



# 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)

30<sup>th</sup> 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 6<sup>th</sup> November 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

*Pages 4 - 7*

To approve the Minutes of the meeting held on the 16<sup>th</sup> October 2023.

**Recommendation: To approve the Minutes of the meeting held on 16<sup>th</sup> October 2023 and for these to be signed by the Chairman.**

### 5. PLANNING MATTERS

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

[CB/23/03155/FULL \(click for more details\)](#)

Change of use to flexible range of uses (within Classes E(g)(iii), B2 and / or B8), together with associated works.  
Unit 10, Humphrys Road, Dunstable, LU5 4TP  
Legal and General UK Property Fund and Legal and General Assurance (Pensions Management) Limited

[CB/23/03258/FULL \(click for more details\)](#)

Single storey side and rear extensions.  
98 Longbrooke, Houghton Regis, Dunstable, LU5 5QY  
Mrs Jean Bray

[CB/23/03279/FULL \(click for more details\)](#)

Single storey detached annexe within the rear garden  
38 Drury Lane, Houghton Regis, Dunstable, LU5 5ED  
Mr Martin Newman

[CB/23/03335/FULL \(click for more details\)](#)

Part single and part two storey rear extension and front porch  
3 Blackthorn Road, Houghton Regis, Dunstable, LU5 5JP  
Mrs Chikondi Lawrencin

[CB/23/03297/FULL \(click for more details\)](#)

Proposed ground floor rear extension  
49 Yew Street, Houghton Regis, Dunstable, LU5 5PA  
Grzegorz Kozlowski

[CB/23/03312/FULL \(click for more details\)](#)

Single storey side and rear extension and front porch  
78 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JB

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Mr M Petriceanu

**For noting:**

[CB/23/03252/LDCP \(click for more details\)](#)

Lawful Development Certificate Proposed (Proposed single storey rear extension)  
61 Fareham Way, Houghton Regis, Dunstable, LU5 5RE

[CB/23/03362/NMA \(click for more details\)](#)

Non-material amendment to planning permission CB/20/01172/RM (Reserved Matters: (following Outline Application CB/18/00067/OUT) Application for the appearance, layout, scale and landscaping of proposed the development for 22 dwellings.)  
Amendment sought to vary the wording in condition 3.  
Highfield Barns, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

**(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.

## **6. CENTRAL BEDFORDSHIRE COUNCIL'S DRAFT PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT (SPD) CONSULTATION NOTIFICATION**

The Town Council has been informed that Central Bedfordshire Council are undertaking a consultation on the Planning Obligations Supplementary Planning Document (SPD).

The Planning Obligations SPD is a guidance document that explains the Council's approach to securing planning obligations (also known as Section 106 contributions) from new development. Planning Obligations may be sought from housing, commercial, employment and mixed-use developments as well as minerals and waste developments. Their purpose is to ensure the necessary on site or off site infrastructure is provided to mitigate the impacts of new developments and make them acceptable in planning terms.

The Planning Obligations SPD sets out the different types of infrastructure the Council seeks contributions towards, and the supporting evidence to justify how much is collected. It also sets out the approach to site viability and the prioritisation of infrastructure.

This guidance will ensure developers understand the type and scale of planning obligation requirements from an early stage in the development process and make appropriate provision. This in turn will enable the creation of sustainable communities, whereby high-quality development is supported by high-quality infrastructure.

Details of the Consultation



**HOUGHTON REGIS TOWN COUNCIL**

**Planning Committee**

**Minutes of the meeting held on  
16<sup>th</sup> October 2023 at 7.00pm**

Present: Councillors: C Slough Chairman  
E Billington  
E Cooper  
D Jones

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

Public: 8

Apologies: Councillors: J Carroll  
N Batchelor  
M Herber

Also present: S Goodchild Central Bedfordshire Council

**12575 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllrs J Carroll, N Batchelor and M Herber.

**12576 QUESTIONS FROM THE PUBLIC**

Concerns were raised by the owners of neighbouring properties regarding application CB/23/03042/FULL, which requested a change of use from residential to a children's carehome. Members of the Public highlighted that there were several anomalies with the application:

- A covenant, signed by residents, that precluded use of properties for business purposes included on the deeds.
- Safety issues regarding a loft conversion and the conversion of the garage that had not been inspected by the planning officer.
- Inaccuracies and discrepancies on the planning application related to:
  - Number of parking bays
  - Uncertainty as to whether permission had been granted for an additional bay
  - Number of employees expected on site and the provision of employee parking
- Trees and hedges would need to be removed to accommodate additional parking.
- Waste provision had not been considered in the application.
- Noise and lack of privacy for residents.
- Concerns related to a lack of transparency.
- Stability of the business and suitability for vulnerable children.
- Suitability of location for vulnerable children.
- The possibility of future applications to extend the property if change of use was approved.

