

Houghton Regis Town Council
Planning Committee
2nd December 2019 at 7.00pm

Present: Councillors: D Dixon-Wilkinson Chairman
J Carroll
D Jones
M S Kennedy
S Thorne
K Wattingham

Officers: Debbie Marsh Corporate Services Manager
Louise Senior Head of Democratic Services

Public: 0

Also present: Councillor: S Goodchild

Apologies: Councillor: T Welch

11073 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Welch.

11074 QUESTIONS FROM THE PUBLIC

None.

11075 SPECIFIC DECLARATIONS OF INTEREST

None.

11076 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 11th November 2019 for consideration.

Resolved To confirm the Minutes of the meeting held on 11th November 2019 and for these to be signed by the Chairman.

11077 PLANNING MATTERS

Clarity had been sought from Central Bedfordshire Council in regard to Conservation Area planning applications. 10+ years ago Town and Parish Councils would have been sent a separate consent form for proposals in the Conservation Area. However, this was no longer a process adopted. Generally, it was more likely to receive two applications for proposed works to Listed Buildings. A Listed Building Consent, dependent on what was proposed, might also be accompanied by a full application.

(a) The following planning applications were considered:

CB/19/03323/VOC Variation of condition 13 of planning permission
CB/17/05378/FULL – Demolition of large mechanical
storage unit and abutting dwelling and erection of 4no. semi-
detached cottages.
Manor Farm, Sewell Lane, Sewell, LU6 1RP
For: Mr A Buckland

Comments: No objections, subject to the Corporate Services Manager seeking clarification on the amendments from the Planning Officer.

CB/19/02910/FULL Conservation Area: To replace a 3m 10cm hedge with a 2m
wall.
The Gables, East End, LU5 5LA
For: Miss A Hawes

Comments: Houghton Regis Town Council objects to this planning application on the following grounds:

- **Loss of valuable greenery;**
- **Loss of visual amenity in a Conservation Area**
- **Concerns that part of the land is not in the ownership of the applicant;**
- **The Town Council is committed to protecting and enhancing the Conservation Area**

CB/19/03750/FULL Relocation and extension of existing car park.
Unit 33, Humphrys Road, LU5 4TP
For: Legal & General Assurance (Pensions Management Ltd)

Comments: Houghton Regis Town Council objects to this planning application on the following grounds:

- **Loss of valuable greenery and visual amenity**
- **Increase in car emissions**

The Town Council further comments that more should be done to encourage sustainable transport to and from the site.

CB/19/03749/FULL Extension of service yard.
Unit 33, Humphrys Road, LU5 4TP
For: Legal & General Assurance (Pensions Management Ltd)

Comments: No objections

CB/19/03103/TD Telecommunications Development: Proposed
Telecommunications new
Humphreys Road Streetworks 218270, LU5 4SX
For: MBNL (EE Ltd & Hutchinson 3G UK Ltd)

Comments: No objections

CB/19/03104/FULL Telecommunications Development: Proposed
telecommunications upgrade
Humphreys Road Streetworks 218270, Humphreys Road,
LU5 4SX
For: For: MBNL (EE Ltd & Hutchinson 3G UK Ltd)

Comments: No objections

CB/19/03396/FULL Garage conversion/extension
42 Westminster Gardens, LU5 5RT
For: Miss L Coca

Comments: Houghton Regis Town Council objects to this planning application on the following grounds:

- **Concerns that the loss of amenity land could set a precedence**
- **Overdevelopment**
- **Out of keeping**
- **Increase to on street car parking**

Concerns that this development could be used as a standalone unit and not in conjunction with the main residence.

CB/19/03820/RM Reserved Matters: New primary school and amendments to
the existing Thornhill Primary School site pursuant to outline
permission CB/12/03613/OUT
Thornhill Lower School, Grove Road, LU5 5PE
For: Central Bedfordshire Council

Comments: No objections, however members suggested that they would prefer to see the walkway between the two sites covered.

