

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

27th August 2024 at 7.00pm

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

Officers: Louise Senior Head of Democratic Services

Public: 2

Apologies: Councillors: C Slough
D Taylor

Also present: CBC Councillor: S Goodchild (virtual)

12945 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Slough and Cllr Taylor.

12946 QUESTIONS FROM THE PUBLIC

None.

12947 SPECIFIC DECLARATIONS OF INTEREST

None.

12948 MINUTES

To approve the Minutes of the meeting held on the 5th August 2024

Resolved: To approve the Minutes of the meeting held on 5th August 2024 and for these to be signed by the Chairman.

12949 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/24/02084/FULL](#) Erection of single storey rear conservatory and conversion of loft space with new windows and rooflights to the front, side and rear.
[\(click for more details\)](#)
34 Aylesbury Drive, Houghton Regis, Dunstable, LU5 6FX
Mr Jan Wurszt

Comments: Members noted that, while the application did not specify this was a retrospective application, the project had already been completed.

Houghton Regis Town Council raised no objection to this application.

[CB/24/02057/FULL](#)
[\(click for more details\)](#)

Two storey side extension and part single and part two storey rear extension.
18 Olma Road, Dunstable, LU5 5AF
Mr Korab Lala

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

[CB/24/02290/OUT](#)
[\(click for more details\)](#)

Outline Application: Permission for the construction of an end of terrace dwelling with reserved matters for access, landscaping and layout.
9 Woodlands Avenue, Houghton Regis, Dunstable, LU5 5LJ
Mr Charles Simao

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

While the majority of councillors voted not to object to this application, Cllr Carroll requested that his objections be formally recorded within the minutes of the meeting.

His concerns were as follows:

- The site is located within a conservation area.
- The limited space at the front of the property, particularly concerning the turning circle.
- The need for satisfactory resolution of parking issues.

Noted:

[CB/24/02148/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 14 against planning permission 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 House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

[CB/24/02346/GPDE](#)
[\(click for more details\)](#)

Prior Notification of Householder Extension: Single storey rear extension, 5.4m beyond the rear wall of the original dwelling, maximum height of 3.25m & 2.8m to the eaves
12 Drury Lane, Houghton Regis, Dunstable, LU5 5E

[CB/24/02209/DOC](#)
(click for more details)

Discharge of Conditions 7 and 27 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 meter 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.) SUDs drainage installed as per the attached information. Sustainable transport plan to be managed in accordance with the attached report.
Houghton Regis Leisure Centre, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX

[CB/24/02345/DOC](#)
(click for more details)

Discharge of Conditions 13, 18 and 19 against planning permission CB/21/02467/VOC (Variation of condition 17 of planning permission CB/20/03300/REG3 (Erection of a three storey secondary school and sports hall providing 6 forms of entry (900) pupils, together with a 220 pupil sixth form, sports pitches including an all-weather pitch, Change condition from an Above Ground Level condition to a Pre-Occupation Condition) Kingsland Secondary School, Parkside Drive, Houghton Regis, Dunstable, LU5 5TH

Permissions / Approvals / Consents

[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

[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

Refusals:

[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

Members highlighted that the original outline permission had now lapsed. There had also been a proposal for 22 homes in the area, which had also lapsed, and it was this application on which Houghton Regis had based their comments about access. If this application came forward again, the access problem would continue to be an issue.

[CB/24/01438/FULL](#)
(click for more details)

Dropped kerb
139 Sundon Road, Houghton Regis, Dunstable, LU5 5NL



Withdrawals:

None received.

12950 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 7.15pm

Dated this 16th day of September 2024

Chairman

