

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

13th May 2024 at 7.00pm

Present: Councillors: C Slough Chairman
E Cooper
D Jones
D Taylor

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

Public: 2

Apologies: Councillors: E Billington
J Carroll
M Herber

Also present: Councillor: S Goodchild (virtual)

12815 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillors E Billington, J Carroll and M Herber.

12816 QUESTIONS FROM THE PUBLIC

A local resident informed Members of an issue regarding a shed on a neighbouring site, which was too tall and encroached on their property. The shed had been built without planning permission, which had been sought retrospectively. Permission had been refused and had been referred to Enforcement. The enforcement process had been halted when the shed owner agreed to reduce the height; however, this reduction had not been carried out. The resident contacted the enforcement officer who advised that the process would recommence and papers were expected to be served by the end of January 2024. The resident contacted the officer again in February when there had still been no further action or communication. They were informed that the process took time, but it remained unclear how far this case had progressed.

Given that a significant amount of time had elapsed without further updates, Members advised the resident to contact the enforcement officer once again to establish the current situation.

12817 SPECIFIC DECLARATIONS OF INTEREST

None.

12818 MINUTES

To approve the Minutes of the meeting held on the 22nd April 2024.

Resolved To approve the Minutes of the meeting held on 22nd April 2024 and for these to be signed by the Chairman.

12819 PLANNING MATTERS**(a) The following planning applications were considered:**

[CB/24/00531/FULL](#)
[\(click for more details\)](#)

Single storey side and rear extension. Change of use of amenity land to private residential garden land and reinstatement of a 1.829m high fence line. 11A Ashwell Walk, Houghton Regis, Dunstable, LU5 5QA Mr & Mrs Carter

Comments: Members discussed the issues raised during the consultation process regarding parking, loss of public visibility, habitat connectivity and biodiversity

Houghton Regis Town Council raised an objection to this application on the following grounds:

- **Did not meet current parking standards**
- **Encroachment on amenity land**
- **The removal of trees from amenity land**
- **Reduction in visibility to road users**

[CB/24/01005/FULL](#)
[\(click for more details\)](#)

Single storey rear extension changes to fenestrations 19 Leafields, Houghton Regis, Dunstable, LU5 5LT Ms Valerie Robertson

Comments: This application had previously been refused, but following consultation Members were asked to consider extenuating circumstances. Members commented that it might be advisable to have a dropped kerb along the width of the property to facilitate access.

Houghton Regis Town Council raised no objection to this application.

[CB/24/00937/FULL](#)
[\(click for more details\)](#)

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

Comments: Members commented that this application had previously been refused on grounds of bulk, size and unsympathetic design. Members noted that there appeared to be no significant change in the size or design and no documentation to clarify changes.

It was highlighted that Houghton Regis Town Council had raised no objections previously.

Houghton Regis Town Council raised no objections to this application.

[CB/24/00940/FULL](#)
[\(click for more details\)](#)

Erection of a 2.1m high x 36.9m long close-boarded fence along part of the southern boundary (retrospective)
Dalziel, Chalk Hill, Dunstable, LU6 1RS
Mr P Hannington

Comments: Members felt this application would not have been supported if the process had been properly observed. There was a perception that the planning officer was reluctant to remove the structure; however, Members felt this would set an unwanted precedent.

Houghton Regis Town Council raised an objection to this application on the grounds of:

- **The structure was unsightly and oversized**
- **Severely impacted the openness of a green belt site.**

[CB/24/00980/FULL](#)
[\(click for more details\)](#)

Change of Use of existing grass verge and pedestrian footpath to allow for dropped kerb and vehicle crossover
56 Enfield Close, Houghton Regis, Dunstable, LU5 5PL
Mr Ferenc Kovacs

Comments: It was noted that there was a significant distance between the dropped kerb and the property. The tract would be hard core and tarmac and Members were requested to comment on this. Members highlighted that other properties in the area already had similar configurations in place.

Houghton Regis Town Council raised no objections to this application.

[CB/24/00968/FULL](#)
[\(click for more details\)](#)

Laying of surface water drainage pipes and landscaping (to facilitate water attenuation system and outfall of the neighbouring site relating to approval of CB/22/04525/VOC)
Land adjacent to Centurion Way Houghton Regis
Lagan Homes

Comments: While this was a heritage site, Members felt that this was a technical application.

Houghton Regis Town Council raised no objection to this application.

