

**HOUGHTON REGIS TOWN COUNCIL**

**Planning Committee**

**Minutes of the meeting held on**

**29<sup>th</sup> January 2024 at 7.00pm**

Present: Councillors: C Slough Chairman  
E Billington  
J Carroll  
E Cooper  
D Jones

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

Public: 7

Apologies: Councillors: M Herber

Also present: Cllr S Goodchild Central Bedfordshire Council  
Cllr T McMahan (Virtual)

**12678 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Herber.

**12679 QUESTIONS FROM THE PUBLIC**

There were objections regarding the first four items under Planning Matters. All four applications related to buildings and land at Sewell, and it was therefore agreed to address these as a piece under the relevant agenda item.

**12680 SPECIFIC DECLARATIONS OF INTEREST**

None.

**12681 MINUTES**

Members agreed that the Minutes of the meeting held on the 8<sup>th</sup> January 2023 be amended in order to ensure clarity. It was suggested that Minute 12661, Planning Matter CB/23/03975/FULL, should read 'previous automatic door is being replaced with a standard opening door'.

**Resolved To amend the Minutes of the meeting held on 8<sup>th</sup> January 2023 and for these to be signed by the Chairman at the meeting on 19<sup>th</sup> February 2024.**

**12682 PLANNING MATTERS**

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

*CR/S*

[CB/23/04122/FULL](#)  
(click for more details)

Demolition of commercial building and erection of 4 dwellings with associated landscaping and boundary works  
Land at Manor Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP  
Sewell Eco Ltd

**Comments:** The residents of Sewell raised the following objections to the proposed developments at this site:

- Sewell is a designated conservation area, within the green belt, adjoining the Chilterns AONB. The proposal constituted inappropriate development and would inflict significant damage to the openness and landscaping of this part of the green belt. The plans failed to demonstrate the very special circumstances required for development and did not match any of the exceptions set out in para. 145 of the NPPF.
- There were concerns that the proposed development would be detrimental to the local biodiversity.
- The proposed development would have a detrimental impact on the cultural heritage, historic character and setting of the hamlet of Sewell.
- The development, if approved, would represent a significant precedent, seeking to justify development damaging to the quality of the area on the basis of historical structures in the vicinity, including Sewell Manor. This was 'development by stealth' and was an attempt to monetise an area of historical interest.
- Access was via a narrow, rural lane below modern standards and the proposed development represented unacceptable intensification of this access.
- The vehicles required during construction, would have a significant detrimental impact on the access by virtue of its narrowness and junction onto Watling Street.
- Emergency vehicles would face significant access problems due to the narrowness of the lane.
- At present, there was no designated area for bin collection, and this would be exacerbated by any further development.
- A previous successful application has not been properly fulfilled:
  - Part of the new development was signed off without the correct building regs, causing problems for the owners.
  - A road was also meant to be laid but had still not materialised.

CRS

- **There had been several unsuccessful applications in the past and the current plans still failed to address the issues raised on these occasions.**

**Members felt that these issues constituted a significant threat to a valued community asset. They noted that there was no report from Historic Britain regarding the archaeological significance of the site and their concerns about the proposed development. The Chiltern Society had, similarly, not been consulted.**

**Members also believed that this development was in direct contradiction to the values outlined in the Neighbourhood Plan, which was now at referendum stage.**

**Councillors requested that this application be called in. The deadline to do this was 31<sup>st</sup> January and Cllr Goodchild agreed to approach the planning officer for guidance in the matter.**

[CB/23/04109/LB](#)  
(click for more details)

Listed Building: Conversion of threshing barn to form three office units, conversion of stable to provide a single dwelling, demolition of existing commercial unit and erection of 6 dwelling houses including associated parking, landscaping and boundary treatments  
Manor Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP  
Sewell Eco Ltd

