



# HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Cllr J W Carroll**

Tel: 01582 708540

Town Clerk: **Clare Evans**

e-mail: [info@houghtonregis.org.uk](mailto:info@houghtonregis.org.uk)

5<sup>th</sup> June 2023

**To: Members of the Planning Committee**

**Cllrs: C Slough (Chair), N Batchelor, E Billington, J Carroll, E Cooper, M Herber, D Jones**

**(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 12<sup>th</sup> June 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 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

*Pages 6 - 12*

To approve the Minutes of the meeting held on the 22<sup>nd</sup> May 2023.

**Recommendation: To approve the Minutes of the meeting held on 22<sup>nd</sup> May 2023 and for these to be signed by the Chairman.**

### 5. PLANNING MATTERS

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

[CB/23/01477/VOC](#)

Variation of condition number 29 of planning permission CB/16/03378/FULL(Phased Construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail Units, Cafe, 2no Reablement Suites, the conversion and Change of Use of a Grade 2 listed building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping) Amendment sought: Proposed alteration to design to remove link between the Park Lounge and the Red House. Creation of new external elevation facing the Red House, new hard landscaping with gated access between All Saints View and the Red House. Retain the Red House as a stand alone building.  
Houghton Regis Centre (former Co-op site), High Street, Houghton Regis, LU5 5DT  
For: Central Bedfordshire Council

[CB/23/01706/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); Reserved matters for Parcel 1 and 2 - AMP3 for 236 dwellings, access, appearance, landscaping, layout and scale.  
Parcels 1 & 2, Houghton Regis North 1, Sundon Road, Houghton Regis, LU5 5GX  
For: Stonebond Properties (St Albans) Limited

[CB/23/01486/VOC](#)

Variation of condition number 10 of planning permission CB/16/03379/LB (Listed Building: Phased construction of a new Independent Living Scheme for older persons comprising 168 apartments with support facilities, a restaurant & bar, retail units, cafe, 2no. reablement suites, the conversion and change of use of a Grade 2 listed building and the demolition of an existing sheltered housing scheme with associated parking and landscaping) - Variation sought: proposed alteration to design to remove link between the Park Lounge and the Red House. Creation of new external elevation facing the Red House, new hard landscaping with gated access between All Saints View and the Red House. Retain the Red House as a stand alone building.

Co-Op Supermarket, High Street, Houghton Regis, Dunstable. LU5 5QT

For: Central Bedfordshire Council

[CB/22/03938/FULL](#)

Pages 13 - 18

Demolition of existing barn and garage, provision of a garage to the existing Listed building, conversion of Listed barn into a dwelling and construction of eight new dwellings with associated garages and new access road.

Red Cow Farm Cottage, Bedford Road, Houghton Regis, LU5 6JP

For: J&D 2012 Ltd

***Members will find attached the Appropriate Assessment document for this application.***

For information members are reminded that raised objections to this application for the following reasons, at the meeting held on the 21<sup>st</sup> November 2022:

- 1) Overdevelopment.
- 2) The proposed layout does not compliment the setting of Red Cow Farm Cottage
- 3) Proposed loss of the hedgerow to allow access to Plot 1. The ongoing infill developments along Bedford Road have already had an impact to the character of Bidwell, any further loss cannot be supported.
- 4) Concern of highway safety for vehicles accessing and exiting plot 1.
- 5) Concern of pedestrian safety when crossing the access road to plot 1 due to reduced visibility.
- 6) Concerns over the loss of mature trees and the associated loss of their ecological benefit on the site. The Town Council wishes to lend its support to the Ecology Officers findings and report.
- 7) Loss of trees that would otherwise compliment the setting of Listed Buildings.

[CB/23/00565/FULL](#)

Page 19

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.

For: Ascona Retails Ltd

***Members are advised that there have been amendments to this application in respect of the above property.***

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***Plans Received: Supporting documents and amended parking layouts provided.***

Members are reminded that the planning committee raised no objections to this application at the meeting held on the 13<sup>th</sup> March 2023.

