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| *HOUGHTON REGIS TOWN COUNCIL* | | | | | | | |
| Planning Committee | | | | | | | |
| Minutes of the meeting held on | | | | | | | |
| 7th October 2024 at 7.00pm | | | | | | | |
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|  | Present:  Apologies: | Councillors:  Officers:  Public: | | | M Herber  E Billington  E Cooper  D Jones  C Slough  D Taylor  Louise Senior  J Carroll  0 | | Chairman    Head of Democratic Services |
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| 12997 | APOLOGIES AND SUBSTITUTIONS | | | | | | |
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|  | Apologies were received from Cllr Carroll. | | | | | | |
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| 12998 | QUESTIONS FROM THE PUBLIC | | | | | | |
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|  | None. | | | | | | |
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| 12999 | SPECIFIC DECLARATIONS OF INTEREST | | | | | | |
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|  | None. | | | | | | |
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| 13000 | MINUTES | | | | | | |
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|  | To approve the Minutes of the meeting held on the 16th September 2024. | | | | | | |
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|  | **Resolved:** | | To approve the Minutes of the meeting held on 16th September 2024 and for these to be signed by the Chairman. | | | | |
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| 13001 | PLANNING MATTERS | | | | | | |
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|  | **(a) The following planning applications were considered:** | | | | | | |
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|  | [CB/24/02548/FULL (click for more details)](https://plantech.centralbedfordshire.gov.uk/PLANTECH/DCWebPages/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=638875) | | | Retain existing site boundary fencing  2 Arnald Way, Houghton Regis, Dunstable, LU5 5UN  Mr & Mrs Roche | | | |
|  |  | | |  | | | |
|  |  | | | **Comments:** | | | |
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|  |  | | | **Members highlighted that this work had already been completed.** | | | |
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|  |  | | | **Houghton Regis Town Council raised an objection to this application on the grounds of:**   * **Enclosure of amenity land** | | | |
|  | [CB/24/02417/ADV (click for more details)](https://plantech.centralbedfordshire.gov.uk/PLANTECH/DCWebPages/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=638744) | | | Advertisement: Installation of high and low level illuminated fascia signage, non-illuminated vinyl graphic signage and externally illuminated monolith sign to the car park.  Houghton Regis Leisure Centre, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX | | | |
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|  |  | | | **Comments:** | | | |
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|  |  | | | **Houghton Regis Town Council raised no objections to this application.** | | | |
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|  | [CB/24/02593/ADV (click for more details)](https://plantech.centralbedfordshire.gov.uk/PLANTECH/DCWebPages/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=638920) | | | Advertisement: 1no D6 (digital advertisement) screen  Esso, Houghton Green Service Station, 7 The Green, Houghton Regis, Dunstable | | | |
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|  |  | | | **Comments:** | | | |
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|  |  | | | **Houghton Regis Town Council raised an objection to this application on the grounds of:** | | | |
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|  |  | | | **Safety concerns, causing a potential distraction risk to drivers** | | | |
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|  | [CB/24/02679/FULL (click for more details)](https://plantech.centralbedfordshire.gov.uk/PLANTECH/DCWebPages/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=639006) | | | Erection of 2.4m palisade fence  Unit F, Townsend Farm Road, Houghton Regis, Dunstable, LU5 5BA  Hemel Eggs and Dairy Limited | | | |
|  |  | | |  | | | |
|  |  | | | **Comments:** | | | |
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|  |  | | | **Houghton Regis Town Council raised no objections to this application.** | | | |
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|  | **Noted:** | | | | | | |
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|  | [CB/24/02701/DOC (click for more details)](https://plantech.centralbedfordshire.gov.uk/PLANTECH/DCWebPages/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=639028) | | | Discharge of Condition 15 against 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)  Parcels 1 & 2, Houghton Regis North 1, Sundon Road, Houghton Regis, LU5 5GX  Stonebond Properties (St Albans) Limited | | | |
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|  | [CB/24/02658/DOC (click for more details)](https://plantech.centralbedfordshire.gov.uk/PLANTECH/DCWebPages/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=638985) | | | Discharge of Condition 18 ( Parts 1 & 3 ) 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 | | | |
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|  | ***Permissions / Approvals / Consents*** | | | | | | |
|  | None received. | | | | | | |
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|  | ***Refusals:*** | | | | | | |
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|  | [CB/24/01770/FULL (click for more details)](https://plantech.centralbedfordshire.gov.uk/PLANTECH/DCWebPages/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=638095) | | | | | Erection of a detached house, associated parking and amenity space.  Land at Midway Cottage and The Cottage, Bedford Road, Houghton Regis, Dunstable, LU5 6JP | |
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|  | ***Withdrawals:*** | | | | |  | |
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|  | [CB/24/01175/FULL (click for more details)](https://plantech.centralbedfordshire.gov.uk/PLANTECH/DCWebPages/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=637500) | | | | | 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 | |
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|  | [CB/24/01623/FULL (click for more details)](https://plantech.centralbedfordshire.gov.uk/PLANTECH/DCWebPages/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=637948) | | | | | 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 | |
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| **13002** | **STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS** | | | | | | |
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|  | **Woodside Link –** No substantive update to report. | | | | | | |
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|  | **A5 M1 Link** – No substantive update to report. | | | | | | |
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|  | **All Saints View** – No substantive update to report. | | | | | | |
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|  | **Linmere** – No substantive update to report. | | | | | | |
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|  | **Bidwell West** – No substantive update to report. | | | | | | |
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|  | **Kingsland** – No substantive update to report. | | | | | | |
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|  | **Windsor Drive** – No substantive update to report. | | | | | | |
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|  | **Section 106 Monies** – No substantive update to report. | | | | | | |
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|  | **Resolved:** | | **To note the information** | | | | |
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|  | **The Chairman declared the meeting closed at 7.10pm** | | | | | | |
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|  | **Dated this 28th day of October 2024** | | | | | | |
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|  | **Chairman** | | | | | | |