



# 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)

17<sup>th</sup> July 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 24<sup>th</sup> July 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**

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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.

Members will find attached a letter of objection in relation to planning application CB/23/01212/FULL, 3 Holyrood Drive, Houghton Regis, Dunstable, LU5 5FW. Retrospective permission for the erection of a single storey rear extension and rear garden roof covering.

### 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 8 - 12*

To approve the Minutes of the meeting held on the 3<sup>rd</sup> July 2023.

**Recommendation: To approve the Minutes of the meeting held on 3<sup>rd</sup> July 2023 and for these to be signed by the Chairman.**

### 5. PLANNING MATTERS

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

<a href="#">CB/23/02213/ADV (click for more details)</a>	Advertisement: Proposed vinyl stickers to windows and 5 no Advertisement poster frames Unit 2, All Saints View, High Street, Houghton Regis, Dunstable, LU5 5LQ D Kemp
<a href="#">CB/23/02073/FULL (click for more details)</a>	Extend side fence height in rear garden from 2m to 2.5m (fence between numbers 2 and 3) No 3 Caretakers Bungalow, Houghton Regis Campus, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX Central Bedfordshire Council
<a href="#">CB/23/01981/FULL (click for more details)</a>	Erection of a single storey rear extension and reinsertion of the former front door. 2 Highfield House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP Mr Denis Carroll
<a href="#">CB/23/02169/FULL (click for more details)</a>	Erection of a single storey front extension and split the bungalow into two 2 bedroom dwellings and associated works. The Bungalow, Highfield House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

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	Mr Denis Carroll
<a href="#">CB/23/02207/FULL (click for more details)</a>	Single storey front extension 10 Gilpin Close, Houghton Regis, Dunstable, LU5 5SL Mrs Eileen Dennis
<b><i>Members are advised that amendments to this application have been received.</i></b>	Retrospective permission for the erection of a single storey rear extension with green roof and rear garden roof covering. 3 Holyrood Drive, Houghton Regis, LU5 5FW For: Karol Dujczunski <b><i>Members are reminded that the Town Council objected to this application at the meeting held on the 22<sup>nd</sup> May 2023.</i></b>
<a href="#">CB/TCA/23/00274 (click for more details)</a> Page 13	Works to trees within a Conservation Area: Lleylandii Hedge G1 to be reduced in height by 5m and trim to tidy, trim all remaining shrubs in rear garden to tidy. Houghton Court, The Green, Houghton Regis, Dunstable, LU5 5DY
<b>For noting:</b>	
<a href="#">CB/23/02271/DOC (click for more details)</a>	Discharge of Condition 20 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.) Lidl Regional Distribution Centre, Woodside Link Road, Part of the Houghton Regis North Site 1, Houghton Regis, LU5 5AY
<a href="#">CB/23/02069/DOC (click for more details)</a>	Discharge of Condition 13 against planning permission CB/21/01242/FULL (Development of the site for E(g)(iii), B2 and B8 Uses to include Trade Counter, including details of access, servicing, landscaping, boundary treatment and associated works) Employment Site North of Thorn Road, Thorn Road, Houghton Regis
<a href="#">CB/23/02092/DOC (click for more details)</a>	Discharge of Condition 23 against planning permission CB/18/04471/FULL (48 new residential units) Land at Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH
<a href="#">CB/23/02172/DOC (click for more details)</a>	Discharge of Conditions 5, 6, 13 to reserved matters application CB/21/04768/RM following Outline Application CB/12/03613/OUT (5'150 dwellings and 202'500sqm of mixed use) development of 201 new homes, with associated highways, a LAP, drainage, utilities and

car parking. Of those 201 homes, 60 are to be private units for open market sale, 14 affordable housing units for the purposes of delivering the 106 obligations for the AMP1 site and 127 additional "affordable" units. Approval for access, appearance, landscaping, layout and scale  
Houghton Regis North Site 1 Land on the northern edge of Houghton Regis

[CB/23/02171/NMA \(click for more details\)](#)

Non-material amendment to planning permission CB/21/04768/RM (Reserved Matters: following Outline Application CB/12/03613/OUT (5'150 dwellings and 202'500sqm of mixed use) development of 201 new homes, with associated highways, a LAP, drainage, utilities and car parking. Of those 201 homes, 60 are to be private units for open market sale, 14 affordable housing units for the purposes of delivering the 106 obligations for the AMP1 site and 127 additional "affordable" units. Approval for access, appearance, landscaping, layout and scale) amendment sought: All Flat block windows in kitchens reduced to 1050mm high due to the required cubic capacity needed; All flat block bathroom windows that look out onto the bin/bike stores have been omitted due to health and safety issues with future cleaning/replacement and maintenance; House type 4.4.1 windows omitted from end elevations so the internal layout works; House type 3.1 double French window with sidelight added instead of 2 doors to aid ventilation; and Fog Units have been omitted to achieve the cubic capacity on kitchen storage.  
Parcel 4, AMP1, Houghton Regis North 1, Sundon Road, Houghton Regis

[CB/23/02145/NMA \(click for more details\)](#)

Non-material amendment to planning permission CB/18/04471/FULL (48 new residential units) - Amendment sought: Variation to size of some windows to house types A, B, C, D, F, & G. Variation of part of Condition 2 (external materials), change roof tile specification, glendyne slate roof tiles to a cedral riverdale composite blue black colour slate  
Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH

[CB/23/02160/NMA \(click for more details\)](#)

