



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

12th December 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 18th December 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 5 - 12

To approve the Minutes of the meeting held on the 27th November 2023.

Recommendation: To approve the Minutes of the meeting held on 27th November 2023 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

- | | |
|---|--|
| CB/23/03725/LB (click for more details) | Listed Building: Proposed demolition of existing single garage and garage conversion
23 Sundon Road, Houghton Regis, Dunstable, LU5 5LL
Mr & Mrs Pantlin |
| CB/23/03724/FULL (click for more details) | Demolition of existing single garage and garage conversion.
23 Sundon Road, Houghton Regis, Dunstable, LU5 5LL
Mr & Mrs Pantlin |
| CB/23/03784/FULL (click for more details) | Demolition of existing conservatory and erection of single storey rear extension
56 Fensome Drive, Houghton Regis, Dunstable, LU5 5SH
Mr Alan Gardiner |
| CB/23/03775/FULL (click for more details) | Erection of 6 residential dwellings with associated works
Land at Crixsey Mead, South of The Bungalow, Bedford Road,
Houghton Regis
Mintridge Strategic Land |
| CB/23/03798/FULL (click for more details) | Single storey side extension
52 Conway Close, Houghton Regis, Dunstable, LU5 5SE
Mr John Penfold |
| CB/23/03232/RM (click for more details) | Reserved Matters: following Outline Application CB/15/00297/OUT (Outline 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only |

	<p>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 sought for landscape - Strategic Formal Play Areas - Reference Y Land West of Bidwell, (Houghton Regis North Site 2), Houghton Regis Bidwell West Works Ltd</p>
<p>CB/23/03844/FULL (click for more details)</p>	<p>Erection of three residential dwellings with associated works and to include widening of access Former Site of Bedford House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP Mintridge Strategic Land</p>
<p>For noting</p>	<p>Discharge of Condition 4 against planning permission 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</p>
<p>CB/23/03814/DOC (click for more details)</p>	<p>Discharge of Condition 23 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, Sundon Road, Houghton Regis, LU5 5GX</p>
<p>CB/23/03853/DOC (click for more details)</p>	<p>Discharge of Conditions 2, 4 against planning permission CB/19/04182/FULL Erection of a new dwelling Greenside, 134 High Street, Houghton Regis, Dunstable, LU5 5DT</p>

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

- [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
- [CB/22/03938/FULL \(click for more details\)](#) Demolition of existing barn and garage, provision of a garage to the existing Listed building, conversion of Listed barn into a dwelling and construction of eight new dwellings with associated garages and new access road.
- [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
- [CB/22/04024/LB \(click for more details\)](#) Listed Building: Conversion of a listed barn into a detached dwelling including removal of dilapidated single-storey side addition
- [CB/22/04024/LB \(click for more details\)](#) Listed Building: Conversion of a listed barn into a detached dwelling including removal of dilapidated single-storey side addition

Refusals:

None at time of going to print.

Withdrawals:

None at time of going to print.

6. STREET NAMING AND NUMBERING

Pages 13 - 14

Members will find attached two notifications of applications for street naming and numbering.

- The Orchard, Bedford Road, Houghton Regis, LU5 6JJ.
9 new dwellings, the proposed Street Name prefix: Blenheim
- Land east of Bedford Road, South of Red Cow Farm, Houghton Regis, LU5 5ES.
7 new dwellings, the proposed street name prefix: Trinity

Recommendation: To consider the street name proposals of Blenheim and Trinity and advise Central Bedfordshire Council accordingly.

7. 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.

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
27th November 2023 at 7.00pm**

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: 0

Also present: Councillors: S Goodchild (Virtual)

12606 APOLOGIES AND SUBSTITUTIONS

None.

12607 QUESTIONS FROM THE PUBLIC

None.

12608 SPECIFIC DECLARATIONS OF INTEREST

None.

12609 MINUTES

To approve the Minutes of the meeting held on the 6th November 2023.

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

12610 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/23/03448/FULL](#) Demolition of existing outbuildings whilst retaining the
(click for more existing dwelling. Erection of 28 dwellings with access road
details) and sewers.
Red Cow Farm House, Bedford Road, Houghton Regis,
Dunstable, LU5 6JP
GPS Estates Limited

Comments: Bedfordshire Police had raised an objection to this application regarding a design flaw and the potential impact on security for future residents. A Crime and Safety Planning Condition had been requested.

This application had previously been objected to by Houghton Regis Town Council on the grounds of overdevelopment. It was noted that there were fewer houses on the revised application and the distribution of affordable housing was acceptable; however, the design was felt to be bland.

The lack of provision for community hall space within the area was raised as a factor as further development would negatively impact the average number of available community spaces.

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

- Bland design that failed to be sympathetic to the historical buildings in the surrounding area
- Chaotic layout

[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

Comments: This application was considered in conjunction with application CB/23/02673/LB.

Both applications were subject to issues relating to the heritage statement; however, it was felt that this needed to be addressed by CBC.

While members considered the plans sympathetic to a conservation area, it was noted that objections to the application had been raised by CBC Archaeology and the Trees Officer.

Houghton Regis Town Council raised no objections to this application but made the following requests:

- A heritage assessment of the area was strongly encouraged and carried out prior to the conversion in order to record the archaeology of the site.
- To note the objections of the Trees Officer

[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

Comments: The application was considered with CB/23/02672/FULL (*above*).

Both applications were subject to issues relating to the heritage statement; however, it was felt that this needed to be addressed by CBC.

While members considered the plans sympathetic to a conservation area, it was noted that objections to the application had been raised by CBC Archaeology and the Trees Officer.

