



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

3rd October 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 10th October 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 5 - 10

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

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

5. PLANNING MATTERS

(a) To consider the following applications:

CB/22/03745/FULL	Single storey front extension 26 Longbrooke, Houghton Regis, LU5 5QX For: Mr McCarthy
CB/22/03703/FULL	Proposed two storey side and single storey front extension. 21 Grangeway, Houghton Regis, LU5 5PR For: Mr M Walcott
CB/22/03854/ADV	Advertisement: 1No. front building mounted sign, 1No. rear illuminated building mounted sign and 1No. free standing illuminated entrance sign. Unit 1, Foster Avenue, Dunstable, LU5 5TA For: Siemens Healthineers UK
CB/22/02941/FULL	Proposed Front porch 24 Drury Lane, Houghton Regis, Dunstable, LU5 5ED For: Mrs M Illisoi
CB/22/03223/FULL	Part single storey and part two storey rear extension (part retrospective) 5 Dell Road, Houghton Regis, Dunstable, LU5 5HT <i>Members are advised that amendments to this application have been received in respect of Revised Proposal/ Description</i>

Pages 11 - 12

For noting

CB/22/03852/NMA	Non-material amendment to planning permission CB/20/04715/FULL (Demolition of existing building and construction of a two storey manufacturing facility (Use Class B2) and associated works). Amendment sought to the site layout Unit 1, Foster Avenue, Dunstable, LU5 5TA
CB/22/03857/DOC	Discharge of Condition 11 against planning permission CB/20/04715/FULL (Demolition of existing building and construction of a two storey manufacturing facility (Use Class B2) and associated works). Unit 1, Foster Avenue, Dunstable, LU5 5TA
CB/22/03787/DOC	Discharge of Condition 15 against planning permission CB/15/00297/OUT (Outline 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 [a-c], B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1/D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks) 1 Airedale Gardens, Houghton Regis, Dunstable, LU5 6TN
CB/22/03788/NMA	Non-material amendment to planning permission CB/19/03232/RM (Reserved matters: Appearance, scale and landscaping for residential development of 336 dwellings on Development Parcels 5a and 5b Bidwell West, Houghton Regis. Outline application (CB/15/0297/OUT) was supported by a full Environmental Statement (ES).) - Amendment sought is omission of chimneys on plots 22, 23, 11, 12, 39, 40 and 146. Parcels 5a and 5b, Bidwell West, Houghton Regis, LU5 6JQ
CB/22/03793/NMA	Non-material amendment to planning permission CB/21/04839/DOC (Discharge of Conditions 1 and 2 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) - Brick type changed from Ibstock Bexhill Red to Ibstock Reigate Medium for Plots: 259, 260 and 261
 Dunstable Northern Bypass, Chalton, Houghton Regis, LU5 6JJ

(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. 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
27th September 2022 at 7.00pm**

Present: Councillors: J Carroll
Y Farrell Substitute
D Jones
R Morgan Substitute
S Thorne

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

Public: 0

Apologies: Councillors: M S Kennedy
E Cooper
S Goodchild
C Slough

Also present: Councillor: T McMahon Virtual Attendance

12169 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Kennedy, Cllr C Slough, Cllr Cooper (Cllr Morgan substituted) and Cllr Goodchild (Cllr Farrell substituted).

12170 QUESTIONS FROM THE PUBLIC

None.

12171 SPECIFIC DECLARATIONS OF INTEREST

None.

12172 MINUTES

To approve the Minutes of the meeting held on the 30th August 2022.

Resolved To approve the Minutes of the meeting held on 30th August 2022 and for these to be signed by the Chairman.

12173 PLANNING MATTERS

(a) The following planning applications were considered:

CB/22/03245/ADV Advertisement: One illuminated fascia sign and two non-illuminated fascia signs.
Units 2&3, All Saints View, High Street, Houghton Regis, LU5 5LQ
For: D Kemp

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

CB/22/03323/FULL Single storey rear extension.
3 Holyrood Drive, Houghton Regis, Dunstable, LU5 5FW
For: Karol Dujczynski

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

CB/22/03307/LDCP Lawful Development Certificate Proposed: To access drive over verge green space.
57 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5HD
For: Mrs J Bunting

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

- **Loss of amenity land.**

However, if Central Bedfordshire Council approved this application, it was requested that Grasscrete be used to preserve a proportion of the amenity land aesthetics.

CB/22/03176/FULL Erection of a new detached dwelling and associated parking
8 Farriers Way, Houghton Regis, Dunstable, LU5 5FG
For: Mr S Reilly

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

- **That the proposed development would have a detrimental impact on the amenity of those residents adjacent to this site at 21 Millers Way.**
- **Overdevelopment.**
- **The close proximity of the proposed flank wall would appear overbearing to those residents at 21 Millers Way.**

Houghton Regis Town Council understands that this site, when the land around it was first developed, was left vacant due to the substantial change in ground levels and was not included for development to avoid the impact on the area.