Members acknowledged that traffic, parking and noise were legitimate issues for consideration, and noted the concerns regarding the covenant; however, it was highlighted to residents that the remit of the Planning Committee was to comment on issues related to planning. Members stressed that the information supplied was insufficient, and further information was to be requested on:

- The covenant
- Planned alterations or extensions to the structure.
- Parking facilities
- Clarification on the number of bedrooms

Members advised members of the public they could request a CBC councillor call this application in to be heard by the Development Management Committee.

#### **12577 SPECIFIC DECLARATIONS OF INTEREST**

None.

#### **12578 MINUTES**

To approve the Minutes of the meeting held on the 25<sup>th</sup> September 2023.

**Resolved:** To approve the Minutes of the meeting held on 25<sup>th</sup> September 2023 and for these to be signed by the Chairman.

**12579 PLANNING MATTERS****(a) The following planning applications were considered:**

[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

**Houghton Regis Town Council raised an objection to this application on the grounds of potential traffic problems and inadequate parking provision. Members were of the opinion that the information supplied in respect of this application was insufficient to form a balanced view and requested further details of:-**

- **whether there is, as alleged, a covenant on the property preventing business use**
- **any plans for extensions or alterations to the property**
- **the number of bedrooms at the property and the number of children for whom it is intended to provide care**

[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

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

- **Overdevelopment**
- **Protrusion from the building line**
- **Non-compliance with parking standards**
- **Restriction of light and infringes on openness of the area**

[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

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

- **Overdevelopment.**

[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

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

- **Overdevelopment**
- **Garage would look incongruous**
- **Inappropriate for the street scene**

[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

**Comments: Members noted that this application, after ten years lack of use, with its proposals for tidying and smartening up, improvement of the landscaping and the promise of future maintenance, is very welcome. Members nonetheless expressed their frustration and disappointment that the aspirations for the site, suggested in the Houghton Regis Town Centre Action Plan (2022) and the Houghton Regis Neighbourhood Plan (presently under examination by the Planning Inspectorate) will not be able to be implemented.**

[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

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

[CB/23/03152/FULL](#)  
[\(click for more details\)](#)

Single storey rear extension  
41 East Hill Road, Houghton Regis, Dunstable, LU5 5EH  
Mrs Mary Cook

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

[CB/23/03040/FULL](#)  
[\(click for more details\)](#)

New front porch  
14 Bridgeman Drive, Houghton Regis, Dunstable, LU5 5SR  
Mr Rayment

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



[CB/TRE/23/00436](#)  
[\(click for more details\)](#)

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

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

- **Proximity to the boundary fence was the only reason provided for these works.**
- **Insufficient information available for the reason for the works**

**Noted:**

[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

***Permissions / Approvals / Consents***

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

***Refusals:***

None received.

***Withdrawals:***

None received.

**12580 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**

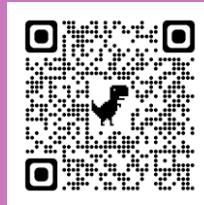
**The Chairman declared the meeting closed at 8.41pm**

**Dated this 6<sup>th</sup> day of November 2023**

**Chairman**



have  
**your**  
say...



# Have your say on Planning Obligations Supplementary Planning Document (SPD)

The Planning Obligations SPD explains the Council's approach to collecting planning obligations (also known as Section 106 contributions) from new development, and seeks to ensure the necessary infrastructure, services, and facilities are provided to support sustainable growth and development.

To find out more and have your say visit:  
[www.centralbedfordshire.gov.uk/consultations](http://www.centralbedfordshire.gov.uk/consultations)

The consultation closes at 10am on Monday 11 December 2023.

Central  
Bedfordshire