



# 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](mailto:info@houghtonregis.org.uk)

11<sup>th</sup> July 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 18<sup>th</sup> July 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 RECORDED<sup>1</sup>***

## 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.

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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.*

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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 27<sup>th</sup> June 2022.

**Recommendation: To approve the Minutes of the meeting held on 27th June 2022 and for these to be signed by the Chairman.**

### 5. PLANNING MATTERS

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

CB/22/02233/DB	Development Brief relating to: This new neighbourhood will deliver up to 355 homes Land to the East of Houghton Park Road, Houghton Regis For: Homes England
CB/22/02431/ADV	Advertisement: New signage to display illuminated and non illuminated signage: six fascia signs, three free standing signs and three flag poles. Mercedes - Benz, Unit 9, Humphrys Road, Dunstable, LU5 4TP
CB/22/02116/FULL	Erection of a single storey side extension. 131 Sundon Road, Houghton Regis, Dunstable, LU5 5NL
CB/22/02534/FULL	Single storey rear extension to replace conservatory 29 Sundon Road, Houghton Regis, Dunstable, LU5 5LL For: Mr and Mrs Robson
CB/22/01979/FULL	Single storey side and rear extension 2 Leaside, Houghton Regis, Dunstable, LU5 5RF For: Mr V Sabaliauskas
CB/22/02493/FULL	Proposed Two Storey Front & Side and Single Storey Rear Extensions 10 East Hill Road, Houghton Regis, Dunstable, LU5 5EQ For: Mr P Rowe
CB/22/01874/FULL	Garage conversion and swimming pool extension. The Gables, East End, Houghton Regis, Dunstable, LU5 5LA For: Mr and Mrs Anoquah

- CB/22/02473/FULL Single storey front extension and rear extension  
8 Peel Street, Houghton Regis, Dunstable, LU5 5EY  
For: Mr and Mrs Popescu
- CB/22/02386/FULL Change of Use: Insertion of eight high-level vents on the N/E & N/W  
elevations of existing Unit 5 and installation of 2.4m high palisade  
fencing, 5m wide double access gate and four collapsible bollards.  
Unit 5, Aragon Park, Foster Avenue, Dunstable, LU5 5GN  
For: City Fibre Holdings Ltd
- CB/22/02676/VOC Variation of condition number 3 of planning permission  
CB/13/02090/FULL (Single storey new 4 classroom block) Variation  
sought to change position of external windows and two external doors.  
Hawthorn Park Lower School, Parkside Drive, Houghton Regis,  
Dunstable, LU5 5QN
- CB/22/02591/VOC Variation of condition number 25 of planning permission  
CB/21/00382/FULL (Construction of 9 residential dwellings and all  
ancillary works) Replace previous plans with new layout  
The Orchard, Bedford Road, Houghton Regis, Dunstable, LU5 6JJ  
For: Bilby Properties Ltd
- For noting***
- CB/22/02462/DOC Discharge of Condition 9 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/22/02382/DOC Discharge of Conditions 13, 26 against planning permission  
CB/18/04471/FULL, Proposed development: of 48 new residential  
units.  
Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH
- CB/22/02395/LDCP Lawful Development Certificate Proposed: Single storey rear extension  
87 Leafields, Houghton Regis, Dunstable, LU5 5LU
- CB/22/02605/DOC Discharge of Condition 5 against planning permission  
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
- CB/22/02612/GPDE Prior Notification of Householder Extension: Storey single rear  
extension, 5m beyond the rear wall of the original dwelling, maximum  
height of 3m & 3m to the eaves.  
43 Recreation Road, Houghton Regis, Dunstable, LU5 5JW

CB/22/02545/DOC	Discharge of Condition 16 against planning permission CB/19/02130/FULL (Demolition of existing residential dwelling and erection of 119 dwellings including the creation of a new vehicular access, recreational open space, parking infrastructure and associated landscaping and ancillary works). The Gates Land East of Bedford Road Bidwell Houghton Regis
CB/22/02555/LDCP	Lawful Development Certificate Proposed: single storey rear extension 14 Northview Road, Houghton Regis, Dunstable, LU5 5AH
CB/22/02502/DOC	Discharge of Condition 20 against planning permission CB/21/00382/FULL Construction of 9 residential dwellings and all ancillary works The Orchard, Bedford Road, Houghton Regis, Dunstable, LU5 6JJ
CB/22/02304/LDCP	Lawful Development Certificate Proposed: Stationing of a replacement caravan. Chews Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP
CB/22/02722/GPDE	Prior Notification of Householder Extension: Single storey rear extension to be 5m depth and 2.8m height 14 Northview Road, Houghton Regis, Dunstable, LU5 5AH
CB/22/02589/LDCP	Lawful Development Certificate Proposed: Single storey rear extension with mono-pitch tiled roof with velux roof lights and front porch. 183 Tith Farm Road, Houghton Regis, Dunstable, LU5 5JF

