



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

26th 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 3rd July 2023 at 7pm.**

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.

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 - 10

To approve the Minutes of the meeting held on the 12th June 2023.

Recommendation: To approve the Minutes of the meeting held on 12th June 2023 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

- | | |
|---|--|
| <u>CB/23/01644/FULL</u> | Provision of 2 additional bedrooms to the existing 14 bedroom C2 care home (semi independent support and accommodation for 16-21 year olds) to provide a total of 16 bedrooms including internal alterations only.
Hillside, Chalk Hill, Dunstable, LU6 1RT
Iaspire Care Services Ltd. |
| <u>CB/23/01735/FULL</u> | Single storey side and rear extension
49 Linmere Walk, Houghton Regis, Dunstable, LU5 5PS
Mr J Sullivan |
| <u>CB/23/01647/ADV</u> | Advertisement: Display of one totem sign and two fascia signs
Linmere Farmstead, Houghton Regis North 1, Sundon Road,
Houghton Regis. LU5 5GX
The Farmstead, Houghton Regis North 1, Sundon Road, Houghton Regis |
| <u>CB/23/01950/FULL</u> | Formation of 2 no self-service car wash bays
Esso Houghton Green, 7 The Green, Houghton Regis, Bedfordshire,
LU5 5LB
Motor Fuel Group Ltd |
| <u>CB/23/01960/FULL</u> | Single storey infill extension
Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH
Mr Charlie McCloughlin |

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- [CB/23/01961/LB](#) Listed Building: Removal of existing car port and construction of a single infill extension
Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH
Mr Charlie McCloughlin
- [CB/23/01927/FULL](#) Single storey rear extension and internal garage conversion with 2 window installation side and rear.
2 Watervale, Houghton Regis, Dunstable, LU5 6FY
Mr Khurram Ramzan
- For noting:
- [CB/23/01824/DOC](#) Discharge of Condition 24 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.)
Parcel 5, Phase 1, Linmere, Houghton Regis North Site 1
- [CB/23/01745/DOC](#) Discharge of Conditions 15 & 19 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)
- [CB/23/02004/DOC](#) Discharge of Conditions: 1, 2 and 3 against planning permission
CB/22/04735/LB - 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 door. Roof materials, garage door finishes, guttering, downpipes. Cond 1, 2 and 3 Materials.
1 Houghton Court, The Green, Houghton Regis, Dunstable, LU5 5DY
- [CB/23/01934/DOC](#) Discharge of Conditions 5,7,18,19 and 20 against planning permission
CB/18/04471/FULL (48 new residential units)
Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH

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- [CB/23/01990/DOC](#) Discharge of Conditions 9,12,24 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.)
Proposed site for Kingsland Secondary School, Parkside Drive, Houghton Regis
- [CB/23/01850/LDCP](#) Lawful Development Certificate Proposed: Front porch
33 Constable Close, Houghton Regis, Dunstable, LU5 5ST
Mr & Mrs Radziwillow
- [CB/23/01839/LDCP](#) Lawful Development Certificate Proposed: Proposed Single storey rear extension
17 Linnere Walk, Houghton Regis, Dunstable, LU5 5PS
Mr Vasile Drozd
- [CB/23/01900/NMA](#) Non-material amendment to planning permission CB/20/00348/RM (Resubmission: Reserved Matters : following Outline Application CB/15/00297/OUT 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. 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 access, appearance landscape, layout and scale for 160 dwelling on phase CA2 Upper Thorn Green.) Amendment sought to the original materials site layout & materials schedule that has been submitted. A revised materials site layout & materials schedule illustrates the revised change of Plots 39-41 from Buff Brick to Red.
Land to West of Houghton Regis, Watling Street, Houghton Regis
Abbey Developments Ltd
- [CB/23/01709/LDCP](#) Lawful development certificate proposed: Single storey rear extension
100 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JB
Ms Monique Houillet

(b) Decision Notices***Permissions/Approvals/Consents:***

None at time of going to print

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

12th June 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: 1

Also present: Councillors: Y Farrell

12479 APOLOGIES AND SUBSTITUTIONS

None.

12480 QUESTIONS FROM THE PUBLIC

None.

12481 SPECIFIC DECLARATIONS OF INTEREST

None.

12482 MINUTES

To approve the Minutes of the meeting held on the 22nd May 2023.

Resolved To approve the Minutes of the meeting held on 22nd May 2023 and for these to be signed by the Chairman.

12483 PLANNING MATTERS

(a) The following planning applications were considered:

[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, 2 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

Comments: Houghton Regis Town Council Councillors were unable to comment as there was a lack of supporting evidence of proposed or intended use of the Red House. It was requested further information be provided in order for comments to be submitted.

[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

Comments: Houghton Regis Town Council raised no objections to this application, however it was felt that the landscaping would be improved by increasing the amount of vegetation/greenery, and would like this to be encouraged by Central Bedfordshire Council.

[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

Comments: Houghton Regis Town Council Councillors were unable to comment as there was a lack of supporting evidence of proposed or intended use of the Red House. It was requested further information be provided in order for comments to be submitted.

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

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

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

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

- 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.**
- 8) Lack of adherence to highways**

[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.
For: Ascona Retails Ltd

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

Noted:

[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

Refusals:

None received.

Withdrawals:

None received.

**12484 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 7.23pm

Dated this 3rd day of July 2023.

Chairman

DRAFT