



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

23rd January 2023

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 30th January 2023 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 7 - 11

To approve the Minutes of the meeting held on the 9th January 2023.

Recommendation: To approve the Minutes of the meeting held on 9th January 2023 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

CB/23/00066/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 (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) approval sort for layout, scale, appearance and landscaping for 188 dwellings on parcels 3 and 4, along with parking and landscaping Houghton Regis North Site 1 Phase 3 Parcels 3 and 4 Houghton Regis
CB/22/04923/FULL	Demolition of existing dwelling, garage and buildings for a residential development for 32 dwellings with access road and sewers. Red Cow Farm House, Bedford Road, Houghton Regis, LU5 6JP
CB/22/04917/REG3	Temporary Infiltration Basin Houghton Regis Academy, Parkside Drive, LU5 5PX

- CB/23/00023/FULL Change of use of amenity land with the removal of the grass verge and raised kerb and replace with tarmac access and a dropped kerb 105 Grove Road, Houghton Regis, Dunstable, LU5 5PE
For: Mrs D Binder
- CB/TRE/23/00004 Works to trees protected by a Tree Preservation order and in a
Page 12 Conservation Area: SB/TPO/2/1962 Various works to include felling, removing dead wood & reducing trees in height.
Houghton Hall Visitors Centre, Park Road North, LU5 5FU

For noting

- CB/23/00122/NMA Non-material amendment to planning permission CB/20/00675/VOC (Variation of condition 19 of 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). Variation to approved plans list (condition 19) to amend red line and to substitute approved plans.) Amendment sought to side windows on 2 house types.
Parcels 5a and 5b Bidwell West, Houghton Regis, LU5 6JQ
- CB/23/00158/DOC Discharge of Condition 10 against planning permission CB/18/04471/FULL (48 new residential units).
Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH
- CB/23/00122/NMA Non-material amendment to planning permission CB/20/00675/VOC (Variation of condition 19 of 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). Variation to approved plans list (condition 19) to amend red line and to substitute approved plans.) Amendment sought to side windows on 2 house types.
Parcels 5a and 5b Bidwell West, Houghton Regis, LU5 6JQ

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

None at time of going to print.

Refusals:

None at time of going to print.

Withdrawals:

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

CB/22/04405/VOC	Variation of condition number 10 of planning permission CB/18/04471/FULL (48 new residential units.). Variation sought to split into two phases due to change on subcontractor. Land at Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH
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6. CB/22/01876/FULL – THE GABLES, EAST END, HOUGHTON REGIS, LU5 5LA

At the planning meeting held on the 21st November 2022 members made the following comment: *Members expressed their disappointment at CB/22/01876/FULL having been granted as this was not in keeping with the aesthetics of the area. Members also requested that this item be placed on the agenda for the meeting to be held on the 30th January 2023 in order that the Town Council could be satisfied that a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme had been received by the Planning Authority, as per Condition 2 of the Decision Notice.*

Members are advised that the case officer for this application has been contacted in regard to providing an update in time for the meeting.

7. NEIGHBOURHOOD PLAN UPDATE

At the town council meeting held on the 19th December 2022 members agreed to adopt the final version of Houghton Regis Town Councils Draft Neighbourhood Plan ready for a light touch Regulation 14 public consultation (minute number 12301).

Members are advised that this consultation commenced on the 23rd January 2023 and will end on the 6th March 2023. Although a light touch consultation, all statutory and non-statutory bodies have been contacted. Information fliers have been delivered to all households informing residents of the consultation, banners have been displayed around the town, social media posts have been made and copies of the flier have been displayed in town council noticeboards.

Members are being requested to make a recommendation to town council that funds continue to be drawn from EMR 330, for the 2023/2024 financial period, for the progression of the plan to examination stage.

Recommendation: To recommend to Town Council that funds continue to be drawn from EMR 330, for the 2023/2024 financial period, for the progression of the plan to examination stage.

8. ADOPTION OF CENTRAL BEDFORDSHIRE SUPPLEMENTARY PLANNING DOCUMENTS – ELECTRIC VEHICLE CHARGING & FOREST OF MARSTON VALE DESIGN GUIDANCE

Members are informed that the following Supplementary Planning Documents (SPDs) were adopted by Central Bedfordshire Council on 6th December 2022:

- Electric Vehicle Charging: Guidance for New Developments SPD
- Forest of Marston Vale: Design Guidance SPD

The SPDs support policies in the adopted Local Plan and are a material consideration in the determination of planning applications submitted to the Council.

The Electric Vehicle Charging SPD sets out the requirements for electric vehicle charging points to be provided for all new developments in Central Bedfordshire and provides guidance on the types, design, layout and standards of electric vehicle charging, as well as the information that developers are required to provide at the planning application stage. As such, the adoption of this document is a positive step towards Central Bedfordshire Councils 2050 Vision for developing cleaner and greener modes of travel.

The Forest of Marston Vale Design Guidance SPD sets out how the 30% tree cover target for the Forest of Marston Vale should be achieved, including guidance on the number of trees required, tree planting options and some design guidance for this.

The SPDs, together with Consultation Statements and Adoption Statements, are available to view on Central Bedfordshire Council's website:

Electric Vehicle Charging SPD documents:

- [Adopted Electric Vehicle Charging SPD](#)
- [EV Charging SPD - Consultation Statement](#)
- [EV Charging SPD - Adoption Statement](#)

Forest of Marston Vale Design Guidance SPD documents:

- [Adopted Forest of Marston Vale SPD](#)
- [Forest of Marston Vale SPD - Consultation Statement](#)
- [Forest of Marston Vale SPD - Adoption Statement](#)

The Adoption Statements explain where paper copies of the documents will be made available to view and the process for applying for a judicial review of the decision to adopt the SPDs.

