

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
22nd April 2024 at 7.00pm**

Present: Councillors: C Slough Chairman
J Carroll
E Cooper
M Herber
D Jones
D Taylor

Officers: Debbie Marsh Head of Corporate Services
Amanda Samuels Administration Officer

Apologies: Councillors: 0

12781 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Billington. Members noted the vacancy on this committee had now been filled by newly elected Councillor Debbie Taylor.

12782 QUESTIONS FROM THE PUBLIC

None.

12783 SPECIFIC DECLARATIONS OF INTEREST

None.

12784 MINUTES

To approve the Minutes of the meeting held on the 2nd April 2024.

Resolved To approve the Minutes of the meeting held on 2nd April 2024 and for these to be signed by the Chairman.

12785 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/24/00776/FULL](#)
[\(click for more details\)](#)

Single storey rear and side extension. Rear fence relocation.
39 Farriers Way, Houghton Regis, Dunstable, LU5 5FF Mrs
Madalina Prisecaru

Comments: Houghton Regis Town Council raised no object to the proposed single storey rear and side extension but made the following comments in regard to the proposed rear fence relocation.

Houghton Regis Town Council raised objections to the fence relocation on the grounds that rear fence relocation would:

- **Have a detrimental impact on the visual amenity of the area.**
- **Have a detrimental impact on the highway visibility for pedestrians and vehicular users.**
- **Be likely to set a precedent that would have a detrimental impact on the original design aspirations.**

Houghton Regis Town Council endorsed the observations made by the Tree & Landscape Officer, in their report, which opposed the enclosure of amenity land.

In addition to this Houghton Regis Town Council noted their concern that the proposed development would abut the neighbouring properties garage and would leave the neighbouring property owner minimal space for carrying out any future repairs.

Noted:

[CB/24/00910/NMA](#)
[\(click for more details\)](#)

Non-material amendment to planning permission CB/18/04471/FULL (48 new residential units) Amendment to the wording of Condition 10 (Archaeology) Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH

[CB/24/01030/DOC](#)
(click for more details)

Discharge of Condition 9 against planning permission ref. 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, Land on the northern edge of Houghton Regis

[CB/24/01002/TDM](#)
(click for more details)

Telecommunications Determination Masts: Erection of 20m High Pole on new root foundation, together with 3No. Antennas, 2No Cabinets and associated ancillary works.
Houghton Park Car Park, Parkside Drive, Houghton Regis

Comments: Members noted that the proposed site for the mast was next to the car park entrance at Parkside Rec; however, they were unaware of any consultation having taken place. As the land was leased from CBC by Houghton Regis Town Council, it was felt that some notification should have been received.

Members requested that CBC was approached to establish if it was providing the land and, if so, on what basis.

Noted:

Permissions / Approvals / Consents

[CB/23/03976/ADV](#)
(click for more details)

Advertisement: 2 no illuminated fascia signs & 2 no illuminated box projecting signs. Tithe Farm Post Office, 8 Hillborough Crescent, Houghton Regis, Dunstable, LU5 5NS

Refusals:

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

Listed Building: Conversion of threshing barn to form three office units with associated external alterations, part demolition, extension, external alteration and 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

Withdrawals:

[CB/24/00057/FULL](#) Removal and relocation of fence. Change of use of amenity
(click for more details) land to residential garden land. 44 Bidwell Hill, Houghton
Regis, Dunstable, LU5 5EP

**12786 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 – Although not specifically Bidwell West, Members responded to the proposed street naming of the Red Cow farm development, land off Bedford Road, Bidwell. It was noted that all suggestions provided by Houghton Regis Town Council had been discounted and the Developers now proposed Belleview Drive as a potential name. Members expressed disappointment at this suggestion, which they felt was inappropriate and did not reflect the historical aspect of the site. It was felt that the name should be rejected and the discussion on the street naming be put onto a future agenda.

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 7.33pm

Dated this 13th day of May 2024

Chairman