



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

1st August 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 8th August 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

Pages 6 - 11

To approve the Minutes of the meeting held on the 18th July 2022.

Recommendation: To approve the Minutes of the meeting held on 18th July 2022 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

CB/22/02733/FULL	Single storey rear extension to 23 & 25 Arnald Way and garage conversion to 25 Arnald Way 23 and 25 Arnald Way, Houghton Regis, Dunstable, LU5 5UN Mr M Young and Mrs S Dovey
CB/22/01503/FULL	Drop Kerb front of property to access electric vehicle charging point 2 Farriers Way, Houghton Regis, Dunstable, LU5 5FG For: Mr R Machado
CB/22/02783/FULL	Part two storey, part single storey rear extension and dormer to front elevation 11 Woodlands Avenue, Houghton Regis, Dunstable, LU5 5LJ For: Mr L Priolo
CB/22/02841/VOC	Variation of Condition number 2 of planning permission CB/22/01423/FULL: Change of Use: Retail unit to Tanning Salon (Business viability operational needs require longer hours) Unit 4, All Saints View, High Street, Houghton Regis, LU5 5LQ For: Ms A Kabacinska
CB/22/02569/FULL	Erection of warehouse unit to create additional storage space. Miniclipper Logistics 10 Portland Close Townsend Industrial Estate Houghton Regis Dunstable LU5 5AW For: Mr J Lynock (Smart Space)

For noting

- CB/22/02777/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/22/02778/DOC Discharge of Condition 15 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/22/02788/GPDE Prior Notification of Householder Extension: Single storey rear extension, 6m beyond the rear wall of the original dwelling, maximum height of 2.85m & 2.74m to the eaves. 86 Houghton Road, Dunstable, LU5 5AD
- CB/22/02768/NMA Non-material amendment to planning permission CB/20/01537/FULL (Erection of a mixed use Local Centre comprising 52 no. apartments, 1 no. day nursery (Use Class D1), 1 no. retail unit (Use Class A1) 4 no.retail units (Use Classes A1/A3/A5) and associated infrastructure works including a haul road, landscaping and public realm.) Amendments sought: Change the material of the sleeping policemen across the site from flagstone paving to blockpavers. Land west of Bidwell, Houghton Regis LU5 6JQ
- CB/22/02671/DOC Discharge of Conditions 6,28 against planning permission CB/18/04471/FULL Proposed Development: 48 new residential units. Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH
- CB/22/02883/DOC Discharge of Condition 9 against planning permission 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 5150 dwellings (Use Class C3); up to 202500 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.

Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

CB/22/02864/DOC Discharge of Conditions 8,9 against planning permission CB/20/00687/FULL, residential development of 31 affordable dwellings, with formation of two vehicular accesses, sustainable urban drainage and associated landscaping.
Land to the south of The Bungalow, Bedford Road, LU5 6JS

(b) Decision Notices

Permissions/Approvals/Consents:

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

Refusals:

None at time of going to print.

Withdrawals:

None at time of going to print.

6. 4 TOWNSEND TERRACE – APPEAL NOTICE

Pages 12 - 13

Members will find attached notice of appeal for 4 Townsend Terrace.

Members are advised that the committee considered this application at the meeting held on the 29th November 2021 and made no objection.

Recommendation To note the information

7. AMP 3 LINMERE – BARRATT HOMES NEWSLETTER

Pages 14 - 16

Members will find attached a newsletter from Barratt Homes advising of plans for development on land known as AMP3, within the Linmere site. This newsletter is prior to any planning applications being submitted to Central Bedfordshire Council and is provided for information.

8. STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS

Woodside Link – No substantive update to report.

A5 M1 Link – For information this major road project opened on the 11th May 2017.

All Saints View – No substantive update to report.

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.

Recommendation: **To note the information**

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HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

18th July 2022 at 7.00pm

Present: Councillors: Y Farrell Substitute
S Goodchild
D Jones
S Thorne

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

Public: 4

Apologies: Councillors: M Kennedy
J Carroll
E Cooper
C Slough

Also present: Councillor: T McMahon

12120 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Kennedy, Cllr Carroll, Cllr C Slough, Cllr Cooper (Cllr Farrell substituted for Cllr Cooper). Cllr Jones chaired the meeting.

12121 QUESTIONS FROM THE PUBLIC

A member of the public requested to clarify, and amend, the minutes from the last Planning meeting, to include the recommendations of the Town Council meeting held on 20th June 2022 which related to Windsor Drive and for these to be included in the minutes of the Planning meeting.