**Comments: The residents of Sewell raised the following objections to the proposed developments at this site:**

- **Members observed that the setting of the listed building was critical to the area and as such the setting could not be preserved if the cattle shed were to be removed.**
- **Sewell is a designated conservation area, within the green belt, adjoining the Chilterns AONB. The proposal constituted inappropriate development and would inflict significant damage to the openness and landscaping of this part of the green belt. The plans failed to demonstrate the very special circumstances required for development and did not match any of the exceptions set out in para. 145 of the NPPF.**
- **There were concerns that the proposed development would be detrimental to the local biodiversity.**

CRLS



- The proposed development would have a detrimental impact on the cultural heritage, historic character and setting of the hamlet of Sewell.
- The development, if approved, would represent a significant precedent, seeking to justify development damaging to the quality of the area on the basis of historical structures in the vicinity, including Sewell Manor. This was ‘development by stealth’ and was an attempt to monetise an area of historical interest.
- Access was via a narrow, rural lane below modern standards and the proposed development represented unacceptable intensification of this access.
- The vehicles required during construction, would have a significant detrimental impact on the access by virtue of its narrowness and junction onto Watling Street.
- Emergency vehicles would face significant access problems due to the narrowness of the lane.
- At present, there was no designated area for bin collection, and this would be exacerbated by any further development.
- A previous successful application has not been properly fulfilled:
  - Part of the new development was signed off without the correct building regs, causing problems for the owners.
  - A road was also meant to be laid but had still not materialised.
- There had been several unsuccessful applications in the past and the current plans still failed to address the issues raised on these occasions.

Members felt that these issues constituted a significant threat to a valued community asset. They noted that there was no report from Historic Britain regarding the archaeological significance of the site and their concerns about the proposed development. The Chiltern Society had, similarly, not been consulted.

Members also believed that this development was in direct contradiction to the values outlined in the Neighbourhood Plan, which was now at referendum stage.

Councillors requested that this application be called in. Cllr Goodchild agreed to approach the planning officer for guidance in the matter.

[CB/23/04105/FULL](#)  
(click for more details)

Change of use stables to form 1 dwelling with associated landscaping, site access and boundary works  
Stables, Manor Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP  
Mr S McNamara

CRS

**Comments:** The residents of Sewell raised the following objections to the proposed developments at this site:

- Sewell is a designated conservation area, within the green belt, adjoining the Chilterns AONB. The proposal constituted inappropriate development and would inflict significant damage to the openness and landscaping of this part of the green belt. The plans failed to demonstrate the very special circumstances required for development and did not match any of the exceptions set out in para. 145 of the NPPF.
- There were concerns that the proposed development would be detrimental to the local biodiversity.
- The proposed development would have a detrimental impact on the cultural heritage, historic character and setting of the hamlet of Sewell.
- The development, if approved, would represent a significant precedent, seeking to justify development damaging to the quality of the area on the basis of historical structures in the vicinity, including Sewell Manor. This was 'development by stealth' and was an attempt to monetise an area of historical interest.
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CLS



Members also raised concerns that this development was in direct contradiction to the values outlined in the Neighbourhood Plan, which was now at referendum stage.

Councillors requested that this application be called in. Cllr Goodchild agreed to approach the planning officer for guidance in the matter.

[CB/23/04108/FULL](#)  
(click for more details)

Redevelopment of site including the demolition of existing commercial unit (former cattle shed), conversion of stable to provide a single dwelling, conversion of threshing barn to form three office units and erection of 6 dwelling houses including associated parking, landscaping and boundary treatments

Manor Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP  
Sewell (Eco) Ltd.

**Comments:** The residents of Sewell raised the following objections to the proposed developments at this site:

- Sewell is a designated conservation area, within the green belt, adjoining the Chilterns AONB. The proposal constituted inappropriate development and would inflict significant damage to the openness and landscaping of this part of the green belt. The plans failed to demonstrate the very special circumstances required for development and did not match any of the exceptions set out in para. 145 of the NPPF.
- There were concerns that the proposed development would be detrimental to the local biodiversity.
- The proposed development would have a detrimental impact on the cultural heritage, historic character and setting of the hamlet of Sewell.
- The development, if approved, would represent a significant precedent, seeking to justify development damaging to the quality of the area on the basis of historical structures in the vicinity, including Sewell Manor. This was 'development by stealth' and was an attempt to monetise an area of historical interest.
- Access was via a narrow, rural lane below modern standards and the proposed development represented unacceptable intensification of this access.
- The vehicles required during construction, would have a significant detrimental impact on the access by virtue of its narrowness and junction onto Watling Street.

