



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

9th October 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 16th October 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

Pages 6 - 10

To approve the Minutes of the meeting held on the 25th September 2023.

Recommendation: To approve the Minutes of the meeting held on 25th September 2023 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

CB/23/02974/FULL (click for more details)	Erection of an end-of-terrace two storey 2 bedroom house. 1 The Link, Houghton Regis, Dunstable, LU5 5HQ Mr Mark Gold, Moax Ltd
CB/23/02966/FULL (click for more details)	Link extension and conversion of garage into a granny annexe. 72 Tennyson Avenue, Houghton Regis, Dunstable, LU5 5UG Mr & Mrs J Weatherley
CB/23/03054/FULL (click for more details)	Conversion of garage to habitable space, part first floor side extension and single storey rear extension. 75 Fensome Drive, Houghton Regis, Dunstable, LU5 5SF Mr Marian Pavel
CB/23/03042/FULL (click for more details)	Change of use from residential dwelling to a children's carehome (c2 class) 49 Millers Way, Houghton Regis, Dunstable, LU5 5FH Ms Shafreen Khan
CB/23/03093/FULL (click for more details)	Change of use from Class E(a) (retail) to Class B8 (self-storage), external alterations and associated works to car park and landscaping Former Site Of Morrisons, High Street, Houghton Regis Cinch Self-Storage

CB/23/02795/ADV (click for more details)	Advertisement: installation of 2 fascia signs, 1 illuminated, 1 illuminated projecting sign and 2 non illuminated vinyl signs Unit 1 Collie Place Off Thorn Road Houghton Regis Dunstable LU5 6TW Mr Andy Horwood, Tesco
CB/23/03152/FULL (click for more details)	Single storey rear extension 41 East Hill Road, Houghton Regis, Dunstable, LU5 5EH Mrs Mary Cook
CB/23/03040/FULL (click for more details)	New front porch 14 Bridgeman Drive, Houghton Regis, Dunstable, LU5 5SR Mr Rayment
CB/TRE/23/00436 (click for more details) <i>Page 12</i>	Works to trees protected by Tree Preservation Order (TPO/05/0001/G1): T1 and T3 to be reduced in size by 50% due to location near boundary fence Amenity ground to rear of 53, 55 and 57 Bidwell Hill, Houghton Regis, Dunstable, LU5 5EP
For noting	
CB/23/03027/DOC (click for more details)	Discharge in Part 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.) Cond 20 Written Scheme of Archaeological Resource Management. Houghton Regis North Site 1, Land on the northern edge of Houghton Regis
CB/23/02790/DOC (click for more details)	Discharge of Condition 35 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. Houghton Regis North Site1, Land on the Northern edge of Houghton Regis
CB/23/03011/DOC (click for more details)	Discharge of Condition 4 against planning permission 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
CB/23/03071/LDCP (click for more details)	Lawful Development Certificate Proposed: Single storey rear extension, and new porch to front elevation 7 Burford Walk, Houghton Regis, Dunstable, LU5 5RX
CB/23/03253/GPDE (click for more details)	Prior Notification of Householder Extension: Single storey rear extension, 4m beyond the rear wall of the original dwelling, maximum height of 3m & 3m to the eaves. 61 Fareham Way, Houghton Regis, Dunstable, LU5 5RE
CB/23/03225/GPDE (click for more details)	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 44 Olma Road, Dunstable, LU5 5AF
CB/23/03166/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) Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

(b) Decision Notices

Permissions/Approvals/Consents:

CB/23/00023/FULL (click for more details)	Change of use of amenity land with the removal of the grass verge and raised kerb and replace with tarmac access and a dropped kerb 105 Grove Road, Houghton Regis, Dunstable, LU5 5PE
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HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
Monday 25th September 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: 0

Apologies: Councillor: M Herber

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

12554 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Herber.

12555 QUESTIONS FROM THE PUBLIC

None.

12556 SPECIFIC DECLARATIONS OF INTEREST

None.

12557 MINUTES

To approve the Minutes of the meeting held on the 4th September 2023

**Resolved To approve the Minutes of the meeting held on 4th September 2023
and for these to be signed by the Chairman.**

12558 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/23/01847/FULL](#) Change of use of amenity land to garden land and creation of
[\(click for more details\)](#) a new boundary line with a new 1.95m fence
29 Constable Close, Houghton Regis, Dunstable, LU5 5ST
Mr Iulian Abuzatoaiei

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

- **Enclosure of amenity land**
- **Restricting the openness and view to local residents**
- **Causing a visual obstruction of the view of traffic to road users**

Noted:

[CB/23/02751/DOC](#)
[\(click for more details\)](#)