**(b) Decision Notices*****Permissions/Approvals/Consents:***

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
CB/22/01664/TD	Prior Notification of Telecommunications Development - Proposed 15.0m Phase 9 super slimline Monopole and associated ancillary works. Park Road North Woodside Estate Houghton Regis LU5 5LE

***Refusals:***

CB/22/01132/FULL	Change of use to mixed agricultural and equestrian. Erection of stables, tack room and storage, hardstanding to apron, access and landscaping. Land off Sewell Lane, Sewell, Dunstable
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***Withdrawals:***



# **HOUGHTON REGIS TOWN COUNCIL**

## **Planning Committee**

**Minutes of the meeting held on  
27<sup>th</sup> June 2022 at 7.00pm**

Present: Councillors: J Carroll  
E Cooper  
Y Farrell (Substitute)  
D Jones (Chair)  
S Thorne  
C Slough

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

Public: 2

Apologies: Councillors: M S Kennedy  
S Goodchild

### **12097 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Kennedy and Cllr Goodchild, (Cllr Farrell substituted)

### **12098 QUESTIONS FROM THE PUBLIC**

Members of Friends of Windsor Drive asked whether the decision of the Town Council meeting held on the 20<sup>th</sup> June 2022, in regard to the what the Town Councils position was on possible future development on land at Windsor Drive, would be discussed at this meeting.

It was advised that it was a decision of the Town Council, as such it would not be necessary for this committee to discuss further.

### **12099 SPECIFIC DECLARATIONS OF INTEREST**

None.

### **12100 MINUTES**

CB/21/05575/REG3 – Following notification from Central Bedfordshire Council, members considered whether to attend the DMC on 6<sup>th</sup> July 2022 to represent the council with comments on this application. Members agreed not to have a representative at the meeting.

To approve the Minutes of the meeting held on the 6<sup>th</sup> June 2022.

**Resolved: To approve the Minutes of the meeting held on 6<sup>th</sup> June 2022 and for these to be signed by the Chairman.**

### **12101 PLANNING MATTERS**

**(a) The following planning applications were considered:**

CB/22/01502/ADV Advertisement: Hoarding panels, cabin fascia signs and double sided banner.  
WM Morrison Supermarkets Ltd, High Street, LU5 5EX

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

CB/22/02056/REG3 Installation of vehicular access security gates to Thorn Turn  
Highways Depot  
Highways Depot, Grendall Lane, LU5 6GJ

**Comments: Houghton Regis Town Council objected to this application on the grounds of:**  
The gates would obstruct access to a proposed new cemetery site.

CB/22/02168/FULL Proposed single storey rear extension  
18 Vanbrugh Drive, LU5 5SU  
For: Mr R Piniuc

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

CB/22/01984/FULL Erection of a single storey side and rear extension  
100 Leafields, LU5 5LX  
For: Mr J Ajayi

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

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

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

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

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

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

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

- **The proposed development would contravene the initial criteria which had been agreed for a car park rather than commercial vehicles.**
- **Assurances were required that any vehicles or items stored would not impact the treeline, and would be limited to van height.**
- **Additional concerns were raised over the hours of operation.**
- **The proposed development and removal of trees would have a detrimental visual impact on an area adjacent to the Conservation Area and the setting of Houghton Hall Park.**

CB/TCA/22/00291 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

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

**Noted:**

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 received.

***Withdrawals:***

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

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

**Resolved: To note the consultation**

**12103 CONSULTATION: ELECTRIC VEHICLE CHARGING: GUIDANCE FOR NEW DEVELOPMENTS SUPPLEMENTARY PLANNING DOCUMENT (SPD)**

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

**Resolved: To note the consultation**

**12104 NEIGHBOURHOOD PLAN UPDATE**

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

Members were advised the closing date for applications was Wednesday 29<sup>th</sup> June 2022. It was suggested that redacted applications be circulated to members of the Steering Group.

**12105 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 8.03pm**

**Dated this 18<sup>th</sup> day of July 2022.**

**Chairman**

# PUBLIC NOTICE



Central  
Bedfordshire

## **CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE NO WAITING AT ANY TIME ON PARKSIDE DRIVE, HOUGHTON REGIS**

Reason for proposal: The waiting restrictions are intended to address indiscriminate parking and to ensure that visibility at the junctions is not obscured.

