

**HOUGHTON REGIS TOWN COUNCIL**

**Planning Committee**

**Minutes of the meeting held on  
24<sup>th</sup> June 2024 at 7.00pm**

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

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

Public: 0

Apologies: Councillors: E Billington  
D Taylor

Also present: S Goodchild (virtual)

**12888 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllrs Billington and Taylor.

**12889 QUESTIONS FROM THE PUBLIC**

None.

**12890 SPECIFIC DECLARATIONS OF INTEREST**

None.

**12891 MINUTES**

To approve the Minutes of the meeting held on the 13<sup>th</sup> May and 3<sup>rd</sup> June 2024.

It was highlighted that two items on the Minutes of 13<sup>th</sup> May required amendments to include the Members' decisions.

**Resolved: To amend the minutes of the meeting held on 13<sup>th</sup> May and to defer approval until the meeting on 15<sup>th</sup> July 2024. To approve the Minutes of the meeting held on 3<sup>rd</sup> June 2024 and for these to be signed by the Chairman.**

**12892 PLANNING MATTERS**

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

*NLP*

[CB/24/01175/FULL](#)  
(click for more  
details)

Change of use from 16-bedroom C2 care home to F1 school (ground floor) and C2 residential institution (floors above ground floor).

Hillside, Chalk Hill, Dunstable, LU6 1RT

Bal Kandra

**Comments: Members noted that the BNG Exemption did not apply. It was questioned if the school would be for children outside of the area and, if so, would there be associated traffic problems?**

**Members felt that further information was required on this application.**

[CB/24/01505/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 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 for access, appearance, landscaping, layout and scale for 189 dwellings at Parcel 5 pursuant to outline permission CB/12/03613/OUT and details to satisfy conditions: 8 (Surface Water Drainage), 25 (Construction Management Plan), 26 (Landscape Management Plan), 29 (Foul Drainage), 32 (Noise) and 33 (Noise)'.  
Parcel 5, Houghton Regis North 1, Sundon Road, Houghton Regis, LU5 5GX  
Dandara NHC

Parcel 5, Houghton Regis North 1, Sundon Road, Houghton Regis, LU5 5GX

Dandara NHC

**Comments: Members noted that there were numerous technical issues which would need to be resolved by the Planning Office. Other areas that needed clarification were: accessibility, broadband, street lighting and Highways amendments.**

**Members requested that this application was referred back to CBC Planning and represented to HRTC once the outstanding issues had been addressed.**

[CB/24/01229/FULL](#)  
(click for more  
details)

Removal of existing fence and gates. Erection of a new fence and gates and alteration to fence location.

BPCC Meeting Hall, Bedford Road, Houghton Regis, LU5 6JR

Mr Brian Moffitt

*mlp*

**Comments:** An email from a neighbouring resident objecting to the application was read to Members. It highlighted that the current fence was in good repair, was suitable for purpose and was aesthetically in keeping with the surroundings. The Tree and Landscape Officer had objected to the fence being brought forward since it would encroach on a protected copper beech tree. The Ecologist had raised objections to the fence in order to safeguard established trees and hedgerows. The proposed works could cause damage to established root systems and affect biodiversity.

**Houghton Regis Town Council raised an objection to this application on the grounds of threat to protected and established trees and hedgerows.**

[CB/24/01548/REG3](#)  
(click for more details)

Erection of external fencing and enclosure. Alterations and extension to hardsurfacing and soft landscaping; and provision of external lighting.  
Chiltern UTC, Parkside Drive, Houghton Regis, LU5 5PX  
Ashe Group

**Members noted there was no change of use as the application would still be for an educational establishment. Fencing was needed for security purposes, and it was agreed that improvements to lighting were also needed**

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

[CB/24/01622/FULL](#)  
(click for more details)

Single storey side and rear extension.  
11A Ashwell Walk, Houghton Regis, Dunstable, LU5 5QA  
Mr & Mrs Carter

**The proposed extension would involve tree removal and was of a scale to create limited access or 'pinch points'. It was thought that this would result in a future application for the enclosure of amenity land.**

**Houghton Regis Town Council objected to this application on the grounds of overdevelopment.**

**Noted:**

M10

[CB/24/01563/DOC](#)  
[\(click for more details\)](#)

Discharge of Condition 1 against planning permission ref. 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)  
Parcels 1 & 2, Houghton Regis North 1, Sundon Road, Houghton Regis. LU5 5GX

[CB/24/01530/DOC](#)  
[\(click for more details\)](#)

Discharge of Condition 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 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/24/01525/DOC](#)  
[\(click for more details\)](#)

Discharge of Condition 24 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, Sundon Road, Houghton Regis

MB

[CB/24/01646/DOC](#)  
(click for more  
details)

Discharge of Condition 1 against planning permission ref. 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)) Parcels 1 and 2 of Phase 2 of Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/24/01722/DOC](#)  
(click for more  
details)

Discharge of Conditions 2 and 9 against planning permission ref. 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) Houghton Regis North 1, Sundon Road, Houghton Regis

[CB/24/01626/LDCP](#)  
(click for more  
details)

Lawful Development Certificate Proposed: Garage conversion 33 Manor Park, Houghton Regis, Dunstable, LU5 5BU

[CB/24/01775/RG46](#)  
(click for more  
details)

Regulation 46 - Location Risk Assessment Elstree Home Care Ltd, The Dunstable House, 129 Bromley Gardens, Houghton Regis, Dunstable, LU5 5RJ

***Permissions / Approvals / Consents***

None received.

***Refusals:***

None received.

***Withdrawals:***

None received.

**12893 CBC LOCAL TRANSPORT PLAN**

Members were presented with a report on the Central Bedfordshire Council local transport plan.

The LTP outlined the Council's transport policies and guides long-term project decisions. Feedback to CBC was required by June end 2024 and Members were asked for the issues they would like to raise. Members suggested the following points should be included:

- bus services needed improvement to reduce effects on environment
- safer cycling and walkways required
- integration of amenities
- link road not currently being used
- impact of Linnere and Bidwell West on communities, especially in relation to increased and fast traffic
- Bedford Road in a state of disrepair.

#### **12894 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS**

**Woodside Link** – No substantive update to report.

**A5 M1 Link** – For information this major road project opened on the 11<sup>th</sup> May 2017.

**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 7.45pm**

**Dated this 15<sup>th</sup> day of July 2024**

**Chairman**

