



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

15th February 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 20th February 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

To approve the Minutes of the meeting held on the 30th January 2023.

Recommendation: To approve the Minutes of the meeting held on 30th January 2023 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

CB/23/00127/FULL	Proposed 2 storey side extension 4 Brambles Edge, Houghton Regis, Dunstable, LU5 5FS
CB/22/04845/FULL	Outbuilding at the rear of the garden (Retrospective) 1 All Saints Road, Houghton Regis, Dunstable, LU5 5HJ
CB/23/00281/ADV	Advertisement: 2 No. building mounted, colour coated metal signs and logo and 1 No. free standing internally illuminated colour coated metal entrance sign. Unit 1, Foster Avenue, Dunstable, LU5 5TA

For noting

CB/23/00243/DOC	Discharge of Condition 21 against CB/21/03860/FULL Community sports facility Enhancements/improvements including upgrading of an existing grass pitch to a floodlit FTP, a new additional pavilion building and additional car parking.
CB/23/00244/DOC	Discharge of Condition 7 against 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. Acoustics Report Land West of Bidwell, Houghton Regis, LU5 6JQ

CB/23/00336/DOC	<p>Discharge of Condition 1 against planning permission CB/20/00388/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. 5,150 dwellings (use class C3) 202,500 sqm of additional development in Use Classes A1,A2,A3,A4,A5,B1,B2,B8,C1,C2,D1,D2 All development, works and operations to be in accordance with the Development Parameters Schedule and Plans. Reserves matter for 153 dwellings with access, parking, landscaping and associated works) Phase 1, Parcel 3 Houghton Regis, North Site 1, Houghton Regis</p>
CB/23/00259/DOC	<p>Discharge of Conditions 1 and 5 against planning permission CB/21/05047/RM (Reserved Matters: following Outline Application CB/15/00297/OUT (Outline 'hybrid' planning application. 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) Reserved matters for approval of the sports pavilion access, appearance and layout.) Land west of Bidwell, Houghton Regis North Site 2</p>
CB/22/04962/LDCP	<p>Lawful Development Certificate Proposed: Single storey rear extension. 55 Kent Road, Houghton Regis, Dunstable, LU5 5NZ</p>

(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. 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

Policy HQ1 of the adopted Local Plan sets out the requirement for high quality design in Central Bedfordshire. National planning policy places great emphasis on the need to deliver high quality new development and requires Local Authorities to have up to date design guidance in place. Central Bedfordshire Council have updated the Design Guide to take account of the changes to planning policy, guidance and legislation since the current Design Guide was adopted in 2014. The new Design Guide sets out the key principles and standards of design for all new development in Central Bedfordshire.

- This document is 191 pages long therefore, it is not intended to provide a hard copy unless specifically requested.

Central Bedfordshire Councils Housing Policy Technical Guidance SPD

The delivery of the right quantity, quality and type of new housing is fundamental to achieving sustainable communities. The housing policies in the adopted Local Plan set a clear planning framework to support Central Bedfordshire Council to deliver appropriate housing development within Central Bedfordshire. The Housing Policy Technical Guidance SPD provides further detail to support these policies, setting out how the policies will be applied, what is expected from development and how applications will be assessed. The SPD covers the mix of house types required, housing for older people, affordable housing and self build and custom housing. It also includes guidance on Sustainability, First Homes and Community Led Housing. This document is 103 pages long therefore, it is not intended to provide a hard copy unless specifically requested.

Members are remind that this item was deferred from the last meeting.

Recommendation: To consider the Town Councils response in regard to the consultation on Central Bedfordshire Councils Design Guide SPD and Central Bedfordshire Councils Housing Policy Technical Guidance SPD

7. ELECTRIC VEHICLE (EV) BAYS CONSULTATION – CENTRAL BEDFORDSHIRE COUNCIL

Central Bedfordshire Council are consulting on several Electric Vehicle (EV) Bays in the following parishes:

- Biggleswade
- Dunstable
- Gravenhurst
- Houghton Regis
- Leighton Buzzard
- Henlow
- Shefford
- Stotfold
- Maulden
- Pottton

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
30th January 2023 at 7.00pm**

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

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

Apologies: Public: 0

Absent: Councillor: M S Kennedy

12334 APOLOGIES AND SUBSTITUTIONS

None.

12335 QUESTIONS FROM THE PUBLIC

None.

12336 SPECIFIC DECLARATIONS OF INTEREST

None.

12337 MINUTES

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

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

12338 PLANNING MATTERS

(a) The following planning applications were considered:

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

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

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

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

- **Overdevelopment**
- **Lack of design features – aesthetically unappealing**
- **Concerns regarding an additional access road from Bedford Road as this road already hosts an inordinate number of new access points for numerous developments.**
- **The proposed layout is cramped with no areas of green spaces to soften the hard landscaping.**

CB/22/04917/REG3 Temporary Infiltration Basin
Houghton Regis Academy, Parkside Drive, LU5 5PX

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

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

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

- **Loss of amenity land**

However, if permission were to be granted for this application, members requested that strong consideration be given to the insistence of use of permeable materials to allow adequate drainage to prevent water logging.

CB/TRE/23/00004 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. Houghton Hall Visitors Centre, Park Road North, LU5 5FU

Comments: Houghton Regis Town Council had no objections to this application but requested that more information be provided in order that the Town Council could support this application. Members requested details of any replanting scheme and whether a representative from CBC could attend a meeting to further explain the works.

Noted:

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

None received.

Refusals:

None received.

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

12339 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 were advised that the case officer for this application had been contacted, however a response had not been received to date.

12340 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 were advised that this consultation commenced on the 23rd January 2023 and would end on the 6th March 2023. Although a light touch consultation, all statutory and non-statutory bodies had been contacted. Information fliers had been delivered to all households informing residents of the consultation, banners had been displayed around the town, social media posts had been made and copies of the flier had been displayed in town council noticeboards.

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

Resolved: 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.

12341 ADOPTION OF CENTRAL BEDFORDSHIRE SUPPLEMENTARY PLANNING DOCUMENTS – ELECTRIC VEHICLE CHARGING & FOREST OF MARSTON VALE DESIGN GUIDANCE

Members were 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 supported policies in the adopted Local Plan were a material consideration in the determination of planning applications submitted to the Council.

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

The Forest of Marston Vale Design Guidance SPD set 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, were available to view on Central Bedfordshire Council's website.

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

Resolved: To note the information.

12342 CONSULTATIONS – CENTRAL BEDFORDSHIRE DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT AND HOUSING POLICY TECHNICAL GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT CONSULTATION JANUARY 2023

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Members agreed to defer consideration of this item to the next meeting.

12343 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 8.21pm

Dated this 20th day of February 2023.

Chairman

DRAFT