- Emergency vehicles would face significant access problems due to the narrowness of the lane.
- At present, there was no designated area for bin collection, and this would be exacerbated by any further development.
- A previous successful application has not been properly fulfilled:
  - Part of the new development was signed off without the correct building regs, causing problems for the owners.
  - A road was also meant to be laid but had still not materialised.
- There had been several unsuccessful applications in the past and the current plans still failed to address the issues raised on these occasions.
- The present structure cannot convert to a dwelling without payment to previous owner, hence the application for offices; however, if this was deemed unsustainable at a future point, it would be a straightforward process to apply for change of use to residential.
- Under the proposals, the current communal car park would be taken away from residents and reallocated to the office development. It was questionable whether this would leave sufficient parking in the area, especially with offices.
- The proposed cow shed development would be taller than all other structures in the area.

Members felt that these issues constituted a significant threat to a valued community asset. They noted that there was no report from Historic Britain regarding the archaeological significance of the site and their concerns about the proposed development. The Chiltern Society had, similarly, not been consulted.

Members also believed that this development was in direct contradiction to the values outlined in the Neighbourhood Plan, which was now at referendum stage.

Councillors requested that this application be called in. Cllr Goodchild agreed to approach the planning officer for guidance in the matter.

[CB/24/00059/FULL](#)  
(click for more details)

Proposed demolition of existing buildings and redevelopment to provide new employment floorspace for a flexible range of uses (within Classes E(g)(iii), B2 and/or B8) with ancillary offices, together with the rationalisation of accesses and provision of yard area, parking, landscaping,



and all other associated works.  
Unit 1, Humphrys Road, Dunstable, LU5 4TP  
Legal and General Assurance (Pensions Management)  
Limited

**Comments: The proposed use of the development was uncertain; however, Houghton Regis Town Council raised no substantive objections to this application.**

[CB/23/04115/FULL](#)  
(click for more details)

Part first floor rear extension  
197 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JF  
Ms Kamilah Mefooz

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

[CB/24/00033/FULL](#)  
(click for more details)

Single storey extension. Part two storey, part single storey  
side and rear extension  
8 East Hill Road, Houghton Regis, Dunstable, LU5 5EQ  
Mr Sean Trainor

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

**Noted:**

[CB/24/00097/NMA](#)  
(click for more details)

Non-material amendment to planning permission  
CB/23/01477/VOC (Variation of condition number 29 of  
planning permission CB/16/03378/FULL(Phased  
Construction of a new Independent Living Scheme for Older  
Persons comprising 168 apartments with support facilities, a  
Restaurant & Bar, Retail Units, Cafe, 2no Reablement  
Suites, the conversion and Change of Use of a Grade 2 listed  
building and the demolition of an existing Sheltered Housing  
scheme with associated parking and landscaping.  
Amendment sought: Proposed alteration to design to remove  
link between the Park Lounge and the Red House. Creation  
of new external elevation facing the Red House, new hard  
landscaping with gated access between All Saints View and  
the Red House. Retain the Red House as a stand alone  
building.) Amendment sought: Alteration of infill glazing to  
park Lounge and Multi Purpose Room from 3 no panels of  
glazing to 1 no panel of glazing, omitting the external access  
door to the Park Lounge glazing.  
Houghton Regis Centre, Former Co Op Supermarket, High  
Street, Houghton Regis