It was advised that any decisions of the Town Council applied across all committees. It was confirmed that there was no recommendation from Town Council to planning on this matter.

12122 SPECIFIC DECLARATIONS OF INTEREST

Application CB/22/02676/VOC - Cllr Jones advised members that he was no longer a Governor at Hawthorn Park Lower School.

12123 MINUTES

To approve the Minutes of the meeting held on the 27th June 2022.

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

12124 PLANNING MATTERS

(a) The following planning applications were considered:

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

Comments: Houghton Regis Town Council was in general support of the brief, however Houghton Regis Town Council could not support a planning application that had not addressed the need for the main point of access to not come from Conquest Road.

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

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

CB/22/02116/FULL Erection of a single storey side extension.
131 Sundon Road, Houghton Regis, Dunstable, LU5 5NL

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

CB/22/02534/FULL Single storey rear extension to replace conservatory
29 Sundon Road, Houghton Regis, Dunstable, LU5 5LL
For: Mr and Mrs Robson

Comments: Houghton Regis Town Council had no objections to this application, however, as this proposed development was located in the conservation area the Town Council wished assurance that suitable materials would be used, that would complement and blend in with the area.

CB/22/01979/FULL Single storey side and rear extension
2 Leaside, Houghton Regis, Dunstable, LU5 5RF
For: Mr V Sabaliauskas

Comments: Houghton Regis Town Council had not objection to the proposed development however, they raised concerns on whether the land was indeed amenity land which was there in order to contribute to the layout of the estate.

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

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

CB/22/01874/FULL Garage conversion and swimming pool extension.
The Gables, East End, Houghton Regis, Dunstable, LU5 5LA
For: Mr and Mrs Anoquah

Comments: Houghton Regis Town Council had no objections to this application however, should Central Bedfordshire Council be minded to approve the application, that a condition be placed on the approval requiring this development be used ancillary to the main residence.

CB/22/02473/FULL Single storey front extension and rear extension
8 Peel Street, Houghton Regis, Dunstable, LU5 5EY
For: Mr and Mrs Popescu

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

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

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

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

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

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

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

Noted:

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

- 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, 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 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JF

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 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

Withdrawals:

None received.

Members were advised that Central Bedfordshire Council were consulting on proposals to introduce No Waiting at Any Time restrictions on Parkside Drive. Members received a notice attached.

Members agreed it would not be necessary to submit any comments on this consultation.

Resolved: To consider the Town Councils response to the proposals to introduce No Waiting at Any Time restrictions on Parkside Drive

12126 PARKSIDE DRIVE 20MPH SPEED ZONE – CONSULTATION A00223

Members were advised that Central Bedfordshire Council were consulting on proposals to introduce a 20mph speed zone on Parkside Drive. Members received a notice and plan.

Members agreed it would not be necessary to submit any comments on this consultation.

Resolved: To consider the Town Councils response to the proposals to introduce 20mph speed zone on Parkside Drive

12127 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS

Woodside Link – No substantive update to report.

A5 M1 Link – Members were advised that improvement work to the road markings would take place between Monday 11th July - 16th September. These works were planned to be completed in 5 phases.

All Saints View – No substantive update to report.

Linnere – No substantive update to report.

Bidwell West – No substantive update to report.

Kingsland – Members were advised a planning application had been approved for a new leisure centre.

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 8.12pm

Dated this 8th day of August 2022.

Chairman

Development Management

Central Bedfordshire Council

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



Mrs Senior
Houghton Regis Town Council
Peel Street

Houghton Regis
LU5 5EY

Contact Planning Appeals Team
Email planning.appeals@centralbedfordshire.gov.uk
Appeal Ref APP/P0240/W/22/3297904
CBC Ref CB/21/04863/FULL
Date 27 July 2022

Dear Mrs Senior,

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site address: 4 Townsend Terrace, Houghton Regis, Dunstable, LU5 5BB
Description of development: Conversion and extension of double garage into a single storey two bedroom detached dwelling, with off street parking and rear private garden
Appellant's name: Mr T Starkey
Appeal reference: APP/P0240/W/22/3297904
Application reference: CB/21/04863/FULL

A Planning Application Ref No: CB/21/04863/FULL received on 29 October 2021, for Conversion and extension of double garage into a single storey two bedroom detached dwelling, with off street parking and rear private garden at 4 Townsend Terrace, Houghton Regis, Dunstable, LU5 5BB was submitted on behalf of Mr T Starkey.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