Effect of the Order:

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

1. Parkside Drive, north side, from the junction with the northern section of Parkside Drive and extending in an easterly direction for approximately 64 metres.
2. Parkside Drive, south side, in line with the north-eastern side of the junction with the northern section of Parkside Drive and extending in an easterly direction for approximately 64 metres.
3. Parkside Drive, north east side, from the junction with the access to The Academy of Central Bedfordshire and extending in a south-easterly direction for approximately 137 metres, ending at a point approximately 14 metres south east of the centre of the junction with Trident Drive.
4. Parkside Drive, south side, from a point in line with approximately 3 metres east of the centre of the access to The Academy of Central Bedfordshire and extending in a south-easterly direction for approximately 118 metres, ending at the junction with Trident Drive.
5. The access road to the Academy of Central Bedfordshire, east side, from the junction with Parkside Drive and extending in a north easterly direction for approximately 3 metres into the junction.

Further Details may be viewed online at [www.centralbedfordshire.gov.uk/publicstatutorynotices](http://www.centralbedfordshire.gov.uk/publicstatutorynotices).

Comments should be sent by e-mail to [highways.consultation@centralbedfordshire.gov.uk](mailto:highways.consultation@centralbedfordshire.gov.uk) by 20 July 2022. Any objections must state the grounds on which they are made **and must quote unique reference number A00221**. 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 202\*\*"

Central Bedfordshire Council  
Priory House  
Chicksands  
Shefford SG17 5TQ

Daryl Harvey  
Head of Highways

29 June 2022

# PUBLIC NOTICE

## **CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE A 20MPH SPEED ZONE ON PARKSIDE DRIVE, HOUGHTON REGIS**

Reason for proposal: The waiting restrictions are intended to address indiscriminate parking in the vicinity of Kingsland Secondary School and to create a safer environment for those travelling to and from school.

Effect of the Order:

### **To introduce a 20mph Speed Zone on the following lengths of road in Houghton Regis:-**

1. Parkside Drive, from a point approximately 15 metres north-east of the centre of the junction with the northern spur of Parkside Drive and extending in a north-easterly direction and then following the curvature of the road south-east for a distance of approximately 195 metres, ending at a point approximately 15 metres north-west of the centre of the junction with Trident Drive.

Details may also be viewed online at [www.centralbedfordshire.gov.uk/publicstatutorynotices](http://www.centralbedfordshire.gov.uk/publicstatutorynotices).

Comments should be sent by e-mail to [highways.consultation@centralbedfordshire.gov.uk](mailto:highways.consultation@centralbedfordshire.gov.uk) by 27 July 2022. Any objections must state the grounds on which they are made **and must quote unique reference number A00223**. 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 (Parkside Drive, Houghton Regis) (20mph Speed Zone) Order 2022"

