



# HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Cllr J W Carroll**  
Town Clerk: **Clare Evans**

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7<sup>th</sup> August 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 14<sup>th</sup> August 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

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

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

### 5. PLANNING MATTERS

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

[CB/23/01279/FULL \(click for more details\)](#) Existing two storey side extension to form a new one bed dwelling to include a single storey rear extension, associated car parking, fencing and refuse storage.  
1 Leaf Road, Houghton Regis, Dunstable, LU5 5JG  
D Grigore

[CB/23/02393/FULL \(click for more details\)](#) Change of use: from B2 General Industrial Use to a flexible use of the building for Class B8 Storage and Distribution, B2 General Industrial use, and Class E (sub-paragraph g (ii) research and development (iii) light industrial) Use.  
Unit 3, Nimbus Park Houghton Hall Park, Porz Avenue, Houghton Regis, Dunstable, LU5 5WZ

[CB/23/02392/FULL \(click for more details\)](#) Change of use from Class B8 Storage and Distribution and B2 General Industrial Use to a flexible use of the building for Class B8 Storage and Distribution, B2 General Industrial use, and Class E (sub-paragraph g (ii) research and development (iii) light industrial) Use.  
Unit 7 To 8, Nimbus Park Houghton Hall Park, Porz Avenue, Houghton Regis, Dunstable, LU5 5XR

[CB/23/01212/FULL \(click for more details\)](#) 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

***Members are advised that amendments to this application have been received.***

For: Karol Dujczunski  
Revised Proposed Floor Plans and Elevations received - Plan No: AD-01 & Revised Block Plan received - Plan No: AD-OS

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***Members are reminded that the Town Council objected to this application at the meeting held on the 22<sup>nd</sup> May 2023, and reaffirmed the same objections to amendments at the meeting held on 24<sup>th</sup> July 2023.***

**For noting:**

[CB/23/02551/DOC \(click for more details\)](#)

Discharge of Condition 20 - Archaeological Mitigation Report Land on the Northern edge of Houghton Regis Doc Ref: LP3716E-AMR-v.1.2 - 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.)  
Cond 20 Archaeological Mitigation Report.  
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

**(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.

**7. FORMER NETTO SITE - 2 CEMETERY ROAD**

A representative from Polity Communications will be in attendance at the meeting to provide an update and answer members questions on emerging new proposals for the former Netto site, 2 Cemetery Road.

**8. 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.

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**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.

**Recommendation:**                    **To note the information**

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# ***HOUGHTON REGIS TOWN COUNCIL***

## **Planning Committee**

### **Minutes of the meeting held on**

**24<sup>th</sup> July 2023 at 7.00 pm**

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

Officers: Louise Senior Head of Democratic Services  
Amanda Samuels Administration Officer

Public: 0

Apologies: Councillors: 0

#### **12510 APOLOGIES AND SUBSTITUTIONS**

None.

#### **12511 QUESTIONS FROM THE PUBLIC**

Members received 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.

#### **12512 SPECIFIC DECLARATIONS OF INTEREST**

None.

#### **12513 MINUTES**

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

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

#### **12514 PLANNING MATTERS**

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

[CB/23/02213/ADV](#)  
[\(click for more details\)](#)

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

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

[CB/23/02073/FULL](#)  
(click for more details)

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

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

[CB/23/01981/FULL](#)  
(click for more details)

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

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

- **overdevelopment**
- **inappropriate parking**

[CB/23/02169/FULL](#)  
(click for more details)

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  
Mr Denis Carroll

**Comments:**  
**Members raised concerns regarding two outstanding issues:**

- **Vehicle access arrangements yet to be confirmed**
- **Public footpath Right of Way process to be actioned**

[CB/23/02207/FULL](#)  
(click for more details)

Single storey front extension  
10 Gilpin Close, Houghton Regis, Dunstable, LU5 5SL  
Mrs Eileen Dennis

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

[CB/23/01212/FULL](#)  
(click for more details)

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  
*Members were reminded that the Town Council objected to this application at the meeting held on the 22<sup>nd</sup> May 2023.*

*Members were advised that amendments to this application have been received.*

**Comments: Members maintained their previous objections to this development:**

- **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**

**Members observed that these objections had not been addressed and points 3 and 4 of the above objections had been exacerbated.**

[CB/TCA/23/00274](#)  
(click for more details)

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

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

**Noted:**

[CB/23/02271/DOC](#)  
(click for more details)

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

[CB/23/02069/DOC](#)  
[\(click for more details\)](#)

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

[CB/23/02092/DOC](#)  
[\(click for more details\)](#)

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

[CB/23/02172/DOC](#)  
[\(click for more details\)](#)

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](#) Part demolition of existing sports pavilion and conversion to  
[\(click for more](#) ground staff welfare facilities with storage  
[details\)](#) Tithe Farm Recreation Ground, Tithe Farm Road, Houghton  
Regis Houghton Regis Town Council

***Permissions / Approvals / Consents***

None at time of going to print

***Refusals:***

None received.

***Withdrawals:***

None received.

**12515 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 7.40pm**

**Dated this 14<sup>th</sup> day of August 2023.**

**Chairman**