

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

Monday 17th February 2025 at 7.00pm

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

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

Apologies: Councillors: E Cooper

Also Public: 0
present:

13107 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Cooper.

13108 QUESTIONS FROM THE PUBLIC

None.

13109 SPECIFIC DECLARATIONS OF INTEREST

None.

13110 MINUTES

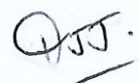
To approve the Minutes of the meeting held on the 6th January and 27th January 2025.

Resolved: To approve the Minutes of the meeting held on 6th January and 27th January 2025 and for these to be signed by the Chairman.

13111 PLANNING MATTERS

(a) The following planning applications were considered:

CB/25/00134/FU Partial single and two storey rear extensions
LL (click for 32 Churchfield Road, Houghton Regis, Dunstable, LU5 5HL
more details) Mr Khalid Khdir



Comments: This application was in line with other extensions in the same area; however, Members questioned the parking availability for a four-bedroom property.

Houghton Regis Town Council raised no objection to this application.

CB/25/00267/FU
LL (click for
more details)

Partial single/two storey rear extensions with rooflights and two storey side extension
27 Linnere Walk, Houghton Regis, Dunstable, LU5 5PS
Mr G Rrapi

Comments: Houghton Regis Town Council had not previously raised an objection to this application (Minute 13080) on the proviso that the side window be obscure glazed. CBC had subsequently refused the application on the grounds of:

1. The extension failed to be subservient to the main dwelling.
2. Privacy infringement from a side window.
3. Insufficient parking.

It was acknowledged that there had been some effort to address the subservience issue and that the side window had been removed. Members felt that parking still remained problematic, however.

Houghton Regis raised no objection to this application but noted that parking remained an issue.

CB/25/00206/AD
V (click for more
details)

Advertisement: 2 Fascia signs with illuminated letters.
Unit 2C, Thorn Road, Houghton Regis, Dunstable, LU5 6TZ
Mr Justin Yates

Comments: While the majority of Members had no objection to the application, there was some concern regarding the introduction of an illuminated sign in the proximity of known bat runs. Although the illumination strength fell below the maximum levels permitted, it was questioned whether, when agreeing to the signage, due consideration had been given to the bat survey of the area. An environmental report had not been presented to clarify the situation.

Houghton Regis Town Council raised no objections to the proposed illuminated signage, subject to the following conditions:

QJJ.

1. Confirmation should be provided regarding the colour temperature of the white LEDs, which should not exceed 3500K.
2. All recommendations within the submitted bat survey report must be fully implemented and adhered to.

The stated illuminance level of 300 cd/m² is considered acceptable under Policy CC8 "Pollution and Land Instability."

Noted:

CB/25/00210/N Non-material amendment to planning permission
MA (click for CB/24/00059/FULL (demolition of existing buildings and
more details) redevelopment to provide new employment floorspace for a flexible range of uses (within Classes E(g)(iii), B2 and/or B8) with ancillary offices, together with the rationalisation of accesses and provision of yard area, parking, landscaping, and all other associated works) amendment sought proposed rewording of conditions 12, 17, 21 and 22 to delay trigger points so as to allow demolition works to be undertaken before they need to be discharged
 Unit 1, Humphrys Road, Dunstable, LU5 4TP

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

The Chairman declared the meeting closed at 7.13pm

Dated this 10th day of March 2025

D. J. Jones

Chairman