



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: To be appointed AGM 17th May 2023 Tel: 01582 708540
Town Clerk: **Clare Evans** e-mail: info@houghtonregis.org.uk

15th May 2023

To: Members of the Planning Committee

Cllrs: To all councillors

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 22nd May 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](#)

Louise Senior
Head of Democratic Services

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.

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.

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.

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. **ELECTION OF VICE-CHAIR**

Members are invited to elect a Vice Chair for Planning Committee for 2023/2024.

5. **MINUTES**

Pages 7 - 10

To approve the Minutes of the meeting held on the 24th April 2023.

Recommendation: To approve the Minutes of the meeting held on 24th April 2023 and for these to be signed by the Chairman.

6. **COMMITTEE FUNCTIONS & TERMS OF REFERENCE**

Pages 11 - 12

In accordance with Standing Order 4.j.iv. Council is required to review its delegation arrangements to committees and sub committees.

These arrangements are set out in the Committee Functions & Terms of Reference. This document sets out the system of delegation to the Committees, Sub Committees and Working Groups of the Council.

Members will find attached the extract from the approved Committee Functions & Terms of Reference which relates to this committee.

This report is provided for information.

7. **CENTRAL BEDFORDSHIRE PLANNING CASE TYPE AND DESCRIPTIONS**

Page 13 - 14

For information, members will find attached a list of planning case types and descriptions which do or do not require Town Council consultation.

The attached is provided for information only.

8. **PLANNING MATTERS**

(a) To consider the following applications:

-
- [CB/23/00282/FULL](#) Alterations to access and car parking to include 2.4m high mesh fencing, 2 x 2.4m high pedestrian single gates, 1 x 2.4m high pedestrian double gate, 1 x 2.4 high double vehicular gate. Creation of turning circle and 11 parking spaces and 4 taxi drop off spaces. New and replacement tarmac and zebra crossing.
For: The Academy of Central Bedfordshire, Houghton Regis Campus, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX
- [CB/23/01289/FULL](#) Single storey front extension
16 Walkley Road, Houghton Regis, Dunstable, LU5 5BS
For: Mr S Mays
- [CB/23/01487/RM](#) Reserved Matters: following Outline Application CB/12/03613/OUT Up to 5,150 dwellings. Reserved matters sought for layout, scale, appearance, landscaping and access relating to Parcel 5, Phase 1, Linnere, Houghton Regis North Site 1 for the erection of 202 residential units (Class C3) together with associated amenity space, car parking, hard and soft landscaping and pedestrian and cycle links.
Parcel 5, Phase 1, Linnere, Houghton Regis North Site 1
ilke Homes Limited
- [CB/23/01185/FULL](#) Conversion and extension of double garage into a single storey two-bedroom detached dwelling, with off street parking and rear private garden.
4 Townsend Terrace, Houghton Regis, Dunstable, LU5 5BB
For: Mr T Starkey
- [CB/23/01212/FULL](#) Retrospective permission for the erection of a single storey rear extension.
3 Holyrood Drive, Houghton Regis, Dunstable, LU5 5FW
For: Karol Dujczunski
- For noting:**
- [CB/23/01213/DOC](#) Discharge of Conditions 6,7 against planning permission 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.
For: Tithe Farm Recreation Ground, Tithe Farm Road, Houghton Regis
- [CB/23/01489/GPDE](#) Prior Notification of Householder Extension: Single storey rear extension, 5m beyond the rear wall of the original dwelling, maximum height of 3m and 3m to the eaves.
28 Hinton Walk, Houghton Regis, Dunstable, LU5 5RB
For: Mr A Firlej
- [CB/23/01291/LDCP](#) Single storey rear extension and loft conversion with rooflights
101 Milton Way, Houghton Regis, Dunstable, LU5 5UE
For: Mr C Allen

[CB/23/01481/NMA](#)

Non-material amendment to 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.) Amendment sought to the boundary wall between Block of Flats 189-193 & 194-202 has been relocated by around 400mm towards the Block 194-202. The footpath and a gate have been added to access the area between block of flats.
Dunstable Northern Bypass, Chalton, Houghton Regis, LU5 6JJ
For: Bellway Homes

[CB/23/01482/NMA](#)

Non-material amendment to 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) Amendment sought: The apex glazed area removed from gable above the third floor. Brise soleil added to left gable.
Land to the North and East of Houghton Regis, Sundon Road, Houghton Regis
For: Bellway Homes

