



# 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](mailto:info@houghtonregis.org.uk)

27<sup>th</sup> 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 3<sup>rd</sup> April 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 RECORDED<sup>1</sup>**

## 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.

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<sup>1</sup> 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.*

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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 13<sup>th</sup> March 2023.

**Recommendation: To approve the Minutes of the meeting held on 13<sup>th</sup> March 2023 and for these to be signed by the Chairman.**

### 5. PLANNING MATTERS

#### (a) To consider the following applications:

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|------------------|--|
| CB/23/00724/FULL | Two storey rear, single storey side and first floor side extensions and conversion of garage to habitable space.<br>108 Douglas Crescent, Houghton Regis, Dunstable, LU5 5AT<br>For: Mr & Mrs S Thomas             |
| CB/23/00702/FULL | Two storey rear extension.<br>80 Coopers Way, Houghton Regis, Dunstable, LU5 5US<br>For: French  |
| CB/23/00166/FULL | Erection of a side and rear extension to Industrial Building - Class B2.<br>Unit 3, Arianne Business Centre, Blackburn Road, Houghton Regis, Dunstable, LU5 5DZ<br>For: Nella Cutlery                              |
| CB/23/00876/FULL | Change of use to mixed agricultural and equestrian. Erection of stables, tack room and storage, hardstanding to apron, access and landscaping.<br>Land off Sewell Lane Sewell Dunstable LU6 1RP<br>For: Mr M Beary |

For noting

- |                 |  |
|-----------------|--|
| CB/23/00809/DOC | Discharge of Condition 20 against planning permission<br>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, |
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|                 | <p>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.) Parcel 4, AMP1, Houghton Regis North 1, Sundon Road, Houghton Regis</p>   |
| CB/23/00810/DOC | <p>Discharge of Condition 26 against planning permission<br/>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.) Parcel 4, AMP1, Houghton Regis North 1, Sundon Road, Houghton Regis</p> |
| CB/23/00791/DOC | <p>Discharge of Condition 35 against planning permission<br/>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)</p>  |
| CB/23/00668/NMA | <p>Non-material amendment to planning permission<br/>CB/13/03217/FULL (Permission is sought for five additional caravans for Romani Gypsy families on an existing Gypsy site. The site is laid out to six separate sections and permission is sort for an additional static caravan on three of the existing pitches and two caravans (one static) on land at the top of the site. The new pitch to contain one static caravan, one touring caravan and parking for two vehicles with associated hard standing and water treatment plant. This application is part retrospective) - Amendment sought: Division</p>   |

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of existing plot 1 into two plots (plots 1 and 1a) each with 1 static caravan, 1 touring caravan and 1 day room  
Plot 1, The Evergreens, Dunstable Road, Tilsworth, Leighton Buzzard, LU7 9PU

CB/23/00920/LDCP

Lawful Development Certificate Proposed: Proposed use of the property for supported living accommodation for up to two dependent young persons (aged between 8 and 18) and two appropriate adults operating on a rota basis consistent with the parameters of C3 (b)  
No 3 Caretakers Bungalow, Houghton Regis Campus, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX

### **(b) Decision Notices**

#### ***Permissions/Approvals/Consents:***

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

#### ***Refusals:***

None at time of going to print.

#### ***Withdrawals:***

None at time of going to print.

## **6. NEIGHBOURHOOD PLAN UPDATE**

Members are informed that the recent Regulation 14 light touch public consultation, on the draft Neighbourhood Plan, closed on the 20<sup>th</sup> March 2023.

The Neighbourhood Plan Steering Group is due to meet on the 4<sup>th</sup> April to consider and agree any comments/changes to the plan following consideration of all representations.

If amended the Neighbourhood Plan will need to be agreed for submission to Central Bedfordshire Council, by this committee and then by Council.

## **7. 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 11<sup>th</sup> 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.



***HOUGHTON REGIS TOWN COUNCIL***

**Planning Committee**

**Minutes of the meeting held on**

**13<sup>th</sup> March 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

Public: 2

Apologies: Councillor: M S Kennedy

Also present: Councillor: T McMahan

**12383 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Kennedy.

**12384 QUESTIONS FROM THE PUBLIC**

None.

**12385 SPECIFIC DECLARATIONS OF INTEREST**

None.

**12386 MINUTES**

To approve the Minutes of the meeting held on the 20<sup>th</sup> February 2023.

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

**12387 PLANNING MATTERS**

**(a) The following planning applications were considered:**

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

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

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

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

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

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

**Noted:**

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

***Permissions / Approvals / Consents***

***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 received.

**12388 CONSULTATIONS – CENTRAL BEDFORDSHIRE DESIGN GUIDE  
SUPPLEMENTARY PLANNING DOCUMENT AND HOUSING POLICY  
TECHNICAL GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT  
CONSULTATION JANUARY 2023**

Members were 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 20<sup>th</sup> February 2023, Members were advised that Central Bedfordshire Council had invited Town and Parish Council's to join an online Topic session, on Wednesday 1<sup>st</sup> 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.

#### Central Bedfordshire Councils Design Guide SPD

Policy HQ1 of the adopted Local Plan set out the requirement for high quality design in Central Bedfordshire. National planning policy placed great emphasis on the need to deliver high quality new development and required Local Authorities to have up to date design guidance in place. Central Bedfordshire Council 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 set out the key principles and standards of design for all new development in Central Bedfordshire.

#### Central Bedfordshire Councils Housing Policy Technical Guidance SPD

The delivery of the right quantity, quality and type of new housing was 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 provided further detail to support these policies, setting out how the policies would be applied, what was expected from development and how applications would be assessed. The SPD covered the mix of house types required, housing for older people, affordable housing and self build and custom housing. It also included guidance on Sustainability, First Homes and Community Led Housing.

Members were reminded that this item had been a deferral from the last meeting.

Members were updated on discussion aspects of the topic session. It was highlighted the document contained new guidance regarding street trees with some revision to extension in the green belt. Adoption of the document was planned for summer 2023.

Members resolved to respond to Central Bedfordshire Councils Design Guide SPD with the following comment. That Central Bedfordshire Council applies the SPD, when consideration is given to applications that are proposing to convert offices to dwellings.

**Resolved: 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**

**12389 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 7.34pm**

**Dated this                      day of**

**Chairman**

DRAFT