



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

6th March 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 13th March 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 6 - 11

To approve the Minutes of the meeting held on the 20th February 2023.

Recommendation: To approve the Minutes of the meeting held on 20th February 2023 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

- | | |
|------------------|---|
| CB/22/04735/LB | Listed Building: Remedial work and re-covering in respect of the main roof structure of the property following fire damage and associated works of internal and external making-good and redecoration. Reconstruction of the associated garage building, including roof structure and the provision of new garage doors. 1 Houghton Court, The Green, Houghton Regis, LU5 5DY
For: Ms V Chambury |
| CB/23/00477/FULL | Change of use of existing office building to a place of worship
70 High Street, Houghton Regis, Dunstable, LU5 5BJ
For: Luton Pentecostal Church |
| CB/23/00565/FULL | Partial demolition of car sales room. Extension to the front and change of use of building to a shop. Introduction of 8 standard parking spaces, as well as the relocation of road tanker delivery point. Chalk Hill Garage, Chalk Hill Service Station, Chalk Hill, LU6 1RS
For: Ascona Retails Ltd |

For noting

- | | |
|-----------------|--|
| CB/23/00514/DOC | Discharge of Condition 22 against planning permission 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.) Land Currently Known as Houghton Regis Academy, Kingsland Campus, Parkside Drive, Houghton Regis, LU5 5PX
CB/23/00472/DOC	Discharge of Condition 3 to reserved matters application CB/20/01172/RM (Reserved Matters: following Outline Application CB/18/00067/OUT Application for the appearance, layout, scale and landscaping of proposed the development for 22 dwellings) Highfield Barns, Bedford Road, Houghton Regis, LU5 6JP
CB/23/00453/DOC	Discharge of Conditions 3 and 5 against planning permission CB/22/02569/FULL (Erection of warehouse unit to create additional storage space). Cond 3 Landscaping and Cond 5 Surface Water Drainage Miniclipper Logistics 10 Portland Close Townsend Industrial Estate Houghton Regis Dunstable LU5 5AW
CB/23/00571/DOC	Discharge of Condition 7 against planning permission CB/16/3378/REG3 Phased construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail Houghton Regis Centre, High Street, Houghton Regis, LU5 5QT

(b) Decision Notices

Permissions/Approvals/Consents:

None at time of going to print.

Refusals:

CB/22/04594/FULL	Erection of a detached dwelling 52 Drury Lane, Houghton Regis, Dunstable, LU5 5ED
CB/22/04567/RM	Reserved Matters: Erection of 77 dwellings, providing full details of reserved matters including appearance, landscaping, scale and layout. Pursuant to Outline Application CB/19/04220/OUT: Residential Development for up to 100 Dwellings with all matters reserved, except access. Land at Bury Spinney, Thorn Road, Houghton Regis, LU5 6JQ

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 reminded that Central Bedfordshire Council had 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 was due to end at 10am on Wednesday 1st March 2023. At the previous planning committee meeting held on the 20th February 2023, Members were advised that Central Bedfordshire Council had invited Town and Parish Council's to join an online Topic session, on Wednesday 1st March, to find out more about these documents and to allow Town and Parish Council's to add any final comments to their responses following this event.

Members were advised that the closing date for receipt of comments had been extended to 10am on Thursday 16th March to allow Town and Parish Council's to add any final comments to their responses following this online event.

At the meeting it was agreed for Cllr Jones to attend the topic session and feed back to the committee.

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. STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS

Woodside Link – No substantive update to report.

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
20th February 2023 at 7.00pm**

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

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

Public: 0

Apologies: Councillor M S Kennedy

Also present: Councillor: T McMahan

12364 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Kennedy.

12365 QUESTIONS FROM THE PUBLIC

None.

12366 SPECIFIC DECLARATIONS OF INTEREST

None.

12367 MINUTES

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

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

12368 PLANNING MATTERS

(a) The following planning applications were considered:

CB/23/00127/FULL Proposed 2 storey side extension
4 Brambles Edge, Houghton Regis, Dunstable, LU5 5FS

Comments: Houghton Regis Town Council raised no objections to the application in principle, however concerns were raised regarding the proposed development in that it appeared cramped and imposing, which would lead to a loss of light and therefore would

have a detrimental impact on the residents in the adjacent properties.

CB/22/04845/FULL Outbuilding at the rear of the garden (Retrospective)
1 All Saints Road, Houghton Regis, Dunstable, LU5 5HJ

Comments: Houghton Regis Town Council raised no objections to the application in principle, however queried

- **what provision was in place for the removal of fumes**
- **whether the structure was in keeping with the surrounding homes**
- **if the structure complied with building regulations.**

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

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

Noted:

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 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
- CB/23/00259/DOC 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
- CB/22/04962/LDCP Lawful Development Certificate Proposed: Single storey rear extension.
55 Kent Road, Houghton Regis, Dunstable, LU5 5NZ

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

12369 CONSULTATIONS – CENTRAL BEDFORDSHIRE DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT AND HOUSING POLICY TECHNICAL GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT CONSULTATION JANUARY 2023

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Members were reminded that this item was deferred from the last meeting.

Members were advised that Central Bedfordshire Council had invited Town and Parish Council's to join an online Topic session, on Wednesday 1st March, to find out more about these documents and to allow Town and Parish Council's to add any final comments to their responses following this event.

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It was agreed for Cllr Jones to attend the topic session and feed back to the committee at the next meeting.

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

12370 ELECTRIC VEHICLE (EV) BAYS CONSULTATION – CENTRAL BEDFORDSHIRE COUNCIL

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

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

Maulden and Potton Bays were 'On-Street' and the rest were 'Off Street'.

Members were reminded that the response to this consultation was required to be with Central Bedfordshire Council by 9am on the 21st February 2023.

Members noted the bays were already in situ, at Tithe Farm Recreation Ground, but queried whether liaison had taken place between Central Bedfordshire Council and Houghton Regis Town Council regarding positioning of these bays. Members were concerned that all aspects of the positioning of the bays had been considered alongside the extensive works planned in the development of a new Pavilion. Members requested the Corporate Services Manager make enquiries with the Clerk and confirm whether discussions had been held and would feedback to the committee.

Resolved: To respond to Central Bedfordshire Councils Electric Vehicle Bays consultation that the Town Council supports the inclusion of Electric Vehicles Bays at Tithe Farm Recreation Ground.

12371 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 7.52pm

Dated this 13th day of March 2023.

Chairman

DRAFT