[CB/23/01507/DOC](#)

Discharge of Conditions 8,12 and 27 against planning permission CB/18/04471/FULL (48 new residential units.)
Land at Oakwell Park, Thorn Road, Houghton Regis, LU5 6JH

[CB/23/01412/DOC](#)

Discharge of Condition 24 Part (2) areas 3A & 3B 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 5150 dwellings (Use Class C3); up to 202500 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. Geotechnical and Geo-environmental Interpretative Report
Houghton Regis North Site 1, Land on Northern Edge of Houghton Regis

[CB/23/01277/NMA](#)

Non-material amendment to 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.) Amendment sought to east elevation curtain walling (2021MM X 2725MM) doorset (2020MM X 3000MM) added to ground floor creche space.
Houghton Regis Academy, Parkside Drive, Houghton Regis, LU5 5PX

(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.

9. CENTRAL BEDFORDSHIRE COUNCIL - NO STOPPING ON SCHOOL ENTRANCE MARKINGS ON TITHE FARM ROAD, HOUGHTON REGIS

Pages 15 - 16

Members are informed that Central Bedfordshire Council are proposing to introduce No Stopping of School Entrance markings in the vicinity of Tithe Farm Primary School.

Members will find a copy of the Public Notice and plan attached.

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

24th April 2023 at 7.00pm

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

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

Public: 5

Apologies: Councillors: M S Kennedy
C Slough

Also present: Councillor: Cllr Farrell

12414 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Kennedy and Cllr C Slough.

12415 QUESTIONS FROM THE PUBLIC

None.

12416 SPECIFIC DECLARATIONS OF INTEREST

None.

12417 MINUTES

To approve the Minutes of the meeting held on the 3rd April 2023.

Resolved To approve the Minutes of the meeting held on 3rd April 2023 and for these to be signed by the Chairman.

12418 PLANNING MATTERS

(a) The following planning applications were considered:

CB/23/00867/FULL Demolition of existing garage, erection of a new garage with annexe accommodation.
The Orchard, Bedford Road, Houghton Regis, Dunstable,
LU5 6JJ
For: Mrs S Edwards

Comments: Houghton Regis Town Council had no objections to this application, however concerns were raised regarding parking capacity for the site.

CB/23/01092/FULL Single storey rear extension
122 Fensome Drive
For: Mr A Ali

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

CB/21/03369/FULL Residential development of 57 affordable dwellings with associated works including the re-configuration of the roundabout to create a fourth arm and form the vehicular access Hand Post Field, North of Thorn Road, Houghton Regis
*Members are advised that been amendments have been made to this application in respect of the above property.
Revised plans, including additional ecological information*

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

CB/23/01274/REG3 Change of Use: Installation of artificial grass and associated drainage.
The Chiltern School Kingsland Campus Parkside Drive LU5 5PX

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

CB/23/00677/FULL Single storey glass orangery extension to restaurant La Bella Calabria 100 Parkside Drive LU5 5QN

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

Noted:

CB/23/00970/DOC Discharge of Condition 5 against planning permission CB/20/00687/FULL (Residential development of 31 affordable dwellings with formation of two vehicular accesses, sustainable urban drainage and associated landscaping). Discharge in Part of Cond 5 PV Panel Certificates and As-Built Elevations and Roof Plan.
Land to the south of The Bungalow, Bedford Road, Houghton Regis, Dunstable, LU5 6JS

CB/23/00981/DOC Discharge of Condition 2 against planning permission CB/22/01876/FULL (Replacement front garden wall, 2.1m in height and part trellis on wall.) Cond 2 Landscaping.
The Gables, East End, Houghton Regis, Dunstable, LU5 5LA

CB/23/00918/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 4 Caretakers Bungalow, Houghton Regis Campus, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX

(b) Decision Notices

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

12419 NEIGHBOURHOOD PLAN

Following the outcome of the recent Regulation 14 public consultation, members received the final version of Houghton Regis Town Councils Neighbourhood Plan. This was the version to be submitted to Central Bedfordshire Council, ready for them to take over and progress the plan to referendum. The Neighbourhood Plan Steering Group met on the 4th April 2023, to discuss the responses to the consultation and to agree to minor amendments of the plan. These amendments had been made.

