291
Proposal: Works to trees within a Conservation Area: TG1 Cypress group.
Remove/fell all to near ground level.

Location: Dene Hollow, Sundon Road, Houghton Regis, Dunstable, LU5 5LR

I have received an application to carry out work to tree(s) at the above property which is within the **Houghton Regis 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 **06 July 2022** 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