



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

20th November 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 27th 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 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 6th November 2023.

Recommendation: To approve the Minutes of the meeting held on 6th November 2023 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

CB/23/03448/FULL (click for more details)	Demolition of existing outbuildings whilst retaining the existing dwelling. Erection of 28 dwellings with access road and sewers. Red Cow Farm House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP GPS Estates Limited
CB/23/02672/FULL (click for more details)	Refurbishment and conversion of the existing outbuildings to provide ancillary annexe accommodation Whitehill Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP Surname: Phillips
CB/23/02673/LB (click for more details)	Listed Building: Refurbishment and conversion of the existing outbuildings to provide ancillary annexe accommodation Whitehill Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP Surname: Phillips
CB/23/03542/SECM (click for more details)	Modification of Section 106 Agreement attached to planning permission CB/21/01883/FULL. Submission of a Viability Assessment Land at Bedford Road, Houghton Regis, Dunstable, LU5 6JS
CB/23/03551/RM (click for more details)	Reserved Matters: following Outline Application CB/22/04525/VOC (Outline Application for residential development for up to 100 dwellings with all matters reserved, except access.) Full details of reserved matters for 77 dwellings including appearance, landscaping, scale and layout pursuant to outline consent CB/22/04525/VOC.

	Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ Lagan Homes
CB/23/03488/ADV (click for more details)	Advertisement: Sign 1: Two x Illuminated letters mounted on an aluminium panel. Sign 2: One x Internally illuminated totem sign. Sign 3 : Single line blue faux neon in an aluminium cover Unit 2, Cemetery Road, Houghton Regis, Dunstable LU5 5BZ Cinch Self-Storage
CB/23/03420/FULL (click for more details)	Single Storey Front Extension 141 Cemetery Road, Houghton Regis, Dunstable, LU5 5DF Mr Barry Church
CB/23/03334/FULL (click for more details)	New rear conservatory 56 Skye Gardens, Houghton Regis, Dunstable, LU5 6TE Mr A Mahawatte
CB/23/02788/FULL (click for more details)	New louvered ventilation for plant area to store (75mm deep low pressure loss standard bladed intake) 1 Collie Place, Houghton Regis, Dunstable, LU5 6TW Mr Horwood, Tesco
For noting:	
CB/23/03467/DOC (click for more details)	Discharge of Condition 9 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/23/03468/DOC (click for more details)	Discharge of Condition 1 to reserved matters application CB/21/05552/RM (Reserved Matters: following Outline Application CB/12/03613/OUT Mixed Development, supported by an Environmental Statement, which was submitted to the council during the application's determination process. Reserved Matters sought for Access, Appearance, Landscaping, Layout and Scale for 100 homes and retail units (Use Class E)). Parcels 1 and 2 of Phase 2 of Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

CB/23/03585/GPDE (click for more details)	<p>Prior Notification of Householder Extension: Single storey rear extension, 3.30m beyond the rear wall of the original dwelling, maximum height of 3m & 3m to the eaves. 33 Kent Road, Houghton Regis, Dunstable, LU5 5NZ</p>
CB/23/03553/DOC (click for more details)	<p>Discharge of Conditions 2, 6 against 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. Cond 2 Cycle Storage and Cond 6 Street Furniture. Land West of Bidwell (Houghton Regis North Site 2) Houghton Regis</p>
CB/23/03497/DOC (click for more details)	<p>Discharge in Part 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 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 24 Advance Infrastructure Works Houghton Regis North Site 1, Land on the northern edge of Houghton Regis</p>
CB/23/03634/LDCP (click for more details)	<p>Lawful Development Certificate Proposed: To remove the garage door and replace with a window to the converted office. 49 Millers Way, Houghton Regis, Dunstable, LU5 5FH</p>
CB/23/03710/DOC (click for more details)	<p>Discharge of Condition(s) 3, 12, 13, 14 against planning permission CB/21/05478/FULL Demolition of existing garages & stores and construction of single detached chalet bungalow. Cond 3 Landscaping, Cond 12 Bin Storage, Cond 13 EV Charging and Cond 14 Water Efficiency. Land rear of 2 and 2A Northview Road, Houghton Regis, Dunstable, LU5 5AH</p>

(b) Decision Notices***Permissions/Approvals/Consents:***

None at time of going to print.

Refusals:***Withdrawals:***

None at time of going to print.

6. PLANNING APPLICATION CB/22/04594/FULL*Page 11*

Members will find attached notification of an appeal decision for application CB/22/04594/FULL, 52 Drury Lane, for the erection of a detached dwelling.

Members are advised that the decision is 'Planning Appeal Dismissed'.

7. CENTRAL BEDFORDSHIRE COUNCIL'S DRAFT PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT (SPD) CONSULTATION NOTIFICATION*Page 12*

Members are reminded that this item was deferred from the last meeting.