Members requested that the recommendation to Council to approve the plan for submission, be taken to the next Town Council meeting (AGM) on the 17th May 2023 so as not to delay this process any longer than is necessary. Members were mindful that due to the business to be conducted at the AGM that this item may be deferred.

Resolved: To recommend to Council the approval, for submission to Central Bedfordshire Council, of the final version of Houghton Regis Town Councils Neighbourhood Plan

12420 CENTRAL BEDFORDSHIRE COUNCIL – PUBLIC NOTICE A00353 – 18 MONTH EXPERIMENTAL ORDER CONSULTATION – PARK AVENUE, HOUGHTON REGIS

Members received communication from Central Bedfordshire Council in regard to a no waiting at any time 18 month experimental order consultation, for Park Avenue, Houghton Regis.

It was requested that feedback be sought regarding the effectivity of the restrictions, with assurances that Central Bedfordshire Council enforce the restrictions laid out in the order.

**12421 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 7.48pm

Dated this 22nd day of May 2023.

Chairman

DRAFT

Planning Committee

Functions

- To consider any matters referred to it by the Council or other Committees.
- To respond on behalf of the Council to initiatives from other organisations relating to matters under the Committee's jurisdiction.
- To exercise management of health and safety issues in respect of all the services of this Committee.
- To assemble and submit to the Town Council estimates of income and expenditure for each financial year in respect of all the services of this Committee no later than 30th November each year.
- To monitor periodically the income and expenditure of the Committee.
- To consider and determine any new contracts and any renewals of existing contracts under the jurisdiction of this committee.
- To consider and determine any proposed expenditure or reduction in income for which no provision has been made in the approved budget.
- Reviewing policies of the Council as required by the Policy Document Review Schedule
- To consider all planning related applications within the Parish and to make representations to the appropriate authority on behalf of the Town Council.
- To consider matters surrounding the growth proposals, including strategic development proposals and documents from local authorities and other agencies and bodies.
- To consider highways proposals from local authorities and other agencies and bodies and to make representations to the appropriate authority on behalf of the Town Council.
- To oversee the development and introduction of a Neighbourhood Plan for Houghton Regis.

Delegated Powers to Officers – Planning

- Delegated applications include all applications received for consultation purposes including all planning applications, advertisement and signs.
- All delegated decisions, which are recommended for approval, will be provided in writing, to Members of the Planning Committee.
- A list of proposed delegated decisions (relating to new or proposed listed buildings, conservation areas, tree preservation orders, building preservation orders, highways, byways, bridleways and footpaths) will be circulated to all Councillors. If a Councillor wishes an application to be decided by the Committee, a written request must be made to the Town Clerk prior to the meeting.
- No applications will be delegated that fall into the following categories:
 - a) To which a written objection from a member of the public has been received by the Town Council
 - b) Any application for more than five dwellings (including flats, apartments and maisonettes)
 - c) Any application for retail or employment space
- The Town Clerk or their nominated officer, must be fully aware of the location and possible planning considerations of an application.

Terms of Reference

- The Planning Committee shall function and operate in accordance with the Council's approved Standing Orders.
- The Planning Committee shall consist of seven Councillors. The quorum shall be half of its members (four).
- To appoint sub-committees or working groups as necessary including setting out membership and terms of reference.

Central Bedfordshire Planning Case Types & Descriptions and which applications require Town Council consultation

Planning Applications

Case Type	Description	Consult Town Council
ADV	Advertisement Consent	Yes
CA	Conservation Area consent	Yes
DOC	Discharge of Condition	No
FULL	Full Planning Application	Yes
LB	Listed Building Consent	Yes
LDCE	Lawful Development Certificate – Existing	No
LDCP	Lawful Development Certificate – Proposed	No
NMA	Non material change to permission	No
OUT	Outline Application	Yes
REG3	Regulation 3 – CBC is the Applicant	Yes
RM	Reserved Matters	Yes
SCN	EIA – Screening Opinion	No
SCO	EIA – Scoping Opinion	No
SECM	S106 – Modification/Discharge	Yes
TCA	Works to trees in a conservation area	Yes
TRE	Works to trees protected by a TPO	Yes
VOC	Variation of Condition	Yes
PSID	Public Service Infrastructure Development – new from 1 st August 2021	Yes