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.)
Houghton Regis North Site1, Land on the Northern edge of Houghton Regis

[CB/23/02752/DOC](#)
[\(click for more details\)](#)

Discharge of Conditions part 32 and part 33 (parcels 1 & 2 of Phase 2 only) 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)

Houghton Regis North Site 1, land to the northern edge of Houghton Regis

[CB/23/02808/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 26 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/23/02812/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).
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/23/02913/GPDE](#)
[\(click for more details\)](#)

Prior Notification of Householder Extension: Single storey rear extension, 5 m beyond the rear wall of the original dwelling, maximum height of 3.19 m & 2.70 m to the eaves.
58 Coopers Way, Houghton Regis, Dunstable, LU5 5US

[CB/23/02827/DOC](#)
[\(click for more details\)](#)

Discharge in Part of Condition 25 (relating to Parcels 1 and 2 of Phase 2 only) against planning permission [CB/12/03613/OUT \(click for more details\)](#)
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. Cond 25 Construction Environmental Plan.

Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

TM10:21 AM

[CB/23/02912/DOC](#)
([click for more details](#))

Discharge of Condition 6 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. Cond 6 Site Wide Design Code.

Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/23/02796/DOC](#)
([click for more details](#))

Discharge of Conditions 5, 6, 13, & 17 against planning permission CB/22/00545/FULL Development of a single industrial warehouse unit for E(g)(iii), B2 and B8 use with ancillary offices, car parking, service areas and soft landscaping.

Unit 15, Humphrys Road, Dunstable, LU5 4TP

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

12559 CENTRAL BEDFORDSHIRE COUNCIL PUBLIC NOTICE A00409 – CHURCHFIELD ROAD ONE WAY AND WAITING RESTRICTIONS

Members were advised that Central Bedfordshire Council propose to consult on a one-way system and waiting restrictions on Churchfield Road. These proposals were considered necessary for facilitating the passage on the road and for preserving the amenity of the area. The proposal was part of a scheme to reduce traffic conflicts and improve the management of parking.

Members were provided with the public notices and plans for these schemes.

Members were advised that the Planning Committee had been granted an extension to submit their comments by 26th September 2023.

Members welcomed these proposals and were generally supportive of them, however, certain reservations about aspects of the schemes were highlighted, set out below, and members suggested that the proposals should not be implemented until necessary alternative parking was provided for residents and visitors.

A00409OW

It was noted that "the proposal was part of a scheme to reduce traffic conflicts and improve the management of parking". Houghton Regis Town Council has not been advised of the overall nature of this scheme. Before signifying its unreserved approval of these proposals, it would wish to be informed of the other elements of the scheme and the time scale envisaged for its implementation.

With the stated aims of the proposal in mind, Houghton Regis Town Council did not agree that Dellmont Road should remain two-way. It was felt that this would lead to more numerous traffic conflicts rather than reducing them. A preference was expressed for Dellmont Road to flow from West to East (i.e. exiting onto Tithe Farm Road).

It was further noted that the plan accompanying the proposal stated it was "Option 3 - Dellmont Road remains two-way". There were therefore at least two other options available. It was queried whether these alternative options treat Dellmont Road differently, if so, members requested sight of the alternatives in order that these options should also be considered.

A00409WR

It was highlighted that an amendment was required to paragraph 8 in the list of works. It should read "...extending in a south-westerly direction...", not north-westerly.

Concerns were expressed about the treatment of the turning circle at the northern end of Churchfield Road. The turning circle was no longer needed or used for its original purpose. Currently, it was used by residents in the vicinity as an irregular parking area. It was highlighted that totally encasing the turning circle with double yellow lines would simply add to the pressure on parking in the area, provision for which was already inadequate and which was already being tightened by these proposals. Houghton Regis Town Council would like to see the turning circle re-purposed in some way to assist local residents.

The question was also raised about enforcement of these restrictions, once implemented, and whether it would be consistent, noting that the maximum pressure on parking space was during the evening and at night.

Resolved: To consider the Town Councils response to Central Bedfordshire Councils proposals to introduce a one-way system and waiting restrictions in Churchfield Road.

12560 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 16th day of October 2023

Chairman

Development Management

Central Bedfordshire Council

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



Mrs Clare 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
Your Ref
Date 25 September 2023

Dear Mrs Evans,

Application No: CB/TRE/23/00436
Proposal: Works to trees protected by Tree Preservation Order (TPO/05/0001/G1): T1 and T3 to be reduced in size by 50% due to location near boundary fence
Location: Amenity ground to rear of 53, 55 and 57 Bidwell Hill, Houghton Regis, Dunstable, LU5 5EP

I have received an application to carry out work to preserved tree(s) at the above property. 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 **16 October 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