For noting

CB/19/03789/LDCP Lawful Development Certificate Proposed: Single storey
side extension.
1 Therfield Walk, LU5 5QB
For: Unknown

(b) The following decision notices were noted:

Permissions / Approvals / Consents

None at time of going to print.

Refusals:

None received.

Withdrawals:

CB/19/02056/FULL New dwelling.
Greenside, 134 High Street, LU5 5DT

Members were advised that following the Town Council's call in request for planning application CB/19/03158/FULL Treow House, Parkside Drive, LU5 5QL, the following response had been received.

Discussions had taken place in regard to this application in order to work towards a more appropriate scheme.

As a result, the applicant had agreed to set the proposed fence in approximately 1/1.5m from the site boundary and plant a hedge, to closely match with the existing adjacent hedge, in front of this fence. This scheme was thought to provide the applicant with appropriate security measures, whilst taking steps to protect and enhance the conservation area.

Due to the above and subject to the applicant sending in appropriate amended plans, the application would not now be called-in.

11078 BUDGET REVIEW

Members received the Planning budget to date.

Members were informed that a recent notification had been received in regard to revised plans for planning application CB/19/02130/FULL - The Gates, Land East of Bedford Road, Bidwell. Officers were requesting to use budget heading 401-4059 (Other Professional Fees) in order to seek advice from the Town Council's Planning Consultant in relation to these revisions.

Resolved:

- 1) To note the information;**
- 2) To employ the services of the Town Council's Planning Consultant to provide a report on the revised plans for planning application CB/19/02130/FULL - The Gates, Land East of Bedford Road, Bidwell and to provide this report to the next planning meeting. The cost for this to be taken from budget heading 401-4059 (Other Professional Fees).**

11079 BUDGET

Members received the officer draft budget for 2020/21 for initial consideration along with explanatory notes.

Resolved: To note the report.

11080 PRE-APPLICATION

At the planning meeting held on the 30th September 2019, following his attendance at the planning training organised by Central Bedfordshire Council, Councillor Carroll informed Members that the Town Council could write to Central Bedfordshire Council requesting that they be included in pre-application advice.

Enquires had been made in respect of this request and the following advice had been received.

“Pre-application advice is not a statutory requirement and a fee is required to be paid. Most customers seeking advice do not wish for it to be made public for various reasons and indeed some pre-application proposals do not result in a planning application. If the advice results in the submission of a planning application, a copy of the advice will be placed on the application file as it is a material consideration in the determination of the application.

Whilst we can't inform Town and Parish Council's about pre-application proposals, we do strongly encourage developers to engage with them at the pre-application stage for early discussions, including about the infrastructure requirements of the area so that these can be considered for any s106.”

Resolved: To note the report.

11081 LOCAL PLAN

On Friday (8 November), CBC officers received a further letter from the Inspectors in relation to the Local Plan. This followed a series of communications where the Council rightly raised concerns with the Inspectors about their approach to the examination. This most recent letter was supportive of the council's approach to further develop the current Local Plan and asked the council to produce a timetable of this work.

As with any Local Plan, but particularly one in an area as complex as Central Bedfordshire, modifications would be required, and officers had already started taking steps to address points raised during the hearing sessions and those raised by the Inspectors.

This was an important milestone for the Council and its commitment to bringing forward a sound and sustainable plan to provide the homes and jobs required to meet the needs of this area.

Central Bedfordshire very much welcomed this latest position from the Inspector. They had already started work on addressing some of the points in anticipation of progressing the Local Plan to examination.

11082 NEIGHBOURHOOD PLAN

Members were advised that work was still continuing on the draft Neighbourhood Plan even though the date for the public consultation had been delayed. An update had been provided on the Town Council's website and on social media platforms.

Resolved: To note the information.

**11083 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.

Linnere - 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 8.05pm

Dated this 16th day of December 2019

Chairman