

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
28th October 2024 at 7.00pm**

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

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

Public: 3

Apologies: Councillors: J Carroll

13021 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Carroll.

13022 QUESTIONS FROM THE PUBLIC

None.

13023 SPECIFIC DECLARATIONS OF INTEREST

None.

13024 MINUTES

To approve the Minutes of the meeting held on the 7th October 2024

Resolved: To approve the Minutes of the meeting held on 7th October 2024 and for these to be signed by the Chairman.

13025 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/24/02767/FU](#) Single storey rear and side extension following demolition of conservatory
[LL \(click for more details\)](#) 80 Coopers Way, Houghton Regis, Dunstable, LU5 5US
Mr Robertson

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

[CB/24/02648/FU
LL \(click for
more details\)](#)

Change of use from the existing 16 bedroom care home C2 use to the proposed children's care home C2 use with independent educational facility at ground floor for residents only
Hillside, Chalk Hill, Dunstable, LU6 1RT
Bal Kanda

Comments: Members noted the Bedfordshire Police report requesting confirmation of all crime prevention measures to be carried out.

Potential issues regarding noise levels and parking had also been highlighted

Members had no objections in principle but felt there were technical issues to be addressed. It was agreed that a note to the Planning Officer in support of the police report could be included in the response.

Houghton Regis Town Council raised no objections to this application

[CB/24/02617/FU
LL \(click for
more details\)](#)

Change of use of vacant land to landscaped public open space. Land to the South of Blue Waters Woodland, North of Parcel 5b and West of Parcel 5b, Bidwell West, Houghton Regis
Vistry Group

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

[CB/24/02943/FU
LL \(click for
more details\)](#)

Creation of a dropped kerb and parking area to front garden. 2 Townsend Terrace, Houghton Regis, Dunstable, LU5 5BB
Ms Hannah Church

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

Noted:

[CB/24/02844/DO
C \(click for more
details\)](#)

Discharge of Condition 15 against planning permission CB22/03938/FULL (Demolition of existing barn and garage, provision of a garage next to the existing listed building, conversion of a listed barn into a dwelling and construction of eight new dwellings with associated garages and new access road)
Red Cow Farm Cottage, 6 Buttermilk Close, Houghton Regis, Dunstable, LU5 6UN
J and D 2012 Ltd

[CB/24/02875/DO
C \(click for more
details\)](#)

Discharge of Condition 5 against planning permission
CB/21/03860/FULL (Community sports facility
enhancements/improvements including upgrading of an existing
grass pitch to a floodlit FTP, a new additional pavilion building
and additional car parking)
Tithe Farm Recreation Ground, Tithe Farm Road, Houghton Regis

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

13026 CB/23/03448/FULL - RED COW FARM HOUSE

Members were advised of amendments to application CB/23/03448/FULL.

Members were advised that the changes made were partly in response to the Town Council objections made at the meeting held 27th November 2023 with the number of dwellings being reduced from 28 to 26 and the central area of the site re-designed to improve the layout, and revisions made to elevations to improve design quality.

In light of the amendments, confirmation was sought as to whether the Town Council's original objection still stood or could be withdrawn.

The Planning Committee's objection related to:

- Bland design that failed to be sympathetic to the historical buildings in the surrounding area
- Chaotic layout

Highways had highlighted that vehicle access remained a problem and it would not be possible to empty bins. More detail was also required regarding highway access.

Members agreed that the layout had been satisfactorily altered and that the design no longer presented the issues as per the original application. It was agreed, therefore, to withdraw the objections made on 27th November 2023.

Resolved: **To consider the withdrawal of the Town Council's objections to planning application CB/23/03448/FULL.**

13027 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 7.16pm

Dated this 18th day of November 2024

Chairman

DRAFT