CHS



- [CB/24/00068/DOC](#)  
(click for more details) Discharge of Condition 3, 23 & 24 against planning permission CB/21/05575/REG3 (Development of a new leisure centre, incorporating landscaping and parking provisions. Demolition of the existing building and the construction of a new facility to include an eight-lane 25 metre community swimming pool, dedicated learner pool, confidence pool, fitness suite, exercise studio and two squash courts. Building to include a café, community space, creche, children's outdoor play zone and an outdoor fitness trail and public area. )  
Houghton Regis Leisure Centre, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX
- [CB/24/00143/DOC](#)  
(click for more details) Discharge of Condition 23 against planning permission CB/21/03860/FULL (Community sports facility Enhancements/improvements including upgrading of an existing grass pitch to a floodlit FTP, a new additional pavilion building and additional car parking)  
Tithe Farm Recreation Ground, Tithe Farm Road, Houghton Regis
- [CB/23/03675/DOC](#)  
(click for more details) Discharge of Conditions 6, 10, 13 against planning permission CB/22/03938/FULL - 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. Cond 6 Landscaping, Cond 10 Site Contamination Investigation and Cond 13 Noise Insulation.
- [CB/23/03942/DOC](#)  
(click for more details) Discharge of Condition 2 against planning permission CB/22/03938/FULL (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.)  
Red Cow Farm Cottage, Bedford Road, Houghton Regis, Dunstable, LU5 6JP
- [CB/24/00108/DOC](#)  
(click for more details) Discharge of Conditions 3,5,6,13 and 14 against planning permission CB/19/04182/FULL (Erection of a new dwelling)  
Land adjacent, 134 High Street, Houghton Regis, LU5 5DT
- [CB/24/00067/DOC](#)  
(click for more details) Discharge of Conditions 8, 20, 24, 25, 26, 29, 32, 33, 35 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

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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.)

***Permissions / Approvals / Consents***

None received.

***Refusals:***

None received.

***Withdrawals:***

None received.

**12683 NEIGHBOURHOOD PLAN - UPDATE**

Members were informed that the appointed examiner started work on the independent examination of Houghton Regis Town Councils Neighbourhood Plan in October 2023. This had been completed and a 'fact check' report produced, identifying any issues of fact that were incorrect such as place names or figures that were referenced. A pre-issue version of the report was submitted to the Council and qualifying body (Central Bedfordshire Council), mirroring the legal requirement regarding the final report. HRTC and CBC responded to the examiner, in regard to errors raised, by the 23rd January 2024 deadline.

It was confirmed at the meeting that the Neighbourhood Plan had been accepted and was now at referendum stage.

**12684 LOCAL PLAN WORKSHOPS**

Central Bedfordshire Council were holding a workshop to help shape the new Local Plan for Central Bedfordshire.

The workshop would include an introductory presentation setting out the purpose of the Local Plan followed by two sessions on the following topics:

- Developing the vision and objectives of the Local Plan;
- Developing the approach to engagement and communication with communities, businesses and other key stakeholders.

Three sessions would be held to enable a choice of dates and times to suit availability. Each workshop would be the same.

CRH



- An ‘in person’ workshop on Tuesday 13<sup>th</sup> February from 6:15pm-8:45pm at our main office (Priory House, Chicksands, Shefford, SG17 5TQ) or
- A ‘virtual’ workshop on Wednesday 28<sup>th</sup> February from 6:30pm-8:30pm, to be held on MS Teams or
- An ‘in person’ workshop on Thursday 7<sup>th</sup> March from 3pm-5.30pm at Priory House, Chicksands, Shefford, SG17 5TQ

Two representatives from each Town and Parish Council were invited to attend.

Cllrs Jones and Slough provisionally agreed to attend; however, it was felt that this invitation should be extended to all Councillors. Councillors would be contacted to establish their interest in attending.

**Resolved: To nominate two representatives from Houghton Regis Town Council to attend the Local Plan Workshops.**

**12685 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 7.59pm**

**Dated this 19th day of February 2024**

**Chairman**

*CRK Slough*