**For noting**

[CB/23/01495/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) Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/23/01842/GPDE](#)

Prior Notification of Householder Extension: Single storey rear extension, 6m beyond the rear wall of the original dwelling, maximum height of 3m & 3m to the eaves  
17 Linmere Walk, Houghton Regis, Dunstable, LU5 5PS

[CB/23/01493/DOC](#)

Discharge of Conditions 2,3,4,5 against planning permission CB/22/01837/LB: Listed Building: Alteration and extension to north west elevation, remodelling of 1970's section and replacement of various windows and doors  
Springwell Cottage, Sewell Lane, Sewell, Dunstable, LU6 1RP

[CB/23/01764/DOC](#)

Discharge of Conditions 3, 4, 7, 11, 14 and 23 against planning permission CB/21/02467/VOC (Variation of condition 17 of planning permission CB/20/03300/REG3 (Erection of a three storey secondary school and sports hall providing 6 forms of entry (900) pupils, together with a 220 pupil sixth form, sports pitches including an all-weather pitch, Change condition from an Above Ground Level condition to a Pre-Occupation Condition.)  
Kingsland Secondary School, Parkside Drive, Houghton Regis, Dunstable, LU5 5TH

**(b) Decision Notices**

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

None at time of going to print.

***Refusals:***



**HOUGHTON REGIS TOWN COUNCIL**

**Planning Committee**

**Minutes of the meeting held on**

**22<sup>nd</sup> May 2023 at 7.00pm**

Present: Councillors: C Slough Chairman  
N Batchelor  
E Billington  
J Carroll  
E Cooper  
M Herber  
D Jones

Officers: Louise Senior Head of Democratic Services

Apologies: Public: 0

Also present: Councillor: T McMahon

**12439 APOLOGIES AND SUBSTITUTIONS**

None.

**12440 QUESTIONS FROM THE PUBLIC**

None.

**12441 SPECIFIC DECLARATIONS OF INTEREST**

None.

**12442 ELECTION OF VICE-CHAIR**

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

Nominee: Cllr Jones Proposed by: Cllr Cooper  
Seconded by: Cllr Billington

Accordingly, Cllr Jones became the Vice-Chair of Planning for the municipal year of 2023/2024.

**12443 MINUTES**

To approve the Minutes of the meeting held on the 24<sup>th</sup> April 2023.

**Resolved To approve the Minutes of the meeting held on 24<sup>th</sup> April 2023 and for these to be signed by the Chairman.**

**12444 COMMITTEE FUNCTIONS & TERMS OF REFERENCE**

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

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

Members received the extract from the approved Committee Functions & Terms of Reference which related to this committee.

*Members received, and noted, this information.*

#### **12445 CENTRAL BEDFORDSHIRE PLANNING CASE TYPE AND DESCRIPTIONS**

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

Members highlighted that some of the case types which sat under 'for noting', had been commented on during past meetings.

*Members received, and noted, this information.*

#### **12446 PLANNING MATTERS**

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

[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

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

[CB/23/01289/FULL](#) Single storey front extension  
16 Walkley Road, Houghton Regis, Dunstable, LU5 5BS  
For: Mr S Mays

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

[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

**Comments: Houghton Regis Town Council raised no objections to this application, however, respectfully request Central Bedfordshire Council, when determining this application, consider the Conservation of Fuel and Power approved document L (Building Regulation).**

[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

**Comments: Houghton Regis Town Council raised no objections to this application, however, respectfully request Central Bedfordshire Council, when determining this application, consider the Conservation of Fuel and Power approved document L (Building Regulation).**

[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

**Comments: Houghton Regis Town Council raised objections to this application on the grounds of:**

- **Overdevelopment**
- **Detrimental impact on the visual and light amenity of neighbouring properties**
- **Proposed development including existing extension appears disproportionate in relation to the original property footprint**
- **Proposed development appears cramped for the site and reduces the overall amenity space for the occupiers alongside the existing outbuilding**

**Noted:**



[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

Members acknowledged that parking would be positioned across the back of the site. It was highlighted that custom and useage bore no weight against ownership of the site.

[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*

*Refusals:*

None received.

*Withdrawals:*

None received.

**12447 CENTRAL BEDFORDSHIRE COUNCIL - NO STOPPING ON SCHOOL ENTRANCE MARKINGS ON TITHE FARM ROAD, HOUGHTON REGIS**

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

Members received a copy of the Public Notice and plan.

Members were advised comments were to be received by Central Bedfordshire Councils Highways by the 7<sup>th</sup> June 2023.

Members highlighted the dangers surrounding the traffic issues in the neighbouring area of the school.

Members were in full support of the parking scheme.

**Resolved: To consider the Town Councils response to Central Bedfordshire Councils proposals to introduce No Stopping of School Entrance markings in the vicinity of Tithe Farm Primary School.**

**12448 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 7.55pm**

**Dated this 12<sup>th</sup> day of June 2023.**

**Chairman**

**DRAFT**

# Development Management

## Central Bedfordshire Council

Priory House, Monks Walk  
Chicksands, Shefford  
Bedfordshire SG17 5TQ  
www.centralbedfordshire.gov.uk



Mrs Senior  
Houghton Regis Town Council  
Peel Street  
Houghton Regis  
LU5 5EY

**Date** 30 May 2023

Dear Mrs Senior,

**Application No:** CB/22/03938/FULL  
**Location:** Red Cow Farm Cottage, Bedford Road, Houghton Regis, Dunstable, LU5 6JP  
**Proposal:** Demolition of existing barn and garage, provision of a garage to the existing Listed building, conversion of Listed barn into a dwelling and construction of eight new dwellings with associated garages and new access road.

