



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

29th 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 4th September 2023** at **7.00pm**.

Members of the public who wish to attend the meeting may do so in person or remotely through the meeting link below.

To attend remotely through Teams please follow this link: [MEETING LINK](#)

Please follow this guidance if attending the meeting remotely: [LINK](#)

Louise Senior
Head of Democratic Services

THIS MEETING MAY BE RECORDED¹

Agenda

- 1. APOLOGIES AND SUBSTITUTIONS**
- 2. QUESTIONS FROM THE PUBLIC**

In accordance with approved Standing Orders 1(e)-1(l) Members of the public may make representations, ask questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

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

To approve the Minutes of the meeting held on the 14th August 2023.

Recommendation: To approve the Minutes of the meeting held on 14th August 2023 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

[CB/23/02761/REG3 \(click for more details\)](#)

Extension to the fence height, from 2m to 2.5m.
No 4 Caretakers Bungalow, Houghton Regis Campus, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX
Central Bedfordshire Council

For noting:

[CB/23/02531/DOC \(click for more details\)](#)

Discharge in Part of Condition 8 Part A against planning permission CB/21/00280/OUT (erection of 4 chalet style bungalows). Part A - Archaeological Written Scheme of Investigation.
Land North of Highfield House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

[CB/23/02635/DOC \(click for more details\)](#)

Discharge of Conditions 8, 25 and 29 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;

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

14th August 2023 at 7.00pm

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

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

Public: 4

Apologies: Councillor: M Herber

Also present: Councillors: T McMahon
Y Farrell
S Goodchild Central Bedfordshire Council

12516 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Herber.

12517 QUESTIONS FROM THE PUBLIC

Concerns were raised by the owner of a neighbouring property regarding the retrospective application CB/23/01212/FULL, with the height of the extension being 600mm higher than specified in the planning application which had blocked a significant amount of light to the neighbouring property.

12518 SPECIFIC DECLARATIONS OF INTEREST

None.

12519 MINUTES

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

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

Members agreed to amend the order of business:

- Item 5 Planning application CB/23/01212/FULL
- Item 7 Former Netto Site – 2 Cemetery Road
- Continuance of agenda item 5 Planning applications as set out

12520 PLANNING MATTERS

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

Members were advised that amendments to this application had been received.

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

Revised Proposed Floor Plans and Elevations received -

Plan No: AD-01 & Revised Block Plan received - Plan No:

AD-OS

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

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**

With an additional objection of:

- **The Height of the extension has been built higher than the planning application stipulated.**

Members also expressed their concerns that despite several amended documents resubmitted to planning, inaccuracies remained within the application.

12521 FORMER NETTO SITE - 2 CEMETERY ROAD

Martin Hughes, Director from Polity Communications, William Yardley, Head of Development and Jon Dingle, Planning Consultant, Jon Dingle Ltd were 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.

Members were advised of two consultation sessions, one in person at the 1st and 3rd Scout hut to be held on 16th August and the second session to be held virtually on 23rd August.

Members queried:

- Parking availability
- Disability access
- Tree felling

- Employment opportunities
- Aesthetics of the building
- Type of goods to be stored in the facility
- Operating hours

Members were advised that there would be parking available for Cinch customers, however residential parking would not be offered to the wider community.

The site would be disability friendly with single level access to the lower level and a lift to access the upper level, additionally, staff on site would be available to assist whenever needed.

Members were assured that no tree felling was planned unless the tree was diseased and required felling, the landscaping would be kept, tidied and maintained to enhance the overall look of the site.

Members were advised that 2 or 3 employees would be onsite, however the need for staffing above this level would not be necessary.

It was advised that the building would have the Cinch blue band around the building and signage denoting the company name.

Members were assured that no sensitive materials would be allowed to be kept on the site.

The planning application would include operating hours of 24hrs.

12520 PLANNING MATTERS (Continued)

Cont'd

(a) The following planning applications were considered:

[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

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

[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

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

[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

Comments: Houghton Regis Town Council raised no objections to this application, however clarification was requested as to whether this application referred to one or two units.

Noted:

[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

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

**12522 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.

Linmere – 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 8.07pm

Dated this 4th day of September 2023.

Chairman

DRAFT