Recommendation: To note the information.

9. CONSULTATIONS – CENTRAL BEDFORDSHIRE DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT AND HOUSING POLICY TECHNICAL GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT CONSULTATION JANUARY 2023

Members are advised that Central Bedfordshire Council have commenced a six week consultation on two new planning guidance documents.

- Design Guide SPD
- Housing Policy Technical Guidance Supplementary Planning Document

The consultation commenced on the 17th January 2023 and will end at 10am on Wednesday 1st March 2023.

The consultation documents can be viewed by following the link provided <https://www.centralbedfordshire.gov.uk/consultations>

[Central Bedfordshire Councils Design Guide SPD](#)

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
9th January 2023 at 7.00pm**

Present: Councillors: J Carroll
S Goodchild
D Jones Chairman
S Thorne
C Slough

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

Public: 0

Apologies: Councillor: E Cooper

Also present: Councillor: T McMahon Virtual attendance

Absent: Councillor: M S Kennedy

12304 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Cooper.

12305 QUESTIONS FROM THE PUBLIC

None.

12306 SPECIFIC DECLARATIONS OF INTEREST

None.

12307 MINUTES

To approve the Minutes of the meeting held on the 12th December 2022.

**Resolved To approve the Minutes of the meeting held on 12th December 2022
and for these to be signed by the Chairman.**

12308 PLANNING MATTERS

(a) The following planning applications were considered:

CB/22/04525/VOC Removal of condition 10 and Variation of conditions, 13 and 21 of planning permission CB/19/04220/OUT (Outline Application for Residential Development for up to 100 Dwellings with all matters reserved, except access) vary condition 13 from the requirement of 14 mainstream housing together with 9 units for care/support to 13.72% of total units

suitable for the elderly and condition 21 to be amended to "The development hereby permitted shall be carried out in accordance with the following approve plan: 13060as2.15 Rev D (in so far as it relates to the means of access)"
Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ
For: Lagan Homes

Comments: Houghton Regis Town Council had no objections to this application, however wished to raise the following concerns/comments:

- **Condition 10: requested for this to remain in place to ensure there could be no subsequent changes at a later date**
- **Condition 13: the fairness of the request to change to 13.72% was acknowledged**
- **Condition 21: negative phraseology should be used rather than positive, with further clarity required regarding means of access.**

CB/22/04652/FULL Change of use from storage and distribution (Class B8) to flexible employment uses in Classes B2 and/or B8.
Unit 9, Humphrys Road, Dunstable, LU5 4TP
For: Intercounty Truck and Van Ltd

Comments: Houghton Regis Town Council had no objections to this application, however it was requested that consideration be given to conditions being put in place on air, noise and light pollution due to the close proximity of residential homes.

CB/22/04627/FULL Rear and front single storey extensions and roofed barbecue (Retrospective)
16 Fenwick Road, Houghton Regis, Dunstable, LU5 5RP
For: Mr & Mrs Balan

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

CB/22/04189/ADV Advertisement: Installation of 11 non-illuminated Signs to the exterior of the building and 3 non-illuminated signs to the freestanding post.
The Crown, East End, Houghton Regis, Dunstable, LU5 5LB
For: Stonegate Group

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

Noted:

CB/22/04763/DOC Discharge of Condition 16 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 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans). Cond 16 - Noise and Vibration Mitigation Scheme
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

CB/22/04765/DOC

Discharge of Conditions 2,5 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 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans). Cond 2 Area Master Plan and Cond 5 Site Wide Master Plan.
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

CB/22/04683/DOC

Discharge of Condition 12 against planning permission CB/22/00545/FULL (Development of a single industrial warehouse unit for E(g)(iii), B2 and B8 use with ancillary offices, car parking, service areas and soft landscaping).
Cond 12 Material Management Plan
Unit 15 Humphrys Road, Dunstable, LU5 4TP

- CB/22/04663/DOC Discharge of Condition 6 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. Cond 6 - Energy and Sustainability
Land west of Bidwell, Houghton Regis LU5 6JQ
- CB/22/04707/GPDE Prior Notification of Householder Extension: Single storey rear extension, 4.46m beyond the rear wall of the original dwelling, maximum height of 4m & 3m to the eaves.
5 Watervale, Houghton Regis, Dunstable, LU5 6FY
- CB/22/04866/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 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans). Cond 9 - Advanced Infrastructure Works.
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

12309 HOUGHTON REGIS FOOTPATH NO's 4, 16 and 40 PUBLIC PATH DIVERSION ORDER

Members received a public notice and map in regard to the above footpaths.

Members were advised that any representations about or objections to the Order may be sent in writing to the Highway Assets Intelligence Team Leader, Central

Bedfordshire Council Highways, Priory House, Monks Walk, Chicksands, Shefford, SG17 5QT or sarah.smalley@centralbedfordshire.gov.uk not later than 18 January 2023.

Members were in support of the proposed diversions for Footpaths 4, 16 and 40.

Resolved: To respond to Central Bedfordshire Council in respect to the public path diversion order for Footpath No's 4,16 and 40.

**12310 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 8.00pm

Dated this 30th day of January 2023.

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 11 January 2023

Dear Mrs Evans,

Application No: CB/TRE/23/00004
Proposal: Works to trees protected by a Tree Preservation order and in a Conservation Area: SB/TPO/2/1962 Various works to include felling, removing dead wood & reducing trees in height.
Location: Houghton Hall Visitors Centre, Park Road North, Houghton Regis, Dunstable, LU5 5FU

I have received an application to carry out work to preserved tree(s) at the above property. 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 **01 February 2023** 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.

Yours sincerely,

Andy Jones
Trees & Landscape Officer