

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
Monday 31st March 2025 at 7.00pm**

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

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

Public: 4

Apologies: Councillors: M Herber

Also present: Christian Rohman Regener8Power

13160 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Herber.

13161 QUESTIONS FROM THE PUBLIC

Members of the public in attendance wished to address application CB/25/00685/FULL on the agenda. It was agreed to hold discussions under Planning Matters.

13162 SPECIFIC DECLARATIONS OF INTEREST

None.

13163 MINUTES

To approve the Minutes of the meeting held on the 10th March 2025

Resolved: To approve the Minutes of the meeting held on 10th March 2025 and for these to be signed by the Chairman.

13164 PLANNING MATTERS

Members agreed to vary the order of business. Following discussion of planning application CB/25/00685/FULL, Item 6 on the agenda would be brought forward for a presentation by Regener8 Power.

(a) The following planning applications were considered:



CB/25/00685/FULL
(click for more details)

Demolition of commercial building and erection of 2 dwellings with associated parking and access improvements
Cattle Shed, Manor Farm, Sewell Lane, Sewell, LU6 1RP
Sewell (Eco)Ltd


Comments: A statement was made by a public attendee who highlighted this was the latest in a number of applications and raised the following issues:

- The proposed development was inappropriate for a conservation area and heritage site.
- The proposed building was significantly higher than the existing structure.
- There would be a detrimental impact to a listed building in the vicinity.
- Future investment in the barn at the site - which the Conservation Officer had recommended should be treated as a priority - would potentially be compromised.
- There would be significant traffic issues, including parking and access.
- Development was piecemeal and there was no coherent plan for the whole site.

Members acknowledged the points raised, and also noted the following:

- Development of the area was fragmented and unsympathetic to a heritage site and conservation area.
- A report from Natural England highlighted the need to assess the impact on a Special Area of Conservation. Since the likely impact was as yet unknown, it was considered inadvisable to recommend the application.
- The Neighbourhood Plan did not include Sewell as an area for development

Houghton Regis Town Council raised an objection to this application on the grounds of:

- The Development was inappropriate for a heritage site.
 - The impact on a Special Area of Conservation had not been established.
 - It would adversely impact a listed building
 - The proposed structure represented overdevelopment.
 - Access and parking would be problematic for vehicles.
 - Sewell was not a site for development under the Neighbourhood Plan.
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Item 6 on the agenda was brought forward in order for a presentation to be made regarding the proposed Battery Energy Storage System (Minute 13165)

CB/25/00772/FULL
(click for more details)

Loft conversion with rear dormer, front dormer and front roof lights. Conversion of garage for summer house use. Install obscure windows to side elevation
15 Centurion Way, Houghton Regis, Dunstable, LU5 6GN
Mr Yasin

Comments: Members raised concerns regarding the extensive size of the proposed conversion and questioned whether parking provision would be adequate. Members also noted that the privacy of neighbouring properties would be significantly impacted by dormer windows to both the front and rear of the property.

Houghton Regis Town Council raised an objection to this application on the grounds of overdevelopment.

Members were asked to consider the following two applications, which related to the same property, simultaneously

CB/25/00504/FULL
(click for more details)

Conversion of an outbuilding to an annexe ancillary to the main dwelling, including the installation of roof lights and solar panels to the rear elevation and a new window within the side elevation.
Whitehill Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP
Mr R Phillips

Comments: This application had been submitted previously (Minute 12610, CB/23/02672/FULL). While there had been no objection on that occasion, the following recommendations had been made:

- That comments from the tree officer be taken into account.
- A heritage assessment of the area was strongly encouraged and carried out prior to the conversion in order to record the archaeology of the site.

Members noted that the issues raised by the Tree Officer appeared to have been addressed; however, The Archaeologist's report was disappointing, noting that the Heritage Statement was 'out of date' and did not 'include any archaeological information'.

Houghton Regis Town Council raised no objection to this application but reiterated the request for an up-to-date Heritage Statement, with relevant archaeological information, to be provided.



CB/25/00505/LB (click for more details)

Listed Building: Conversion of an outbuilding to an annexe ancillary to the main dwelling, including the installation of roof lights and solar panels to the rear elevation and a new window within the side elevation.

Whitehill Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP
Mr R Phillips

Comments: As stated for application CB/25/00504/FULL (above).

CB/25/00627/FULL (click for more details)

Erection of 2 side and rear extensions with side rooflights, front porch and alterations. Demolition of existing stand.

Dunstablians Rugby Union Football Club, Bedford Road,
Houghton Regis, Dunstable, LU5 6JW
Dunstablians RUF

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

CB/25/00814/FULL (click for more details)

Single storey rear extension

74 Grove Road, Houghton Regis, Dunstable, LU5 5PF
Mr D Neto

Comments: Members highlighted that under 'items for noting', there was a 'Lawful Development Certificate Proposed' for a rear extension at this property; the LDCP was awaiting a decision.

Houghton Regis Town Council raised no objections to this application.

Noted:

CB/25/00855/LDCP (click for more details)

Lawful Development Certificate Proposed: Single storey rear extension

74 Grove Road, Houghton Regis, Dunstable, LU5 5PF
Mr D Neto

CB/25/00498/DOC (click for more details)

Discharge of Condition 6 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 metre 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.)

Houghton Regis Leisure Centre, Formally Known as Houghton Regis Academy, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX



Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

13165 BATTERY ENERGY STORAGE SYSTEM (BESS) CONSULTATION PRESENTATION

A representative from Regener8 Power made a presentation to Members regarding a new battery storage scheme (BESS) planned for the local area.

This presentation provided Councillors with an overview of the upcoming project before the formal planning application submission. Members were invited to raise questions and provide feedback.

The proposed site would cover 9.1 hectares at Bury Farm, north of the A505, between Tilsworth and Dunstable. The site formed part of a larger Greenbelt site but was thought a suitable location for the BESS.

The representative from Regener8 Power assured Members that:

- Work would be carried out with the minimum of disruption to local residents.
- Suitable screening would be installed at the site.
- A noise assessment would be carried out
- Heritage assessments would be carried out.
- Safeguarding Mechanisms would be put in place
- A robust complaints process would be established

The Representative from Regener8 informed Members that a public Consultation would take place on 3rd April at Tilsworth Community Hall, 3.00-7.30pm. The public consultation would close on 17th April and it was hoped the planning application would be submitted in May. If the application was successful, construction would begin in November 2027.

In answer to a question from Members it was confirmed that there would be a Community Benefit Fund but that a figure was yet to be confirmed.

Resolved: **To provide feedback to Regener8 on their proposals for a BESS.**

The Chairman declared the meeting closed at 8.04pm

Dated this 22nd day of April 2025

Chairman

