



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Cllr J W Carroll**

Tel: 01582 708540

Town Clerk: **Clare Evans**

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2nd January 2024

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 8th January 2024 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](#)

Clare Evans
Town Clerk

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.

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.

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.

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 18th December 2023.

Recommendation: To approve the Minutes of the meeting held on 18th December 2023 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

[CB/23/03975/FULL \(click for more details\)](#)

Subdivision of existing Post Office (Class E) into a Post Office & Barber Shop (Class E) with new shop frontage.
Tithe Farm Post Office, 8 Hillborough Crescent, Houghton Regis,
Dunstable, LU5 5NS
Mr C Cicek

[CB/23/04016/VOC \(click for more details\)](#)

Variation of condition number 2 of planning permission
CB/11/00777/VOC (Variation of condition 11 of application
(SB/TP/90/00395) to extend opening hours from 7.00am to 6.00am.)
Variation sought to allow the petrol station to be used 24 hours daily.
Esso Houghton Green Service Station, 7 The Green, Houghton Regis,
LU5 5LB
Motor Fuel Group

[CB/23/03987/RM \(click for more details\)](#)

Reserved Matters: following Outline Application 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.)
Reserved matters approval sought for layout, scale, appearance, landscaping and access relating to Local Centre Parcel, Phase 1.

	Local Centre Parcel, Linnere (HRN1), Phase 1, Waterslade Way & Lime Tree Drive, Houghton Regis, LU5 7AS Mr James Pargeter
CB/23/04042/FULL (click for more details)	Garage conversion (part retrospective) 49 Millers Way, Houghton Regis, Dunstable, LU5 5FH Ms Shafreen Khan
For noting:	
CB/23/04055/DOC (click for more details)	Discharge of Condition 6 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)). Cond 6 Hard Surface Materials Parcels 1 and 2 of Phase 2 of Houghton Regis North Site 1, Land on the northern edge of Houghton Regis
CB/23/04015/NMA (click for more details)	Non-material amendment to planning permission CB/19/03232/RM (Reserved matters: Appearance, scale and landscaping for residential development of 336 dwellings on Development Parcels 5a and 5b Bidwell West, Houghton Regis. Outline application (CB/15/0297/OUT) was supported by a full Environmental Statement (ES).) Amendment sought to remove chimneys from plots 225 and 262. Parcels 5a and 5b of Bidwell West, Houghton Regis
CB/23/04037/DOC (click for more details)	Discharge of Condition 5 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) Linnere near Phase 2A Fire Hydrant Plan). Land To the North And East Of Houghton Regis, Sundon Road, Houghton Regis
CB/23/04035/DOC (click for more details)	Discharge of Condition 3 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)) AFA-307-DOC-001-PL3 Landscape Maintenance Plan Land To the North And East Of Houghton Regis, Sundon Road, Houghton Regis

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
18th December 2023 at 7.00pm**

Present: Councillors: D Jones
E Billington
E Cooper
M Herber

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

Apologies: C Slough
N Batchelor
J Carroll

Also present: Public: 0

Councillors: S Goodchild (Virtual)

12650 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllrs: Slough, Batchelor and Carroll.

12651 QUESTIONS FROM THE PUBLIC

None.

12652 SPECIFIC DECLARATIONS OF INTEREST

None.

12653 MINUTES

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

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

12654 PLANNING MATTERS

(a) The following planning applications were considered:

[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

Comments: This application was taken in conjunction with application CB/23/03724/FULL.

Natural England had no objections to the proposed works, subject to conditioning the permanent ancillary use as an annexe, i.e. the garage could not be removed from the converted extension and classed as a separate dwelling.

Houghton Regis Town Council raised no objections to this application, subject to the stated condition being observed.

[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

Comments: This application was taken in conjunction with application CB/23/03725/LB.

Houghton Regis Town Council raised no objections to this application, subject to the stated condition being observed.

[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

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

[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

Comments: It was noted that an application had been made previously for 7 dwellings, to which Houghton Regis Town Council raised no objections. The latest iteration was for 6 dwellings to which Natural England had raised objections. This was on the basis that details had not been received relating to the mitigation scheme.

Houghton Regis Town Council raised no objections to this application, subject to the issues raised by the Rights of Way officer being satisfactorily resolved.

[CB/23/03798/FULL](#)
(click for more details)

Single storey side extension
52 Conway Close, Houghton Regis, Dunstable, LU5 5SE
Mr John Penfold

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

[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 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

Houghton Regis Town Council raised no objections to this application, subject to the issue relating to signage being resolved.

[CB/23/03844/FULL](#)
[\(click for more details\)](#)

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

Houghton Regis Town Council raised no objections to this application.

Noted:

[CB/23/03773/DOC](#)
[\(click for more details\)](#)

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

[CB/23/03814/DOC](#)
[\(click for more details\)](#)

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

[CB/23/03853/DOC](#)
[\(click for more details\)](#)

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

Comments: It was noted that Condition 2 related to a scene of archaeological investigation and Condition 4 related to pre-commencement tree works.

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

Comments: The erected building was not in accordance with what was permitted. A retrospective application had been accepted to correct inaccuracies.

[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.

Comments: 35 conditions had been attached to this agreement to mitigate environmental damage.

[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

Comments: The decision had been made in order to ameliorate the parking issues at this site.

[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

Comments: The farm cottage was Grade 2 listed and the adjacent barn was applied for by reason of being in the curtilage of the cottage.

Refusals:

None received.

Withdrawals:

None received.

12655 STREET NAMING AND NUMBERING

Members were provided with two notifications 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

Members were happy to accept the proposed prefixes and it was queried whether Houghton Regis Town Council would be asked to provide suffixes. In the event that suggestions were invited, possibilities for suffix considerations were:

- Blenheim: Place, Close or Mews
- Trinity: Way, Mead or Grove

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

12656 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 7.37pm

Dated this 8th day of January 2024

Chairman

DRAFT