

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

5th August 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: 2

Apologies: Councillors: E Billington
D Taylor

Also present: S Goodchild (virtual)

12938 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Billington and Cllr Taylor.

12939 QUESTIONS FROM THE PUBLIC

None.

12940 SPECIFIC DECLARATIONS OF INTEREST

None.

12941 MINUTES

To approve the Minutes of the meeting held on the 15th July 2024.

Resolved: To approve the Minutes of the meeting held on 15th July and for these to be signed by the Chairman.

12942 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/24/01771/FULL](#)
(click for more details)

Single storey rear extension and enlargement of rear dormer.
29 Dunstable Road, Houghton Regis, Dunstable, LU5 5DB
Mrs M Federico

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



[CB/24/00801/FULL](#)
(click for more details)

Erection of a Class B8 (self-storage) building on southern boundary and associated works to car park and landscaping. Former Site of Morrisons, High Street, Houghton Regis Cinch Self-storage

Comments: Members noted that consultation documents raised the following issues:

- the red line boundary on the site plan appeared to conflict with that shown on the illustrative landscape plan.
- An archaeological evaluation was recommended.
- The necessity of protecting trees and shrubs in the surrounding area.

This application had previously been objected to due to overdevelopment and the impact of noise on local properties.

Members agreed that the proposed building would encroach into a residential area. It was suggested that residents would be afforded some protection if the building line was reduced to match that of the industrial units behind it.

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

- Overdevelopment
- Potential for residents to experience significant overnight noise pollution from a 24/7 operation
- Failure to comply with the neighbourhood plan

[CB/24/02041/FULL](#)
(click for more details)

Two front dormers
25 Leafields, Houghton Regis, Dunstable, LU5 5LT
Mr & Mrs Hold

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

[CB/24/01623/FULL](#)
(click for more details)

Change of use of amenity land to garden land and creation of a new boundary line with a new 2m fence
29 Constable Close, Houghton Regis, Dunstable, LU5 5ST
Mr Iulian Abuzatoaiei

Comments: Members noted this this application had previously been objected to (Minute number 12558). Although the original plans had been amended to enclose a smaller area, Members highlighted that proposal to enclose amenity land still stood.



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

- **Enclosure of amenity land**
- **A significantly detrimental effect on the outlook would be experienced by neighbours**
- **Obstructed view for drivers and pedestrians.**

Noted:

[CB/24/02036/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, Land on the northern edge of Houghton Regis
Brickhill Homes (Linmere) Ltd

[CB/24/02096/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 approved plans via conditions 3 and 8.
Parcels 1 & 2, Houghton Regis North 1, Sundon Road, Houghton Regis
Stonebond Properties (St Albans) Limited

[CB/24/02071/DOC](#)
(click for more details)

Discharge of Condition 8 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)

Local Centre Parcel, Phase 1, Linnere, Waterslade Way and Lime Tree Drive, Houghton Regis, LU5 7AS

[CB/24/02120/NMA](#)
(click for more details)

Non-material amendment to planning permission 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: External doors for refuse and cycle store amended to include louvres
Houghton Regis North Site 1, Land on the Northern Edge of Houghton Regis

Permissions / Approvals / Consents

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

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

Refusals:

None received.

Withdrawals:

None received.

12943 COMMITTEE WORK PLAN – PLANNING COMMITTEE

At the Town Council meeting held on the 11th December 2023, Members approved the HRTC Corporate Strategy for 2024-2028 (minute number 12645). At the March meeting of the Town Council, Members approved allocating the objectives to standing committees to enable more detailed consideration and progression. The plan included 4 Pillars under which were a number of objectives, along with some suggestions as to how these objectives may be achieved.

In order to progress the plan, Members were reminded of the objectives that fell under the Planning Committee. Members were asked to take these into consideration when planning applications were discussed.

Resolved: **To note the information.**

12944 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.

Linmere – 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 7.17pm

Dated this 27th day of August 2024

Chairman

Neil Barber