

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

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

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

Public: 3

**9997 APOLOGIES AND SUBSTITUTIONS**

None.

**9998 QUESTIONS FROM THE PUBLIC**

A member of the public asked why Cllr Carroll's information had been removed from the Houghton Regis Town Council website and stated his disappointment that Central Bedfordshire Council had not yet processed the declarations of interest for Houghton Regis Town Council Councillors.

The member of public was advised that an updated version would be supplied to the Town Clerk in due course.

**9999 SPECIFIC DECLARATIONS OF INTEREST**

None.

**10000 MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 8<sup>th</sup> July 2019 for consideration.

**Resolved To confirm the Minutes of the meeting held on 8th July 2019 and for these to be signed by the Chairman.**

**10001 PLANNING MATTERS**

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

*Non - Delegated*

CB/19/01602/FULL New substation and hardstanding  
Land to West of Houghton Regis, Watling Street  
For: Bidwell West (Works) Ltd

**Comments: Houghton Regis Town Council objects to this application and supports and reiterates the objections put forward from Highways as detailed below:**

**The proposal is to establish a substation just behind the new highway boundary of the new link road for the Bidwell West urban expansion. This proposed location is close to the future bus stops and due to the alignment of the Link Road there is a probability that any vehicles parking on the carriageway to visit this building will cause a hazard to traffic on the highway.**

CB/19/01771/FULL Rear single storey extension, replacement porch and internal alterations  
39 Manor Park, LU5 5BU  
For: Mr Everitt

**Comments: No objections**

CB/19/01834/FULL Two storey side extension  
116 Plaiters Way, LU5 6JE  
For: Mr Mick

**Comments: No objections**

CB/19/01919/FULL Erection of 20 no. B2 industrial units with associated parking, access and landscaping and upgrading of public right of way  
For: Option Two Development Ltd

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

- **Overdevelopment of the area**
- **The site is a County wildlife site**
- **Insufficient space for the quantity of garages**
- **Lack of parking provision**
- **This application is contrary to the saved policies of the South Bedfordshire Local Plan**
- **Inadequate space availability for the manoeuvring of HGV vehicles**
- **Out of keeping with the surroundings of Dog Kennel Down**

CB/19/01480/FULL Conversion of existing garage into additional living space  
57 Yew Street, LU5 5PA

**Comments: No objections*****For noting***

CB/TRE/19/00264 Works to trees protected by a Tree Preservation Order: Horse Chestnut reduce to approximately 1 metre above crown break (8 metres) to significantly reduce weight.  
Land North of Tennyson Avenue, between 97 & 119, Tennyson Avenue

**(b) The following decision notices were noted:*****Permissions / Approvals / Consents***

CB/19/00835/LB Complete refurbishment work to the interior and exterior fabric of the building including doors and windows and demolition of the existing single storey rear porch  
1 The Red House. The Green

CB/19/01068/FULL Proposed change of use from dwelling to 14 bed care home – semi independent support & accommodation for 16-21 year olds, looked after or children in care  
Hillside, Chalk Hill

CB/19/00994/VOC Variation of Condition on Application CB/18/00811/RM dated 04/09/18. Vary Condition No. 1 To substitute previously listed plans (layouts, house types and garage arrangements on plots 32, 34, 49-51, 56-57, 59-60, 62-63, 72-73, 68, 70, 74, 76-80, 83-86, 88 and 91)  
Parcel 1, Bidwell West, Thorn Road

CB/19/01577/LB Re-laying of churchyard path  
All Saints Parish Church, Bedford Road

***Refusals:***

CB/19/00431/FULL New dwelling house  
1 Keaton Close, LU5 5SW

***Withdrawals:***

CB/19/00789/FULL Tree house to rear  
116 Douglas Crescent, LU5 5AT

CB/19/00849/LB Re-laying of churchyard path  
All Saints Parish Church, Bedford Road

The Central Bedfordshire Local Plan was submitted to government on 30 April 2018. The examination included a series of hearings on what the Inspector deemed to be critical issues affecting the Plan. These hearings were still ongoing.

**Resolved: To note the information.**

### **10003 STREET NAMING**

Members were requested to consider ideas for road naming. Members were asked to provide 2 or 3 themes with some street name examples for each.

Members discussed theme options and agreed to suggest:

Viking Gods  
Old English flower names  
Butterflies  
Chalkdown flowers  
Entertainers from the 1930's to 1960's

Members were invited to provide more detailed specifics via e-mail to the Corporate Services Manager on the suggested themes.

**Resolved: To provide Viking Gods, Old English flower names, Butterflies Chalkdown flowers and entertainers from the 1930's to 1960's as theme names for the Linnere Development.**

### **10004 NEIGHBOURHOOD PLAN**

Members were advised that the Neighbourhood Plan Steering Group at its meeting held on the 17<sup>th</sup> July 2019, considered the public consultation quotations received and reported that they were unable to approve any of them at present. The Steering Group had since been made aware that there could be possible support for the regulation 14 consultation, from an alternative source. It was anticipated that the consultation period would now commence following the start of the new academic year.

**Resolved: To agree to further investigations being undertaken in seeking alternative sources of support for the Regulation 14 consultation and to receive a recommendation from the Neighbourhood Plan Steering Group at the next planning meeting.**

### **10005 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS**

**Woodside Link** – No substantive update to report.

**A5 M1 Link** – Members were advised that although the main ownership of this land was with Highways England, some land in this area was owned by Central Bedfordshire Council Highways.

Central Bedfordshire Council Highways have agreed to the transfer of ownership of all the land to themselves, however, in order for this to happen documentation needs to be in place. Members were informed that Central Bedfordshire Council Highways are mindful of the improvements that could be made to lining on this road.

**All Saints View** – No substantive update to report.

**Linmere** – Members were informed that vegetation removal on Linmere had been carried out fully in accordance with their ecology method statements and had been personally overseen on site by their ecology consultants. An exclusion zone had been implemented in areas where active bird nests were identified.

**Bidwell West** – Members were advised that two planning applications would be presented to them at the meeting to be held on the 19<sup>th</sup> August 2019, one for land East of Bidwell Road. As members were aware, this additional site has not been included in the strategic growth planned for this area and therefore members requested that the Town Council Planning Consultant look at this application along with one for an area of land East of Houghton Park Road and provide a report for members to consider at the next meeting.

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

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

**Section 106 Monies** – At the previous planning meeting held on the 8<sup>th</sup> July 2019, Members requested that information in regard to the two oldest s106 contributions be presented at the next planning meeting.

Members saw that SB/08/00388/FULL Land at Sandringham Drive – There was £29,716.19 remaining for the provision and maintenance of works to the Amenity Land and SB/07/01448/OUT Land at Houghton Quarry - £10,246.42 + £12,408.22 for transportation measures, public transport service and infrastructure provision works to and in connection with the existing public highway network and sustainable modes of transport together with monitoring and feasibility studies.

Members were further advised that the Town Council had applied for s106 monies to support the installation of floodlights to illuminate the flagpoles, additional defibrillators and for energy efficiency measures.

**Resolved: To note the information**

**The Chairman declared the meeting closed at 8.42pm**

**Dated this 19<sup>th</sup> day of August 2019.**

**Chairman**