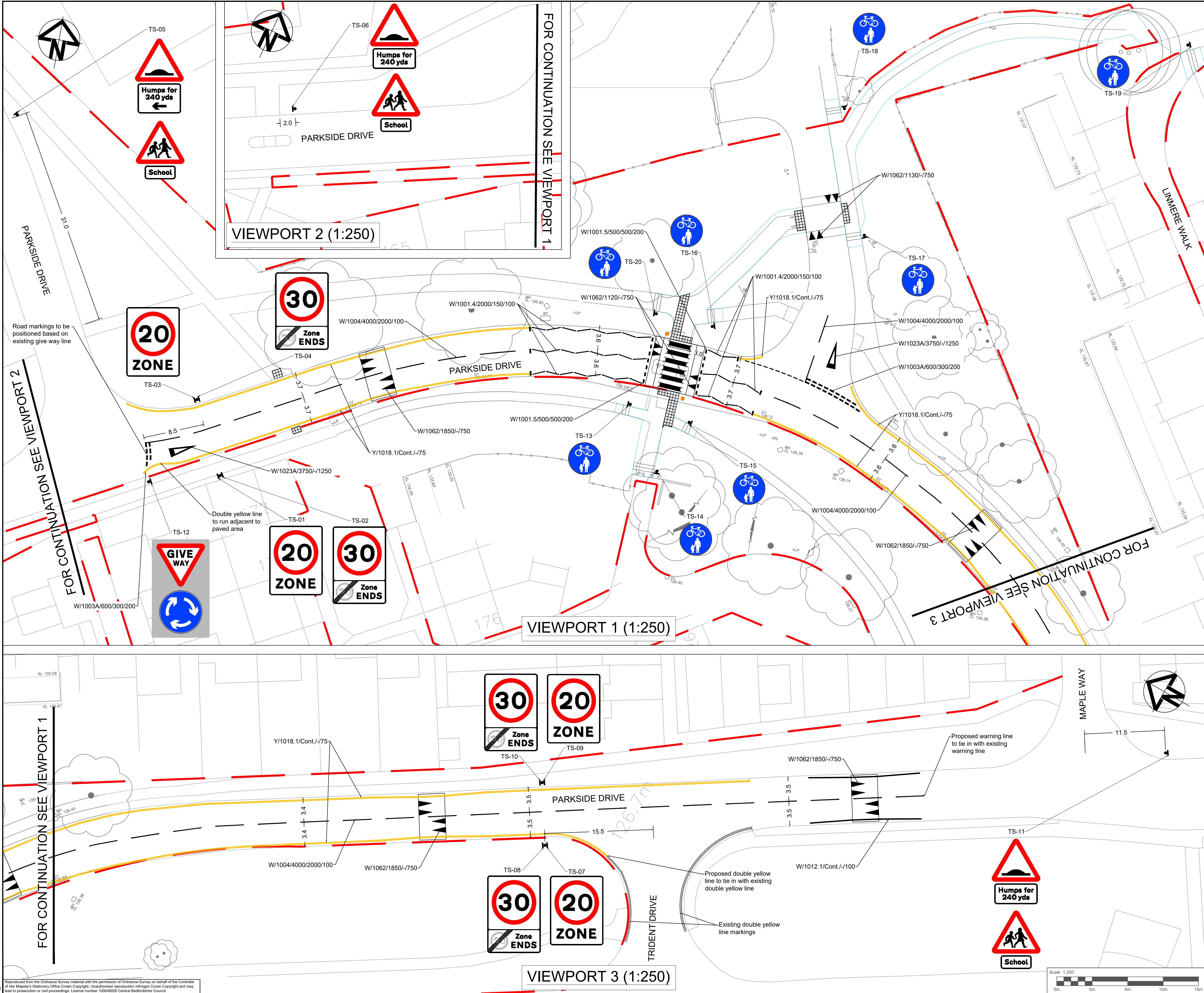
Central Bedfordshire Council  
Priory House  
Chicksands  
Shefford SG17 5TQ