Houghton Regis Town Council raised no objections to this application but made the following requests:

- A heritage assessment of the area was strongly encouraged and carried out prior to the conversion in order to record the archaeology of the site.
- To note the objections of the Trees Officer

[CB/23/03542/SEC M](#)
([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

Comments: Houghton Regis Town Council felt there was insufficient information in support of the application and requested an extension on the period for comment.

[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

Comments: Members noted several issues relating to this application which included:

- The play area was situated within 30 metres of water, which failed to meet national guidelines.
- Technical issues with Rights of Way

- **Accessibility of the site**
- **A shortfall of the mix of affordable housing units allocated. This shortfall needs to be added to the shared ownership portion along with a revision of the mix of house types for both affordable rent and shared ownership.**
- **It failed to provide enough dwellings for shared ownership**

Houghton Regis Town Council raised objections to this application on the grounds of its failure to meet the national guidelines regarding the play area's proximity to water.

[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

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

[CB/23/03420/FULL](#)
[\(click for more details\)](#)

Single Storey Front Extension
141 Cemetery Road, Houghton Regis, Dunstable, LU5 5DF
Mr Barry Church

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

[CB/23/03334/FULL](#)
[\(click for more details\)](#)

New rear conservatory
56 Skye Gardens, Houghton Regis, Dunstable, LU5 6TE
Mr A Mahawatte

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

[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

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

Noted:

[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](#)
[\(click for more details\)](#)

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

[CB/23/03553/DOC](#)
[\(click for more details\)](#)

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

[CB/23/03497/DOC](#)
[\(click for more details\)](#)

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

[CB/23/03634/LDCP](#)
[\(click for more details\)](#)

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

Comments: It was noted that objections were previously raised to an application for this property at the meeting of 16th October 2023 (minute 12579). Highways had since raised objections due to lack of information. More documentation was available than in October; however, it was observed that the plans did not demonstrate what was proposed and should be approached with caution.

[CB/23/03710/DOC](#)
[\(click for more details\)](#)

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

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

12611 PLANNING APPLICATION CB/22/04594/FULL

Members were provided with notification of an appeal decision for application CB/22/04594/FULL, 52 Drury Lane, for the erection of a detached dwelling.

Members were advised that the decision is 'Planning Appeal Dismissed' as the inspector felt there would be significant harm to the openness and character of the area.

Members noted the information.

12612 CENTRAL BEDFORDSHIRE COUNCIL'S DRAFT PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT (SPD) CONSULTATION NOTIFICATION

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

The Town Council had been informed at the previous meeting that Central Bedfordshire Council was undertaking a consultation on the Planning Obligations Supplementary Planning Document (SPD). The consultation period would close at 10am on Monday 11th December 2023.

A summary of the comments received would be presented to Executive in the Spring 2024 alongside the final Planning Obligations SPD.

Members discussed the financials relating to the allocation of affordable housing and the sums raised. Under the current regulations money was not returned to the area it was raised, but instead went into a central pot to be spent anywhere. The rationale was that any money needed to be spent within a given timeframe and this was more easily achieved by allowing it to be distributed across a wider area.

It was noted that the document supported CBC's S106 system rather than the more widely used CIL where money was returned to the area where it was generated.

Members agreed that the houses for sale could not be considered affordable, although there were properties to rent. The allotted percentage of affordable properties varied within Houghton Regis, however, which failed to simplify the process.

Members agreed that these observations should form the response to CBC.

It was agreed a draft response would be sent to the Chair and Vice Chair before sending to Central Bedfordshire Council.

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

12613 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN- UPDATE/PROGRESS

Woodside Link – No substantive update to report; however, it was noted that Windsor Drive was now classed as a Community Asset.

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 20.12

Dated this 18th day of December 2023

Chairman

DRAFT



Roy Romans
Head of Client & Development Services

Mrs Clare Evans
Town Clerk
Houghton Regis Town Council
Peel Street
Houghton Regis
Beds
LU5 5EY

please ask for Sian Cobb
direct line 0300 300 4378
e-mail building.control@centralbedfordshire.gov.uk
web-site www.centralbedfordshire.gov.uk
your ref
our ref CB/SN/22/0253
date 04 December 2023

Dear Mrs Evans,

Local Government Act 1985
Street Naming and Numbering

Location: The Orchard, Bedford Road, Houghton Regis, Dunstable, LU5 6JJ
Proposal: 9 New dwellings

I write to inform you that the Council has received the above application for Street Naming. The proposed Street Name prefix is:

Blenheim

Please could you discuss the proposal at your next meeting of the Town/Parish Council and confirm whether or not you are in agreement by Friday 22nd December 2023.

Yours sincerely

Roy Romans
Head of Client & Development Services

Central Bedfordshire Council

Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ

Telephone 0300 300 8635
Email building.control@centralbedfordshire.gov.uk
www.centralbedfordshire.gov.uk/buildingcontrol





Roy Romans
Head of Client & Development Services

Mrs Clare Evans
Town Clerk
Houghton Regis Town Council
Peel Street
Houghton Regis
Beds
LU5 5EY

please ask for Sian Cobb
direct line 0300 300 4378
e-mail building.control@centralbedfordshire.gov.uk
web-site www.centralbedfordshire.gov.uk
your ref
our ref CB/SN/23/0277
date 04 December 2023

Dear Mrs Evans,

Local Government Act 1985
Street Naming and Numbering

Location: Land East of Bedford Road, South of Red Cow Farm, Houghton Regis, Dunstable,
LU5 5ES

Proposal: 7 New dwellings

I write to inform you that the Council has received the above application for Street Naming. The proposed Street Name prefix provided by the Developer Trio Square Limited is:

Trinity

Please could you discuss the proposals at your next meeting of the Town/Parish Council and confirm whether or not you are in agreement by **Friday 29th December 2023**.

Yours sincerely

Roy Romans
Head of Client & Development Services

Central Bedfordshire Council

Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ

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