

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
Monday 15th July 2024 at 7.00pm**

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

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

Public: 1 (virtual)

Apologies: Councillors: E Billington

Also present: T McMahan (virtual)

12895 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Billington.

12896 QUESTIONS FROM THE PUBLIC

None.

12897 SPECIFIC DECLARATIONS OF INTEREST

None.

12898 MINUTES

To approve the Minutes of the meeting held on the 24th June 2024.

**Resolved: To approve the Minutes of the meeting held on 24th June 2024
and for these to be signed by the Chairman.**

12899 PLANNING MATTERS

(a) The following planning applications were considered:



[CB/24/01693/FULL](#)
[\(click for more details\)](#) Erection of 4 chalet style bungalows on land to the north of Highfield House
Highfield House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP
Mr Denis Carroll

Comments: Members discussed the following issues regarding this application:

- the application did not qualify as self- or custom-build housing
- failed to comply with Local Plan Policy H2, Housing Standards
- protection of Chiltern beechwoods
- the Preliminary Ecological Appraisal was out of date
- there was a public right of way issue
- there were access issues relating to the site

Houghton Regis Town Council objected to this application on the grounds that:

- the proposed access road was single track and unsuitable for purpose
- failure to meet H2 Housing standards
- the third bedroom was excessively large

[CB/23/04003/FULL](#)
[\(click for more details\)](#) Erection of single storey front & rear extensions and extension of vehicle crossover.
1 Grasmere Walk, Houghton Regis, Dunstable, LU5 5NH
Mr Marius Timus

Comments: Members noted that Highways required clarification on one of the consultation documents, and that the dropped kerb did not relate to the property. The aggregate pathway needed to be resurfaced to comply with regulations.

Houghton Regis Town Council agreed that the application needed to be returned but was likely to be approved once these issues had been addressed.

[CB/24/01672/ADV](#)
[\(click for more details\)](#) Advertisement: Display of six non-illuminated poster frames
Unit 2, All Saints View, High Street, Houghton Regis, Dunstable, LU5 5LQ
D Kemp

Comments: Houghton Regis Town Council raised no objections to this application.

[CB/24/01438/FULL](#)
[\(click for more details\)](#) Dropped kerb
139 Sundon Road, Houghton Regis, Dunstable, LU5 5NL
Mrs Janosne Horvath

Comments: Members noted the following issues:

- the Tree and Landscape Officer had reported that special construction methods would be required in order to preserve the tree on site.
- the ecologist report had requested further information as a BNG was required on the application or reasons for exemption provided.
- Highways had objected to the application as it didn't meet current width standards for a dropped kerb

Houghton Regis Town Council objected to this application due to its failure to meet Highways standards.

[CB/24/01770/FULL](#)
(click for more details)

Erection of a detached house, associated parking and amenity space.
Land at Midway Cottage and The Cottage, Bedford Road, Houghton Regis, Dunstable, LU5 6JP
R O'Neil

Comments: Members noted that a Contamination Assessment was required and an Agricultural Impact Assessment.

Houghton Regis Town Council objected to this application on the grounds of:

- failure to meet parking standards.
- Potential damage to trees close to the site.

Noted:

[CB/24/01422/PABF](#)
(click for more details)

Prior Approval for the construction of 1 additional storey on existing block of detached flats to create additional dwellings, along with associated works and operations: To provide three additional 1 bedroom, 2 person self-contained residential units. 17-25 The Quadrant, Houghton Regis, Dunstable, LU5 5EJ

[CB/24/01865/DOC](#)
(click for more details)

Discharge of Conditions 4,5,9 and 34 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).
Red Cow Farm Cottage, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

Permissions / Approvals / Consents

None received.

Refusals:

- [CB/23/00166/FULL](#) Erection of a side and rear extension to industrial building.
(click for more details) Unit 3, Arianne Business Centre, Blackburn Road, Houghton Regis, Dunstable, LU5 5DZ
- [CB/24/00940/FULL](#) Erection of a 2.1m high x 36.9m long close-boarded fence
(click for more details) along part of the southern boundary (retrospective)
Dalziel, Chalk Hill, Dunstable, LU6 1RS

Members are advised that an appeal process has been started.

Withdrawals:

- [CB/24/00259/FULL](#) Erection of cast iron period compliant front entrance gate with
(click for more details) railings (retrospective)
23 Sundon Road, Houghton Regis, Dunstable, LU5 5LL
- [CB/24/00344/FULL](#) Erection of an end of terrace two storey new dwelling, attached
(click for more details) to host dwelling. Demolition of a lean to and a brick garage for
access and associated works.
72 Cemetery Road, Houghton Regis, Dunstable, LU5 5DE
- [CB/24/00531/FULL](#) Single storey side and rear extension. Change of use of amenity
(click for more details) land to private residential garden land and reinstatement of a
1.829m high fence line.
11A Ashwell Walk, Houghton Regis, Dunstable, LU5 5QA

12900 CENTRAL BEDFORDSHIRE COUNCIL PROPOSAL TO INTRODUCE NO WAITING TIME IN TITHE FARM ROAD AND CHURCHFIELD ROAD, HOUGHTON REGIS

Members were presented with the public notice proposing the introduction of no waiting in Tithe Farm Road and Churchfield Road.

Comments were to be submitted by 24th July 2024 and Members were requested to provide their response.

Members concurred that the traffic conditions in the area were hazardous and necessitated a solution. However, there was ambiguity regarding how the proposed plans would mitigate the existing traffic issues. It was deemed essential to address the following concerns and provide clarification:

- What is the anticipated effectiveness of the proposed measures in resolving the traffic problem?
- Considering traffic may be redirected, what provisions are in place for managing displaced vehicles?

- Would this simply transfer the danger to another location?
- The success of the measures is contingent upon the enforcement of the proposed restrictions. Is there a guarantee of enforcement?

Comments included in the report would be made at a future meeting on traffic management and it was suggested that it might be advisable for a member of the committee to attend.

It was agreed that the Head of Democratic Services would collate these comments and share with Members prior to submission.

Recommendation: To consider the Town Council’s response to the proposed introduction of no waiting time in Tithe Farm Road and Churchfield Road.

12901 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

The Chairman declared the meeting closed at 7.34pm

Dated this 5th day of August 2024

Chairman



