

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
Monday 3rd June 2024 at 7.00pm**

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

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

Apologies: Councillors: E Billington

Also present: S Goodchild (virtual)
T McMahon (virtual)

12840 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Billington.

12841 QUESTIONS FROM THE PUBLIC

None.

12842 SPECIFIC DECLARATIONS OF INTEREST

None.

12843 ELECTION OF VICE-CHAIR

Members were invited to elect a Vice Chair for Planning Committee for 2024/2025.

Nominee: Cllr Jones Proposed by: Cllr C Slough
Seconded by: Cllr E Cooper

Accordingly, Cllr Jones became the Vice-Chair of Planning for the municipal year of 2024/2025.

12844 MINUTES

It was stated that the Minutes of the meeting held on Monday 13th May 2024 required several amendments. It was, therefore, agreed to defer approval of the Minutes until the meeting scheduled for 24th June 2024 in order that the necessary changes could be made.

Resolved: To amend the Minutes of the meeting held on Monday 13th May 2024 and to defer approval until the meeting on Monday 24th June 2024.

12845 PLANNING MATTERS**(a) The following planning applications were considered:**

[CB/24/01322/FULL](#)
[\(click for more details\)](#)

Change of use of a C3(a) dwellinghouse to a C2 children's home, for a maximum of two children.
129 Bromley Gardens, Houghton Regis, Dunstable, LU5 5RJ
Mr Fredrick Akandi

Comments: Members raised no objections to this application.

Noted:

[CB/24/01299/NMA](#)
[\(click for more details\)](#)

Non-material amendment to planning permission CB/19/04182/FULL (Erection of a new dwelling) - An amendment to install velux windows to roof of property Land Adjacent, 134 High Street, Houghton Regis, Dunstable, LU5 5DT
Mr Thomas Canter

Comments: The application had already been refused and the Planning Officer had stated that a full application needed to be submitted.

[CB/24/01301/NMA](#)
[\(click for more details\)](#)

Non-material amendment to planning permission CB/23/01706/RM (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);) Reserved matters for Parcel 1 and 2 - AMP3 for 236 dwellings, access, appearance, landscaping, layout and scale.) amendment sought to condition 18
Parcels 1 & 2 Houghton Regis North 1, Sundon Park, Houghton Regis, LU5 5GX
Stonebond Properties Ltd

[CB/24/01350/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 18 against planning permission ref. CB/22/04525/VOC (Removal of condition 10 and Variation of conditions 13,15 and 21 of planning permission CB/19/04220/OUT (Outline Application for Residential Development for up to 100 Dwellings with all matters reserved, except access) vary condition 13 from the requirement of 14 mainstream housing together with 9 units for care/support to 13.72% of total units suitable for the elderly and condition 21 to be amended to "The development hereby permitted shall be carried out in accordance with the

following approved plan: 13060as2.15 Rev D (in so far as it relates to the means of access)")
Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

12846 CB/23/03551/RM - BURY SPINNEY, THORN ROAD

Members were advised that a response had been received regarding the Town Council's concerns regarding the proximity to water.

Members were presented with the response, which stated:

I write in respect to the TC's objection to the above application.

Please be advised that a RoSPA risk assessment has been submitted for the application which has confirmed a low risk associated with the design and location of the LEAP/LAP. This has been confirmed by the Play Sites Officer and the Leisure Policy Officer

12847 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

12848 NEIGHBOURHOOD PLAN

Members were advised that minor modifications to the Neighbourhood Plan were required. Members were provided with a list of the modifications for approval and advised that these did not materially affect any policies.

The list of modifications were as follows:

- Page 39 top box Aspiration, there was a line missing at bottom, 3rd bullet point. This simply required the text box to be slightly expanded.
- Page 40 box was slightly too high so that the last line of the preceding paragraph was below it. Now moved down to fix.
- Page 47 at bottom of list stated, “the numbering in main document will need to be changed to conform to the new map.” This was a note to the editor that should have been removed, and now has been. The renumbering in the main text had been done.
- Page 68 map is incorrectly numbered, changed "Map 6" to "Map 7" please also see below:
- Page 2 Section 15 is incorrectly showing “Map 6” changed to “Map 7”.

Since there were no substantive amendments, approval of the modifications could be given by the Planning Committee, and these would be highlighted at the next Town Council meeting.

Resolved: To approve the list of modifications to Houghton Regis Town Councils Neighbourhood Plan as detailed and to submit this list, along with supporting resolution, to Central Bedfordshire Council in order that the Neighbourhood Plan can be updated.

The Chairman declared the meeting closed at 7.15pm

Dated this 24th day of June 2024

Chairman