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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 HerberE Billington E CooperD Jones C SloughD TaylorLouise SeniorJ Carroll0  | 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 fencing2 Arnald Way, Houghton Regis, Dunstable, LU5 5UNMr & Mrs Roche |
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|  |  | **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**
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|  | [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) screenEsso, 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 fenceUnit F, Townsend Farm Road, Houghton Regis, Dunstable, LU5 5BAHemel Eggs and Dairy Limited |
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|  |  | **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 5GXStonebond 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 fence29 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** |