

**Houghton Regis Town Council  
Planning Committee  
8<sup>th</sup> July 2019 at 7.00pm**

Present: Councillors: D Dixon-Wilkinson Chairman  
J Carroll  
Y Farrell Substitution  
M S Kennedy  
S Thorne  
K Wattingham  
T Welch

Officers: Debbie Marsh Corporate Services Manager  
Louise Senior Head of Democratic Services

Public: 1

Apologies: Councillor: D Jones

**9984 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Jones (Cllr Farrell substituted)

**9985 QUESTIONS FROM THE PUBLIC**

None.

**9986 SPECIFIC DECLARATIONS OF INTEREST**

None.

**9987 MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 18<sup>th</sup> June 2019 for consideration.

**Resolved To confirm the Minutes of the meeting held on 18<sup>th</sup> June 2019 and for these to be signed by the Chairman.**

**9988 PLANNING MATTERS**

**(a) The following planning applications were considered:**

***Non - Delegated***

CB/19/01629/FULL Single storey rear extension & part garage conversion  
14 Lake View, LU5 5GJ  
For: Mr & Mrs Mayling

**Comments: No objections**

CB/19/01134/FULL Two storey rear extension and single storey front extension.  
22 Drury Lane, Houghton Regis, Dunstable, LU5 5ED  
For: Mr M Kapelski

**Comments: No objections**

CB/19/00547/FULL Proposed Garden Fence. Retrospective.  
46 Bidwell Hill, Houghton Regis, Dunstable, LU5 5EP  
For: Miss P Isherwood

**Comments: Houghton Regis Town Council objects to this planning application for the following reasons:**

- Not in keeping with the local area
- Negative visual impact on the character of the neighbourhood
- Overbearing and dominating
- Too high

CB/19/01657/FULL Part single part two storey rear extension and extension to garage  
42 Douglas Crescent, Houghton Regis, Dunstable, LU5 5AT  
For: Mr J Saulle

**Comments: No objections**

**(b) The following decision notices were noted:**

CB/19/01631/LDCP Lawful Development Certificate Proposed: Construction of a 2 bedroom mobile home for ancillary use to the existing dwelling.  
6 Meads Close, Houghton Regis, Dunstable, LU5 5LY  
For: Mr I Mackay

***Permissions / Approvals / Consents***

***Refusals:***

None received.

***Withdrawals:***

None received.

## **9989 LOCAL PLAN**

No substantive update to report.

**Resolved: To note the information.**

## **9990 NEIGHBOURHOOD PLAN**

Members of the Neighbourhood Plan Steering Group met to appoint four members of the group, whose role would be to consider completed tenders and to discuss their findings with the rest of the group at a meeting scheduled to be held on the 17<sup>th</sup> July 2019. It was proposed that a recommendation on the approved contractor would be presented to the Planning Committee at its meeting to be held on the 29<sup>th</sup> July 2019.

**Resolved: To note the information.**

**9991 BURY SPINNEY, THORN ROAD, LU5 6JQ**

Members were informed that the appeal decision had been published, by the Planning Inspectorate, for Bury Spinney, Thorn Road.

**Resolved: To note the information**

**9992 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.

**Bidwell West** – For information Members were advised that amendments had been made to CB/19/01218/RM Parcels 6A & 6B Land West of Bidwell. Erection of 625 dwellings. The changes principally related to detailed design changes in response to the initial consultation (from the Town Council response dated 29<sup>th</sup> April 2019).

The following changes particularly related to the Town Council comments:

- Increased design in the proposed dwellings. For example, inclusion of chimneys, and extra detailing in the elevations. Blue doors had been included around focal points (such as around the play areas) for increased interest.
- To reflect parking guidance and to make parking spaces more usable
- Improved landscaping
- Increasing pedestrian connections to the wider environment

**Kingsland** – No substantive update to report.

**Windsor Drive** – No substantive update to report.

**Section 106 Monies** – No substantive update to report, an update was requested for presentation at the next Planning meeting.

**Resolved: To note the information**

**The Chairman declared the meeting closed at 7.27pm**

**Dated this 27<sup>th</sup> day of July 2019**

**Chairman**