Prior Approvals / Notifications / Permitted Development

Case Type	Description	Consult Town Council
PAAC	Prior Notification of change of use from agricultural building to flexible commercial	No
PAAD	Prior Notification of change of use of agricultural building to dwelling:	No
PAAM	Prior Notification of change of use from Agricultural Excavation/Waste	No
PAAO	Prior Notification of change of use from agricultural to class B1 business use	No
PAAR	Prior Notification - Agricultural proposed road	No
PAAS	Prior Notification of change of use from Agricultural to state-funded school or registered nursery	No
PADD	Prior Notification of change of use from Amusements/Casinos to a Dwelling	No
PAFS	Prior Notification of change of use from a School	No
PASB	Prior Notification of change of use from Shop to Bank	No

PAEC	Prior Approval: Change of use – commercial/business/service (Class E) to dwellinghouses (Class C3)	No
PAEM	Prior Approval for change of use – commercial/business/service/etc to mixed use including up to two flats	No
PAUN	Prior Approval for erection, extension, or alteration of a university building	No
PASD	Changed to: Prior Notification of change of use from Takeaway/ Sui generis/mixed use to dwellinghouses	No
PASP	Prior Notification of the Installation or replacement of other Solar Photovoltaics Equipment	No
PATS	Prior Notification of change of use to a School	No
PADM	Proposed Demolition	No
PABF	Additional Storeys on blocks of flats	No
PATC	New dwellinghouses on terrace buildings in commercial or mixed use	No
PATD	New dwellinghouses on terrace buildings in use as dwellinghouses	No
PADC	New dwellinghouses on detached buildings in commercial or mixed use	No
PAUD	New dwellinghouses on detached buildings in use as dwelling houses	No
PADB	Demolition of buildings and construction of new dwellinghouses	No
PAES	For the enlargement of a dwellinghouse by construction of additional storeys	No
AG	Prior Approval - Agricultural Development	No
EB	Electricity Board Works	No
GPDE	PD – Large rear extension	No
TD	PD – Telecommunication Development	No
TDM	Prior Approval – Telecommunication Determination (Masts)	No
RD	Railway Determination	No

PUBLIC NOTICE

CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE NO STOPPING ON SCHOOL ENTRANCE MARKINGS ON TITHE FARM ROAD, HOUGHTON REGIS

Reason for proposal: The No Stopping on School Entrance markings are intended to address indiscriminate parking in the vicinity of Tithe Farm Primary School to create a safer environment for those travelling to and from school.

Effect of the Order:

**To introduce No Stopping on School Entrance Markings from Monday to Friday
between 8.00am and 4.30pm on the following length of road in Houghton Regis:-**

1. Tithe Farm Road, northwest side, from approximately 68 metres southwest of the centre of the junction with Ashtree Road and extending in a south westerly direction for approximately 37.56 metres.
2. Tithe Farm Road, northwest side, from approximately 106 metres southwest of the centre of the junction with Ashtree Road and extending in a south westerly direction for approximately 37.56 metres.
3. Tithe Farm Road, south west side, from approximately 71 metres southwest of the centre of the junction with Ashtree Road and extending in a south westerly direction for approximately 31.56 metres.
4. Tithe Farm Road, south west side, from approximately 103 metres southwest of the centre of the junction with Ashtree Road and extending in a south westerly direction for approximately 31.56 metres.

Details may also be viewed online at www.centralbedfordshire.gov.uk/publicstatutorynotices.

Comments should be sent by e-mail to highways.consultation@centralbedfordshire.gov.uk by 07 June 2023. Any objections must state the grounds on which they are made **and must quote unique reference number A00394**. If you want to send in your comments in writing please send them to the address shown below FAO Emily Hirst.

Please note that any comments received will be redacted of personal information and uploaded onto the Central Bedfordshire Council website as part of a report on the scheme a few days before the proposal is discussed at the relevant Traffic Management Meeting, where it will remain in the public domain. If you do not wish for your comments to be part of the report please state this explicitly within your response.

Order Title: If made will be "Central Bedfordshire Council (Bedfordshire County Council (District of South Bedfordshire) (Civil Enforcement Area and Special Enforcement Area) (Waiting Restrictions and Street Parking Places) (Consolidation) Order 2008) (Variation No.*) Order 202**"

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ

Nicolina Cooper
Interim Assistant Director
Highways

17 May 2023

Tithe Farm Road, Houghton Regis – School Keep Clear Markings