I have received an application for planning permission in respect of the above property which can be inspected within 48 hours from the date of this letter.

Internal consultees should follow the consultee procedure available on the [intranet](#). Comments should be submitted by no later than 20 June 2023.

Ward Councillors and other external consultees please view this application by visiting <http://www.centralbedfordshire.gov.uk/planning-register> and entering the application reference 22/03938. Please provide any comments by no later than 20 June 2023.

Notice to customers using corporate networks: Your IT department will need to allow the box.com domain to be accessed on your network so you can view or download documents from Central Bedfordshire Council.

For consultees unable to access documents via the website, please contact us to arrange access another way.

Consultee comments will be published to our website as they are received.

Yours sincerely,

**Nicola McPhee**  
Principal Planning Officer

## Submitting Consultee Comments Online Guidance

1. Open webpage: <http://www.centralbedfordshire.gov.uk/planning-register>
2. Enter the case reference in the search field: 22/03938

**Application quick search**

Type in the planning application number in the following format: YY/00000 to find the matching application. Please enter the number as shown on the correspondence that you have received from us.

Application Number:

3. The case summary will be displayed
4. Click on CB/22/03938/FULL (click for more details)

**1 to 1 of 1 Results**

You searched for: **Application Number:**

Please note these pages contain multiple entries, please select carefully.

For more details about each application please click on the relevant application number.

Please take care to choose the correct application type (ie FULL, LB, ADV).

**Application Number:** **'Your case reference' (click for more details)**

Application registered	Consultation period	Awaiting decision	Decided	Appeal	Appeal decided
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5. Scroll down to the bottom of the page - there will be a link to 'Submit a Consultee Online Comment'

**Statutory Consultee**

If you are a Consultee and would like to submit an on-line Comment on this application please **Submit A Consultee Online Comment**

<b>Application reference</b>	CB/22/03938/FULL
<b>Application Address</b>	Red Cow Farm, Bedford Road, Houghton Regis, Dunstable
<b>Description of Development</b>	Demolition of existing barn and garage, provision of a garage to the existing Listed building, conversion of Listed barn into a dwelling and construction of eight new dwellings with associated garages and new access road.
<b>Site Characterisation: Conservation objectives, key environmental conditions, vulnerabilities, existing pressures and trends</b>	<p>The Chiltern Beechwoods Special Area of Conservation (Beechwoods SAC) represents the most extensive area of native beech woodland in England. The SAC extends 1,2776.5ha and is designated for the following qualifying features:</p> <ul style="list-style-type: none"> <li>• H9130 Asperulo-Fagetum beech forests (Beech forests on neutral to rich soils)</li> <li>• H6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia). (Dry grasslands and shrublands on chalk or limestone)</li> <li>• S1083 Stag Beetle <i>Lucanus cervus</i></li> </ul> <p>The Beechwoods SAC is made up of nine separate sites scattered across the Chilterns. The component parts of the SAC are also Sites of Special Scientific Interest (SSIs).</p> <p>New evidence has been published by Dacorum Borough Council (March 2022) from the consultants Footprint Ecology on the impacts of recreational and urban growth on the Beechwoods SAC. Natural England support the conclusions. The evidence has concluded that likely significant effects on the integrity of the Beechwoods SAC from recreational disturbance would derive from a net increase in new homes within a linear distance of 12.6 kilometres from the boundary of the Ashridge Commons and Woods Site of Special Scientific Interest of the Beechwoods SAC, as defined in the 12.6km zone of influence (ZOI). The disturbance is from additional human and dog presence.</p> <p>Using this evidence, the likely significant effects within a 12.6km ZOI from the Beechwoods SAC boundary are likely to harm the integrity of the conservation purposes of the Beechwoods SAC and would need to be mitigated.</p>
<b>Predicted Impacts</b>	Damage to vegetation and soil compaction Erosion,