Non-material amendment to planning permission CB/21/05047/RM: (Reserved Matters: following Outline Application CB/15/00297/OUT (Outline 'hybrid' planning application. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 [a-c], B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks) Reserved matters for approval of the sports pavilion access, appearance and layout.) Amendment sought to site layout.  
Land West of Bidwell (Houghton Regis North Site 2), Houghton Regis

- [CB/23/02176/NMA \(click for more details\)](#) 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 finish used on footpath 16. Land To West Of Houghton Regis, Watling Street, Houghton Regis
- [CB/23/02165/GPDE \(click for more details\)](#) Prior Notification of Householder Extension: Single storey rear extension, 4.10m beyond the rear wall of the original dwelling, maximum height of 3.35m & 2.40m to the eaves  
17 Park Avenue, Houghton Regis, Dunstable, LU5 5EA
- [CB/23/01940/FULL \(click for more details\)](#) Part demolition of existing sports pavilion and conversion to ground staff welfare facilities with storage  
Tithe Farm Recreation Ground, Tithe Farm Road, Houghton Regis  
Houghton Regis Town Council

#### (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.

## X 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.



Dear Ms Senior,

Apologies for this unexpected email, however, on the basis that Houghton Regis Town Council made objections to the retrospective planning application CB/23/01212/FULL on 31st May, I wanted to update you on latest developments.

I am the next-door neighbour to 3 Holyrood drive, and have been considerably negatively impacted by the developer/builder ignoring the original approved plans and basically building instead what they liked – in particular the over-bearing height of the single-story extension.

The Developer has submitted amended plans on 28th June, for the first time, the location plan acknowledges the home office that was already in the garden of 3 Holyrood drive – and with that now detailed on the plan, it is clear that the council's initial objections are now even more relevant:

'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'

I have attached the latest plans for ease of access and appraisal, and I would be grateful of your continued objection to these latest plans.

If you would like any further information, or would like to visit my property to see the impact of the development first hand – please just let me know – I would be delighted to accommodate the council any way I can.

Regards and thanks

**HOUGHTON REGIS TOWN COUNCIL**

**Planning Committee  
Minutes of the meeting held on  
3<sup>rd</sup> July 2023 at 7.00pm**

Present: Councillors: C Slough Chairman  
N Batchelor  
J Carroll  
E Costello Substitute  
W Henderson Substitute  
M Herber  
D Jones

Officers: Louise Senior Head of Democratic Services

Public: 0

Apologies: Councillors: E Billington  
E Cooper

**12504 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Billington (Cllr Henderson substituted) and Cllr Cooper (Cllr Costello substituted).

**12505 QUESTIONS FROM THE PUBLIC**

None.

**12506 SPECIFIC DECLARATIONS OF INTEREST**

None.

**12507 MINUTES**

To approve the Minutes of the meeting held on the 12<sup>th</sup> June 2023.

**Resolved To approve the Minutes of the meeting held on 12<sup>th</sup> June 2023 and for these to be signed by the Chairman.**

**12508 PLANNING MATTERS**

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

[CB/23/01644/FULL](#) 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.



**Comments: Houghton Regis Town Council raised no objections to this application, however, ongoing concerns were raised over access.**

[CB/23/01735/FULL](#) Single storey side and rear extension  
49 Linnere Walk, Houghton Regis, Dunstable, LU5 5PS  
Mr J Sullivan

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

[CB/23/01647/ADV](#) Advertisement: Display of one totem sign and two fascia signs Linnere Farmstead, Houghton Regis North 1, Sundon Road, Houghton Regis. LU5 5GX  
The Farmstead, Houghton Regis North 1, Sundon Road, Houghton Regis

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

[CB/23/01950/FULL](#) Formation of 2 no self-service car wash bays Esso Houghton Green  
7 The Green, Houghton Regis, Bedfordshire, LU5 5LB  
Motor Fuel Group Ltd

**Comments: Members raised concerns regarding water usage, and noted that this was not a recycled system, therefore disposal of water would be through main drains thus increasing the risk of overflow into the road during poor weather.**

[CB/23/01960/FULL](#) Single storey infill extension  
Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH  
Mr Charlie McCloughlin

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

[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

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

[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

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

**Noted:**

[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

- [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 Linmere 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

*Permissions / Approvals / Consents*

**Refusals:**

None received.

**Withdrawals:**

None received.

**12509 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 24<sup>th</sup> day of July 2023**

**Chairman**

# Development Management

## Central Bedfordshire Council

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



Mrs C Evans  
Town Clerk  
Houghton Regis Town Council  
Peel Street  
Houghton Regis  
Beds  
LU5 5EY

**Contact** Andy Jones  
**Direct Dial** 0300 300 5161  
**Email** [planning@centralbedfordshire.gov.uk](mailto:planning@centralbedfordshire.gov.uk)  
**Your Ref**  
**Date** 05 July 2023

Dear Mrs Evans,

**Application No:** CB/TCA/23/00274

**Proposal:** Works to trees within a Conservation Area: Lleylandii Hedge G1 to be reduced in height by 5m and trim to tidy, trim all remaining shrubs in rear garden to tidy.

**Location:** Houghton Court, The Green, Houghton Regis, Dunstable, LU5 5DY

I have received an application to carry out work to tree(s) at the above property which is within the **Houghton Regis Conservation Area**. You can view the application details and documents on our website by visiting:

<http://www.centralbedfordshire.gov.uk/tree-works-register>.

If you wish to comment on the application, please do so in writing by **26 July 2023** quoting the above application number.

All letters received are open to public view and therefore cannot be treated in confidence. Normally, your letter will not be acknowledged.

Yours sincerely,

Andy Jones  
**Trees & Landscape Officer**