Daryl Harvey  
Head of Highways

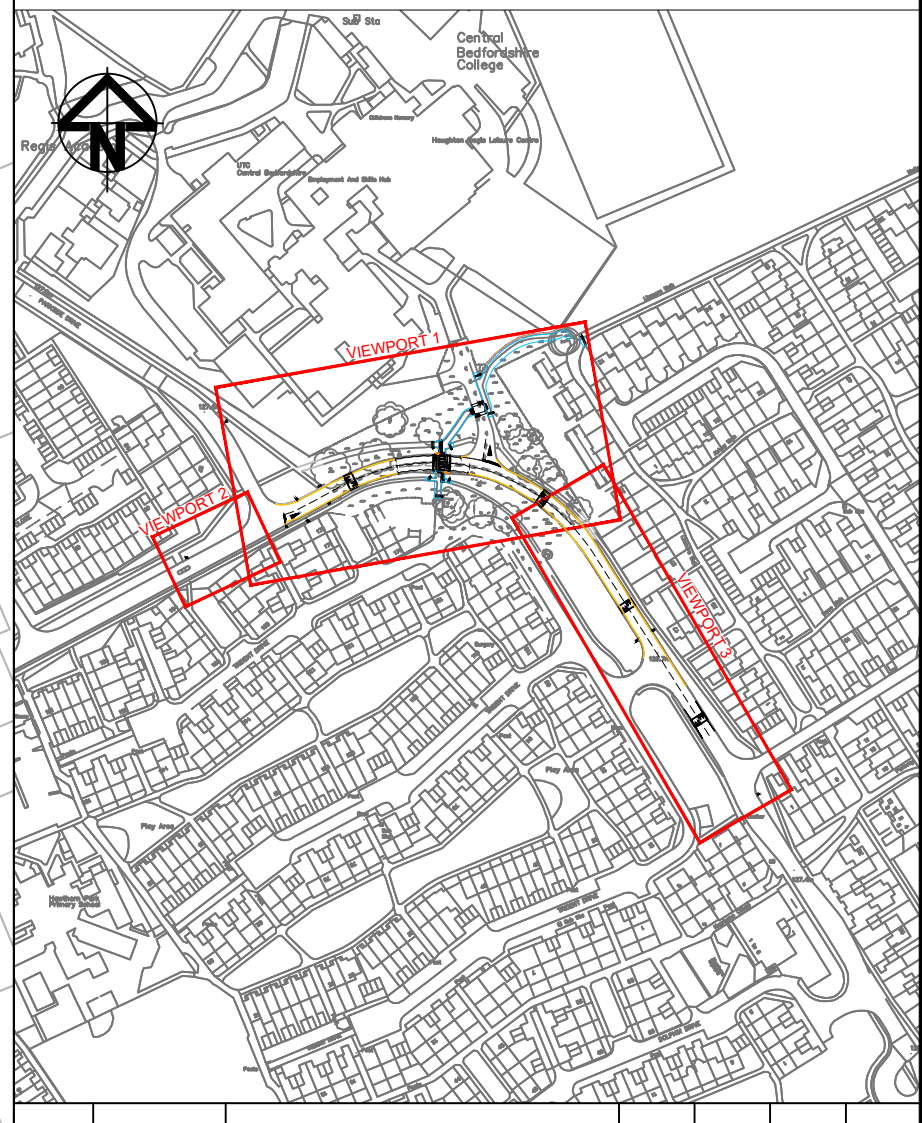
06 July 2022



IGBSBR1-FIL003\Projects\_Progress\1\_HIGHWAYS\CBC\BRJ10554 - CBC Development Control 0217 - Kingsland Secondary School - Traffic Calming\Drawings\1200 Road Markings and Traffic Signs\BRJ10554-JAC-HSN-KS-DR-CH-0001.dwg - 27/04/2022 15:52:58 - Layout1 - Kelly.E

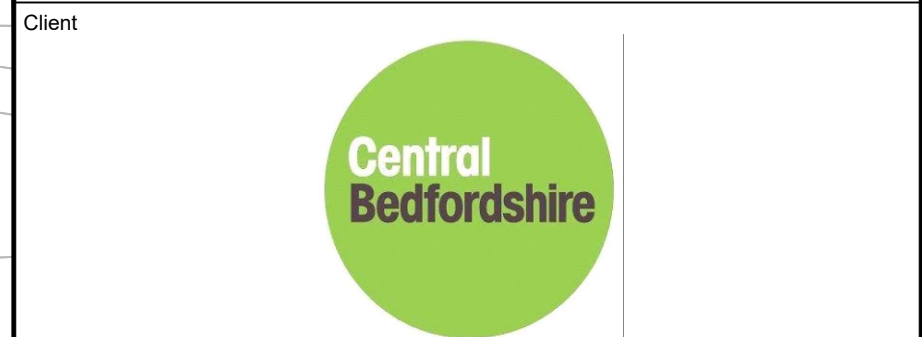


- NOTES:**
- Do not scale from this drawing.
  - All dimensions are in meters unless otherwise noted.
  - Design in accordance with Central Bedfordshire Council Highway Construction Standards & Specification Guidance, Issue 7.
  - Sign and Road Marking diagram numbers refer to the Traffic Sign Regulations and General Directions (TSRGD) 2016 and subsequent amendments.
  - Drawing to be read in conjunction with the Sign Schedule BRJ10554-JAC-HSN-KS-SH-CH-0001.
  - Signs are to be manufactured by UKCA certified manufacturers.
- KEY:**
- Highway Boundary
  - Proposed tactile paving
  - Proposed Corduroy Warning Strips
  - Proposed Traffic Sign(s)
  - Proposed Belisha Beacon
- Colour of line  
W - White  
Y - Yellow
- Traffic signs regulations and general directions 2016 diagram no.
- W/1003A/600/300/200
- Length of line (mm)  
Gap between lines (mm)  
Width of line (mm)



P00	28/04/2022	SUITABLE FOR INFORMATION	JK	DB	AC	MB
Rev	Rev. Date	Purpose of revision	Drawn	Checked	Rev'd	Appr'd

Designer: **Jacobs**  
7th Floor, 2 Colmore Square, 38 Colmore Circus  
Queensway, Birmingham, B4 6BN  
Tel:+44(0)121 237 4000 www.jacobs.com



Project: **KINGSLAND SECONDARY SCHOOL PARKSIDE DRIVE**

Drawing title: **ROAD MARKING AND TRAFFIC SIGNS**

Drawing status: **SUITABLE FOR INFORMATION**

Scale	AS SHOWN	DO NOT SCALE
Jacobs No.	BRJ10554	Rev P00

Drawing number: **BRJ10554 -JAC-HSN-KS-DR-CH-0001**

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