	<p>Removal of deadwood,  Vandalism  Dog fouling,  Litter,  Invasive species  Increase fire incidences,  Damage to visitor infrastructure,  Harvesting from wild food collection,  Challenges to achieving grazing  Changes to public perception</p>
<p><b>Appropriate Assessment  likelihood of adverse affect  on integrity</b></p>	<p>Central Bedfordshire Council accepts that this proposal is a 'plan or project' which is not directly connected with or necessary to the management of the Beechwoods SAC. The potential likely significant effects on the integrity of the Beechwoods SAC is from recreational disturbance. A net increase in homes is likely to result in additional visits to the Beechwoods SAC with consequential erosion and pollution within the SAC.</p> <p>At this stage Central Bedfordshire Council cannot rule out the likely significance effects on the Beechwoods SAC (alone or in combination with other plans or projects) because the proposal could undermine the Conservation Objectives of the SAC. This is because the proposal lies within 12.6 kms of the boundary of the Ashridge Commons and Woods Site of Special Scientific Interest in the Beechwoods SAC and represents a net increase in homes within this zone which will lead to an increase in local population and a likely increase in recreational disturbance within the Beechwoods SAC.</p>
<p><b>Possible Avoidance and  Mitigation Measures -</b></p>	<p>The Council has worked with relevant partners to agree appropriate mitigation. A Strategic Access Management and Monitoring (SAMM) Strategy for the Beechwood SAC has been adopted by the Council. This details the mitigation required for the Beechwood SAC and identifies costs associated with this mitigation. Natural England have advised that development can be sufficiently mitigated through measures set out within the Strategy.</p> <p>Qualifying development within the ZOI must also provide a new (bespoke) Suitable Alternative Natural Greenspace (SANG) or contribute towards strategic SANG projects elsewhere.</p>



	<p>The applicant has agreed to provide contributions towards the SAMM projects and secure or make contributions towards the delivery of SANG. Evidence has been submitted to demonstrate that a contribution payment has been made through:</p> <p>A unilateral undertaking provided at application stage</p>
<b>Advice received from relevant conservation body</b>	
<b>Conclude no adverse effect on integrity?</b>	<p>As contributions towards mitigation measures have been captured, the proposal is considered to comply with Policy EE3 of the Central Bedfordshire Local Plan (2015-2035), Paragraphs 180 and 182 of the NPPF (2021) and the Requirements of the Habitats Regulations 2017 and 2019.</p>
<b>Recommendation for Proposal</b>	<p>Central Bedfordshire Council considers that, having considered the proposed mitigation and avoidance measures to be provided in-perpetuity through the secured contribution to the Strategic Access Management and Monitoring Strategy and Suitable Alternative Green Space, the effects have been assessed and, so long as contributions are made, the integrity of the European Site will be maintained.</p> <p>Having made this Appropriate Assessment of the implications of the application on the site's conservation objectives, and having consulted Natural England and considered any representation received, the authority can now approve the planning application under regulation 63 of the Conservation of Habitats and Species Regulations 2017</p>

# Development Management

## Central Bedfordshire Council

Priory House, Monks Walk  
Chicksands, Shefford  
Bedfordshire SG17 5TQ  
www.centralbedfordshire.gov.uk



Mrs Senior  
Houghton Regis Town Council  
Peel Street

**Date** 26 May 2023

Houghton Regis  
LU5 5EY

Dear Mrs Senior,

**Application No:** CB/23/00565/FULL  
**Location:** Chalk Hill Garage, Chalk Hill Service Station, Chalk Hill, Dunstable, LU6 1RS  
**Proposal:** 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.

I have received amendments to this application in respect of the above property.  
Other Plans Received.

Details: Supporting documents and amended parking layouts provided.

Internal consultees should follow the consultee procedure available on the [intranet](#). Comments should be submitted by no later than 16 June 2023.

Ward Councillors and other external consultees can view this application by visiting <http://www.centralbedfordshire.gov.uk/planning-register> and entering the application reference 23/00565. Please provide any comments by no later than 16 June 2023.

For consultees unable to access documents via the website, please contact us to arrange access another way.

Consultee comments will be published to our website as they are received.

Yours sincerely,

**Jade Moss**  
Planning Officer

## Submitting Consultee Comments Online Guidance

1. Open webpage: <http://www.centralbedfordshire.gov.uk/planning-register>
2. Enter the case reference in the search field: 23/00565

**Application quick search**

Type in the planning application number in the following format: YY/00000 to find the matching application. Please enter the number as shown on the correspondence that you have received from us.

Application Number:

3. The case summary will be displayed
4. Click on CB/23/00565/FULL (click for more details)

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Application Number: ***'Your case reference'* (click for more details)**

Application registered	Consultation period	Awaiting decision	Decided	Appeal	Appeal decided
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5. Scroll down to the bottom of the page - there will be a link to 'Submit a Consultee Online Comment'

**Statutory Consultee**

If you are a Consultee and would like to submit an on-line Comment on this application please **Submit A Consultee Online Comment**