The Town Council has been informed that Central Bedfordshire Council is 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

The consultation will run for six weeks from 10am on Monday 30th October until 10am on Monday 11th December 2023. Full details of how to respond to the consultation are set out on the Consultations page of the Council's website: <https://www.centralbedfordshire.gov.uk/consultations>

A summary of the comments received and how they have been taken into account will be presented to Executive in the Spring 2024 alongside the final Planning Obligations SPD. Once adopted, the

SPD will be a material consideration in the determination of planning applications and will be used when assessing planning applications and negotiating planning obligations for new development.

Members are advised this document is 127 pages long therefore, it is not intended to provide a hard copy unless specifically requested. The consultation poster is attached.

Recommendation: To consider the Town Council’s response to Central Bedfordshire Councils consultation on the Planning Obligations Supplementary Planning Document (SPD).

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 11th 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.

Windsor Drive – No substantive update to report.

Section 106 Monies – No substantive update to report.

Recommendation: To note the information

0-0

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

6th November at 7.00pm

Present: Councillors: C Slough Chairman
N Batchelor
E Billington
J Carroll
E Costello (Substitute)
M Herber
D Jones

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

Public: 0

Apologies: Councillors: E Cooper

Also present: S Goodchild Central Bedfordshire Council

12581 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Cooper (Cllr Costello substituted).

12582 QUESTIONS FROM THE PUBLIC

None.

12583 SPECIFIC DECLARATIONS OF INTEREST

None.

12584 MINUTES

To approve the Minutes of the meeting held on the 25th September and 16th October 2023.

Resolved To approve the Minutes of the meeting held on 25th September and 16th October 2023 and for these to be signed by the Chairman.

12585 PLANNING MATTERS

(a) The following planning applications were considered:

[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

Comments: It was felt that flexibility of use was to be encouraged, however, it was highlighted that there concerns regarding potential issues relating to parking and cycle safety; however, these concerns would be address, if necessary, once the new use was established.

Houghton Regis Town Council raised no objections to this application.

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

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

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

[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

Comments: After extensive discussion, Houghton Regis Town Council raised no objections to this application.

[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

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

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

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

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

[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
Mr M Petriceanu

Comments: Houghton Regis Town Council raised no objections to this application, however it was noted that due to the location of the site, deliveries may cause temporary disruption, as such it was requested that consideration be given to delivery vehicles being restricted to outside of school drop off and collection times due to the close proximity to Tithe Farm Primary School.

Noted:

[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

Comments: While Houghton Regis Town Council does not have the authority to comment on non-material amendments, it was highlighted that the Council was able to comment on a variation of condition.

The original outline application was for access and had been approved. It stated that development would not begin until detailed plans of the proposed roads were approved. In addition, no building was to be occupied until the access road had been constructed. Access was still awaiting construction and there was some reluctance to amend the wording prior to this work being carried out. Houghton Regis Town Council hoped that the Planning Authority would remain firm on this point.

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

12586 CENTRAL BEDFORDSHIRE COUNCIL'S DRAFT PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT (SPD) CONSULTATION NOTIFICATION

Members were informed of a consultation on the Planning Obligations Supplementary Planning Document (SPD) being undertaken by Central Bedfordshire Council.

The Planning Obligations SPD was a guidance document that explained the Council's approach to securing planning obligations (also known as Section 106 contributions) from new developments.

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

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

A summary of the comments received and how they had been taken into account would be presented to Executive in the Spring 2024 alongside the final Planning Obligations SPD. Once adopted, the SPD would be a material consideration in the determination of planning applications and would be used when assessing planning applications and negotiating planning obligations for new development.

Members agreed to defer this item to the next meeting to allow members more time to read the document fully.

12587 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 7.47pm

Dated this 27th day of November 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 Planning Appeals
Email planning.appeals@centralbedfordshire.gov.uk
Date 17 November 2023

Dear Mrs Evans,

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site address: 52 Drury Lane, Houghton Regis, Dunstable, LU5 5ED
Description of development: Erection of a detached dwelling
Appellant's name: Ideal Properties UK LTD
Appeal reference: APP/P0240/W/23/3317590
Application reference: CB/22/04594/FULL

The decision against this appeal has been received as 'Planning Appeal Dismissed'.

This decision can be viewed at <http://www.centralbedfordshire.gov.uk/planning-register> by entering the planning application reference 22/04594.

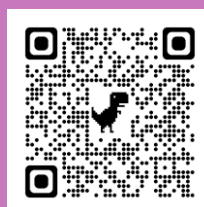
Yours sincerely,

Customer and Operations Team

planning.appeals@centralbedfordshire.gov.uk



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

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

Central
Bedfordshire