Noted:

[CB/24/01148/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 28 against planning permission ref. CB/18/04471/FULL (48 new residential units)
Land at Oakwell Park, Thorn Road, Houghton Regis,
Dunstable, LU5 6JH

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- [CB/24/01204/DOC](#)
[\(click for more details\)](#) Discharge of Condition 26 against planning permission ref. 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/24/01291/NMA](#)
[\(click for more details\)](#) Non-material amendment to 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) Amendment sought are various, refer to NMA comparison document V3.
Parcels 1 and 2 of Phase 2 of Houghton Regis North Site 1, Land on the northern edge of Houghton Regis
- [CB/24/01242/DOC](#)
[\(click for more details\)](#) Discharge of Condition 7 against planning permission ref. CB/22/04024/LB (Listed Building: Conversion of a listed barn into detached dwelling including removal of dilapidated single-storey side addition)
Red Cow Farm Cottage, Bedford Road, Houghton Regis, Dunstable, LU5 6JP
- [CB/24/01052/DOC](#)
[\(click for more details\)](#) Discharge of Condition 2 against planning permission ref. 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 2 Materials.
Red Cow Farm Cottage, Bedford Road, Houghton Regis, Dunstable, LU5 6JP
- [CB/24/01079/DOC](#)
[\(click for more details\)](#) Discharge of Condition 4 against planning permission ref. CB/23/03093/FULL (Change of use from Class E(a) (retail) to Class B8 (self-storage), external alterations and associated works to car park and landscaping). Cond 4 Landscaping.
Former Site of Morrisons, High Street, Houghton Regis

[CB/24/01153/NMA](#)
[\(click for more details\)](#)

Non-material amendment to 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.) amendment sought: 1. Amendments to the residential housing planted boundary. 2. Removal of trees from the Plaza raised planters. 3. Change of colour to the signage panels along the East elevation as noted on the DB3 drawing 20201. 4. Additional single door added to allow egress from the spectator seating area grid line J / 10 to 11.
Houghton Regis Leisure Centre, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX

Permissions / Approvals / Consents

Refusals:

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

Demolition of commercial building and erection of 4 dwellings with associated landscaping and boundary works

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

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

Comments: **Members highlighted that the refusal for this application and for CB/23/04122/FULL meant there remained one outstanding application for the proposed development. This was for the conversion of an abandoned stable block into a bungalow.**

Withdrawals:

[CB/24/00782/RM](#)
[\(click for more details\)](#)

Reserved Matters: following Outline Application CB/21/00280/OUT (Erection of 4 chalet style bungalows). Approval sought for Access, Appearance, Landscaping, Layout and Scale, and the discharge of conditions 2, 3, 4, 5, 6, 7, 8 and 9.

12820 STREET NAMING AND NUMBERING

At the meeting held on 19th February, Members were provided with a notification of application for street naming and it was requested that the Town Council propose a street name for the below development:

8 new dwellings and 1 Barn conversion – 9 new addresses:
Red Cow Farm Cottage, Bedford Road, Houghton Regis, LU5 6JP

The developers had declined the proposed new names put forward by the Committee and had responded with the following suggestions:

- Old Dairy Barns
- Dairy Green / Dairy Green Barns
- Dairy Croft
- Buttermilk Croft/Barns
- Taurus Croft

Members were requested to consider the developer's suggestion and proposed Buttermilk Close as the preferable option.

Resolved: To propose the name Buttermilk Close to the developers.

12821 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

12822 CB/24/01002/TDM HOUGHTON PARK CAR PARK, PARKSIDE DRIVE, HOUGHTON REGIS

Members had previously raised concerns regarding the above application and were unaware of any consultation having taken place> This was felt to be remiss of Central Bedfordshire Council as the land was leased by Houghton Regis Town Council from Central Bedfordshire Council.

An opportunity to put forward comments on this application had been requested and agreed.

The Location was confirmed as adjacent to the gate of the council carpark, which it was proposed to move 2m south-east to avoid and protect an ash tree.

It was questioned whether it would be preferable to move the mast to another site rather than the proposed two metres. Members agreed that if the reason for the move was to protect a tree, and there were no houses in the immediate vicinity, there appeared to be no reason to object.

Resolved: To submit comments on the above application to Central Bedfordshire Council.

The Chairman declared the meeting closed at 7.57pm

Dated this 3rd day of June 2024

Chairman