I have forwarded all the representations made to us on the application to The Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <http://www.gov.uk/appeal-planning-decision/comment-on-an-appeal>. If you do not have access to the internet you can send your comments to The Planning Inspectorate, 3O, Temple Quay House, 2 The Square, Bristol, BS1 6PN. **All representations must be received by 31 August 2022.** Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference which is APP/P0240/W/22/3297904. Please do not write to me.**

Please note that any representations you submit to the Planning inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in an appeal" booklets free of charge from GOV.UK at

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

Appeal documents are available on our website following receipt of the questionnaire submission from the Planning Inspectorate. <http://www.centralbedfordshire.gov.uk/planning-register> enter the application reference **CB/21/04863/FULL** into the application quick search box, click on the Case Reference to show more details – click on View Documents / Legal folder.

You can find out appeal deadlines and details of the decision on the Planning Inspectorate's website <http://www.gov.uk/appeal-planning-inspectorate>.

Yours sincerely,

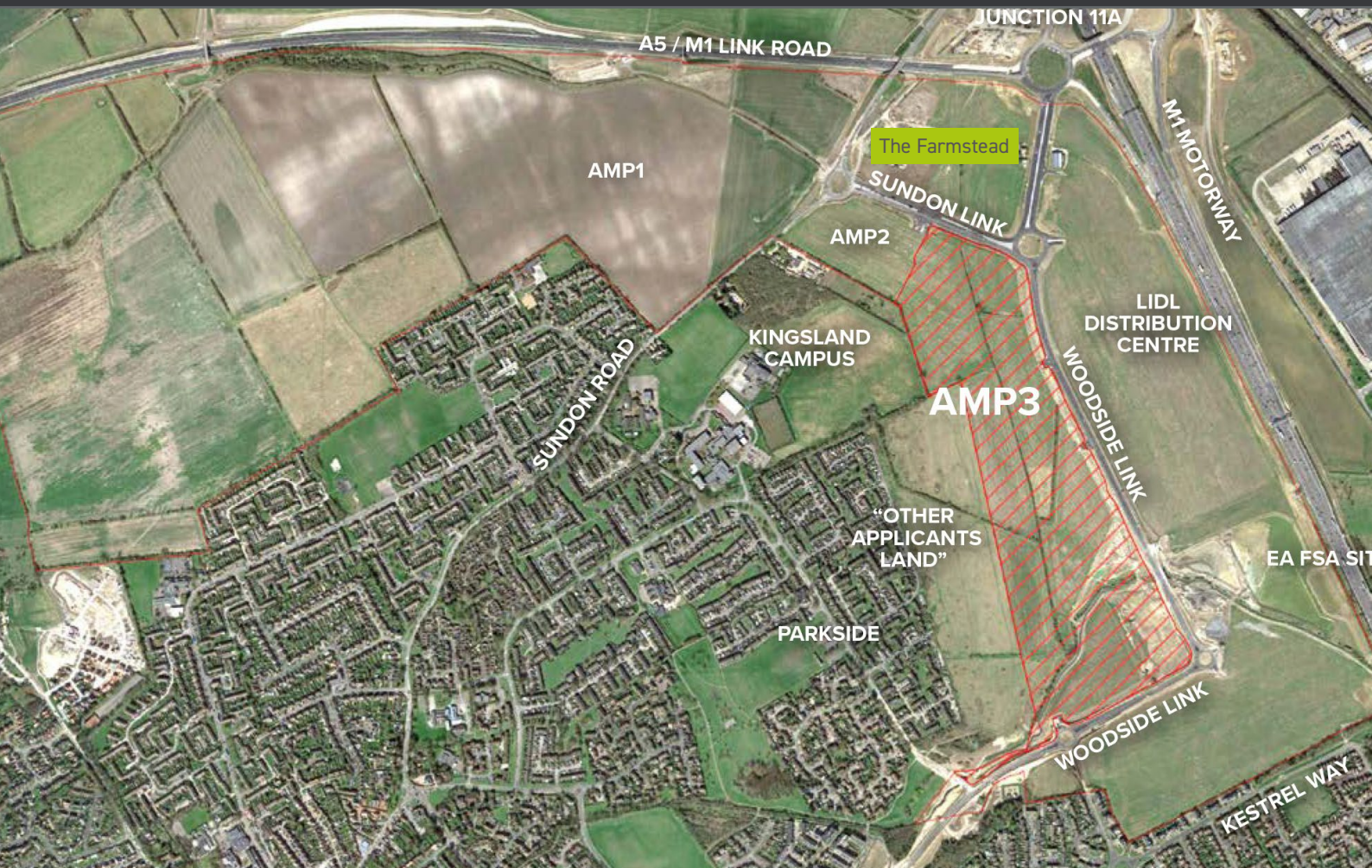


Andrew Davie
Assistant Director - Development Infrastructure

Linmere, Houghton Regis AMP3



BARRATT
HOMES



Barratt Homes are excited to report that we have secured two more housing parcels in the third phase of Linmere, known as 'AMP3'. This phase is located to the east of the wider masterplan, adjacent to the Woodside Link Road. Our new parcels will deliver 188 high quality homes that will compliment those currently being delivered at Betony Meadows in AMP1. A planning application for these new homes is being worked up and is due to be submitted to Central Bedfordshire Council in August 2022.

This newsletter aims to tell you a little more about our proposals for this next phase of Linmere and we'd love to know what you think about our emerging plans. You can get in touch for free via email, post or on the telephone. Contact details are provided below and on the final page of this newsletter.

If you'd like to speak with someone or raise any specific questions you can call us on **0800 148 8911** or email info@barratthomeslinmere.co.uk

Parcels 3 and 4, AMP3

This application is for four residential parcels that sit within the area known as AMP3. This phase of Linnere includes new homes, along with community facilities such as a Locally Equipped Area of Play, a public house, a hotel and other mixed use retail units, along with connecting roads, footpaths, cycleways and strategic sustainable drainage. These wider facilities will come forward as part of separate applications and will be delivered by HRMC.

The application sites extend to an area of just over 6 hectares and are located in the northern quadrant of AMP3. They are adjacent to the new Woodside Link Road to the east and the Kingsland School campus to the west. In between the two parcels can be found the play area, hotel and pub referred to above.

The approved masterplan and Design Code for AMP3 set out a range of fixed principles that must be adhered to in our new development proposals. These principles include:

- The location and configuration of strategic roads and footpaths, which are being delivered by HMRC.
- The location of vehicular and pedestrian entrance and exit points into each of the housing parcels.
- The location of the pedestrian footpath into the Kingsland School Campus, which Barratt Homes will deliver on behalf of HRMC.
- Guidance on building materials, architectural detailing, surface treatments and landscaping.
- Connections into the wider sustainable urban drainage network.



Drafted detailed Layout of Parcels 3 and 4

Design and Appearance

Parcels 3 and 4 at AMP3 will deliver 188 new high quality homes, ranging from 1 and 2 bedroom apartments to larger 3 and 4 bedroom family homes. In line with the requirements of the outline planning permission, 10 of these new homes will be affordable. These affordable homes will be split equally between Affordable Rent and Shared Ownership tenures.

The approved Design Code for AMP3 states that the overarching design character for this area of Linnere as 'Industrial-Chic'. In line with this, the proposed architectural style for Parcels 3 and 4 is contemporary in character and utilises a variety of industrial details, including metal balconies, metal panelling, varying roof pitches, floor to ceiling glazing and grey windows and doors. Some example precedent images for 'Industrial Chic' are provided, along with an extract from our draft street scenes for the Gateway and Spine Road character areas.

The proposed landscaping scheme adheres to the overarching design principles for AMP3. It will predominantly consist of formal hard landscaping, along with pockets of incidental soft landscaping and tree planting. The draft landscape masterplan can be found below and will be agreed in conjunction with Central Bedfordshire Council as part of the forthcoming application process.



Examples of Industrial Chic Design

Street Scenes



Section 1/1



Section 2/2



Section 19/19



Barratt Homes Quality

Barratt Homes is proud to have been awarded the maximum five stars from the House Builders Federation for buyers recommending Barratt Homes to friends and family - the only major national home builder to achieve this every year since 2010.

Barratt Homes take a 'fabric first' approach when it comes to designing and building their homes. Through the use of effective insulation and the installation of energy efficient boilers and lighting systems, Barratt ensures that the homes they deliver meet the relevant environmental and sustainable building regulation targets and perform well in terms of their energy consumption.

Next Steps

A planning application will be submitted to Central Bedfordshire Council in August. Once submitted it will be subject to the statutory period of public consultation and it will be possible for comment on the application at that point in time. In the meantime, if you would like to comment on our emerging proposals, or if you have any specific questions, please do get in touch via the contact details provided.

Want to know more?

Call us on:

0800 148 8911

or contact via email:

info@barratthomeslinmere.co.uk

Write to us at:

**Freepost, MPC Consultation or
complete the attached feedback
card**

