

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

8th January 2024 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

Apologies: 0

Also present: Public: 8

Councillors: S Goodchild (virtual) Central Bedfordshire Council

12657 APOLOGIES AND SUBSTITUTIONS

None.

12658 QUESTIONS FROM THE PUBLIC

Residents queried the necessity of extending the opening hours at the Esso Houghton Green Service Station, application CB/23/04016/VOC.

Concerns were raised by the owners of neighbouring properties regarding application CB/23/04042/FULL seeking permission for a garage conversion (part retrospective.) It was queried why work had been carried out prior to the application being made.

Members agreed to consider these applications first under Planning Matters (Minute 12661).

12659 SPECIFIC DECLARATIONS OF INTEREST

None.

12660 MINUTES

To approve the Minutes of the meeting held on the 18th December 2023

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

12661 PLANNING MATTERS

(a) The following planning applications were considered:

It was agreed to amend the order of applications and first address those highlighted under Questions from the Public.

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

Comments: A noise assessment had been carried out; however, it was felt that the timing of the assessment did not accurately reflect the potential disruption to neighbouring residents. The service station had previously opened for 24 hours over a two-week period and this had occasioned multiple complaints at that time. It was also highlighted that the service station was within a conservation area.

Members were advised that Cllr Hamill, Central Bedfordshire Council Councillor had called this application in, therefore this application would be heard at the Development Management Committee meeting, at which members of the public would have an opportunity to voice concerns. The residents were advised of the deadline of public consultation in which to contribute their feedback.

Houghton Regis Town Council raised objections to this application on the grounds of potential noise nuisance to surrounding properties, the risk of anti-social behaviour and security concerns.

CB/23/04042/FULL
(click for more
details)

Garage conversion (part retrospective)
49 Millers Way, Houghton Regis, Dunstable, LU5 5FH
Ms Shafreen Khan

Comments: It was highlighted that this application was connected to CB/23/03042/FULL, which was a 'change of use' application presented at the planning meeting held on 16th October 2023. Objections to the change of use had been raised at the meeting both by members of the public (Minute 12576) and Councillors (Minute 12579).

It was noted that the change of use was for the conversion of a residential dwelling into a children's care home. This went against a covenant stipulating that businesses should not be run from residential properties. Other issues relating to traffic, parking, local landscaping and refuse were also reiterated. The plans that had been presented for consideration were also inconsistent.

Members were advised that a previous application had been unsuccessful due to insufficient information and objections had been raised by the Highways Officer.

Houghton Regis Town Council raised an objection to this application on the grounds of traffic issues and the two sets of plans relating to this property (CB/23/03042/FULL) (CB/23/04042/FULL) were inconsistent. It was also requested that CBC should be alerted to the need to consider both the 'change of use' application and that for the garage conversion together, rather than in isolation.

[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

Comments: Houghton Regis Town Council raised concerns regarding works completed in relation to the downgrading of disability access, and request assurances from Central Bedfordshire Council that these changes in access are not in breach of the Disability Discrimination Act.

- The previously automatic door is being replaced with a standard opening door
- The access ramp is being removed
- The corridor width would not accommodate wheelchairs / mobility scooters passing

Concerns were raised over partial completion of works before the application had been decided.

[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

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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

Comments: Houghton Regis Town Council raised no objections to this application. However, concerns were raised that the space in some of the 2-4-bedroom properties seemed small and confirmation of adequate space was sought.

Noted:

[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

Permissions / Approvals / Consents

None received

Refusals:

None received.

Withdrawals:

None received.

**12662 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.

Linmere – 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 8.08pm

Dated this 29th day of January 2024

Chairman

CRL Slough