CB/22/03352/REG3 Construction of 12 new parking spaces as a provision to replace spaces lost due to the construction of the new entrance road for the new Houghton School.
Houghton Regis Leisure Centre, Parkside Drive, LU5 5PX

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

CB/22/03510/FULL Resubmission of 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
For: Mr M Young and Mrs S Dovey

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

CB/22/03615/FULL Proposed single storey rear extension to replace conservatory 29 Sundon Road, Houghton Regis, Dunstable, LU5 5LL
For: Mr & 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/22/03649/FULL Proposed single storey glass orangery extension.
100 Parkside Drive, Houghton Regis, Dunstable, LU5 5QN
For: Mr Lajthjia

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

Noted:

CB/22/03413/DOC Discharge of Condition 16 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, Houghton Regis

CB/22/03398/NMA Non-material amendment to planning permission CB/20/00626/RM (Reserved Matters: Following Outline Application CB/15/00297/OUT 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes

B1 [a-c], B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthwork's. Reserved matters sought relating to matters of appearance, landscaping, layout and scale for the construction of 109 no. dwellings)). Amendment sought: Change to affordable housing plan to facilitate a like-for-like switch of tenures of Plots 59 & 60
Parcel 1, Bedford Road, Houghton Regis

- CB/22/03518/DOC Discharge of Conditions 9 & 11 against planning permission CB/18/04471/FULL: 48 new residential units.
Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH
- CB/22/03504/NMA Non-material amendment to planning permission CB/21/00382/FULL (Construction of 9 residential dwellings and all ancillary works). Changing the facing brick type. The previously approved brick type is not available
The Orchard, Bedford Road, Houghton Regis, Dunstable, LU5 6JJ
- CB/22/03643/GPDE Prior Notification of Householder Extension: Single storey rear extension, 4.50m beyond the rear wall of the original dwelling, maximum height of 3.00m & 2.85m to the eaves.
89 Hillborough Crescent, Houghton Regis, Dunstable, LU5 5NY

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

12174 DRAFT ON-STREET PARKING MANAGEMENT STRATEGY

Members were informed that Central Bedfordshire Council had begun a six-week consultation on their Draft On-street Parking Management Strategy. The consultation began on Friday 12th August 2022, with the deadline for comments being 10am on Monday 26th September 2022.

The On-street Parking Management Strategy was one of the strategy documents that would form part of Local Transport Plan 4 (LTP4) for Central Bedfordshire. The

Local Transport Plan set out the overarching strategy for managing transport in Central Bedfordshire. It identified local transport priorities and set out a framework for directing future investment. The On-street Parking Management Strategy was the first of a suite of sub-documents of LTP4 that would be developed to replace the Car Parking Strategy (2011) and the Interim Parking Management Strategy (2018). Members were reminded information had already been provided and that this item was deferred from the last meeting of this committee.

Members were advised that contact had been made with Central Bedfordshire Council in regard to a request for a slight extension for receipt of comments.

Members were advised that an extension had been issued and the consultation was due to end on 3rd October 2022.

Members welcomed the consultation element of the Street Parking Management Strategy and felt it was appropriate for Houghton Regis Town Council to be included as part of the strategy.

12175 **A00335 PLAITERS WAY, DISABLED BAY PARKING CONSULTATION**

Members were advised that Central Bedfordshire Council were proposing to introduce and remove disabled parking bays on Plaiters Way, Houghton Regis.

Members received the public notice and plan.

Members were informed that an extension to the date for comments to be received had been requested.

Members felt that no comments regarding the Disabled Bay parking consultation were necessary.

12176 **BEECHWOODS SPECIAL AREA OF CONSERVATION – ZONE OF INFLUENCE**

Members were provided with a link for the most up to date information in regard to Beechwoods Special Area of Conservation – Zone of Influence.

https://www.centralbedfordshire.gov.uk/info/44/planning/1144/important_information_regarding_current_and_proposed_residential_proposals_in_southern_central_bedsfordshire

Members received this report for information.

12177 **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 7.46pm

Dated this 10th day of October 2022.

Chairman

DRAFT

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
Beds
LU5 5EY

Date 29 September 2022

Dear Mrs Senior,

Application No: CB/22/03223/FULL
Location: 5 Dell Road, Houghton Regis, Dunstable, LU5 5HT
Proposal: Part single storey and part two storey rear extension (part retrospective)

I have received amendments to this application in respect of the above property.
Revised Proposal/ Description

Internal consultees should follow the consultee procedure available on the [intranet](#). Comments should be submitted by no later than 20 October 2022.

Ward Councillors and other external consultees can view this application by visiting <http://www.centralbedfordshire.gov.uk/planning-register> and entering the application reference 22/03223. Please provide any comments by no later than 20 October 2022.

For consultees unable to access documents via the website, please contact us to arrange access another way.

Consultee comments will be published to our website as they are received.

Yours sincerely,

Luke Burgess
Planning Assistant

Submitting Consultee Comments Online Guidance

1. Open webpage: <http://www.centralbedfordshire.gov.uk/planning-register>
2. Enter the case reference in the search field: 22/03223

Application quick search

Type in the planning application number in the following format: YY/00000 to find the matching application. Please enter the number as shown on the correspondence that you have received from us.

Application Number:

3. The case summary will be displayed
4. Click on CB/22/03223/FULL (click for more details)

1 to 1 of 1 Results

You searched for: Application Number:

Please note these pages contain multiple entries, please select carefully.

For more details about each application please click on the relevant application number.

Please take care to choose the correct application type (ie FULL, LB, ADV).

Application Number: ***'Your case reference'* (click for more details)**

Application registered	Consultation period	Awaiting decision	Decided	Appeal	Appeal decided
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5. Scroll down to the bottom of the page - there will be a link to 'Submit a Consultee Online Comment'

Statutory Consultee

If you are a Consultee and would like to submit an on-line Comment on this application please **Submit A Consultee Online Comment**