

Houghton Regis Town Council
Planning Committee
16th December 2019 at 7.00pm

Present: Councillors: D Dixon-Wilkinson Chairman
J Carroll
D Jones
S Thorne
K Wattingham
T Welch

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

Public: 1

Apologies: Councillors: M S Kennedy

11102 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Kennedy.

11103 QUESTIONS FROM THE PUBLIC

None.

11104 SPECIFIC DECLARATIONS OF INTEREST

None.

11105 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 2nd December 2019 for consideration.

Members were advised, under Minute number 11077, that following clarification from the Planning Officer the Town Council objected to the proposed plans for planning application CB/19/03323/VOC Manor Farm, Sewell Lane, Sewell for the following reasons:

- Overdevelopment.
- The design of the proposed dwellings does not complement or harmonise with the local surroundings, in particular to the adjacent listed building.
- Insufficient parking provision.

Furthermore, the Town Council made the following comments:

“The Town Council remains consistent on development in Sewell. There are huge concerns for the safety of highway users exiting and entering Sewell Lane from

Watling Street. The Town Council believes this is supported by Highways, following another recent planning application on another site in this area”.

Members were advised that approval had already been granted on this site and therefore the applicant may continue with development on what was originally approved.

Resolved To confirm the Minutes of the meeting held on 2nd December 2019 and for these to be signed by the Chairman.

11106 PLANNING MATTERS

(a) The following planning applications were considered:

Non - Delegated

CB/19/04006/FULL 1 Retrospective Front Porch Extension
18 Cumbria Close, LU5 5RY
For: Mr B Balding
Members were advised that the address for this application was 18 Cumbria Close and not 8 as shown on the agenda.

Comments: No Objections

CB/19/03890/FULL Conversion of existing garage to 1 Bedroom Flat
Land R/O 58 Hillborough Crescent, LU5 5NX
For: Mr Lockyear

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

- **Out of keeping**
- **Overdevelopment**
- **Cramped in design**
- **Lack of amenity space**

CB/19/03930/FULL Construct a new fence 2.2m high between Puddlehill and 28
Bedford Road, Houghton Regis
Puddlehill, Bedford Road, LU5 5DJ
For: Central Bedfordshire Council

Comments: No objections

CB/19/03886/OUT Outline application: Erection of building for office use and
creation of access.
Land off Townsend Farm Road, LU5 5BL
For: Palisander Properties Ltd

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

- **Loss of local landscape character**
- **The proposed development appears to be cramped in design**
- **Overdevelopment**

CB/19/02130/FULL Demolition of existing residential dwelling and erection of 121 dwelling including the creation of a new vehicular access, recreational open space, parking infrastructure and associated landscaping and ancillary works
The Gates, Land East of Bedford Road, Bidwell
Members were advised that the revised plans for this proposed development had been delayed in being made available. Therefore, the Town Council have again been given an extension to the date in which they need to submit their comments by. In the meantime, the Town Councils Planning Consultant had provided a catch all report, however it was anticipated that a more relevant report would be available for Members at the next meeting. Members agreed to defer consideration of this application to the next meeting.
Cllr Thorne voiced concerns in regard to the suitability of Bedford Road being able to accommodate additional junctions coming from these piecemeal developments. Although Central Bedfordshire Council had suggested that, at the current time, the road was safe and sufficient for this additional junction and traffic movements, Cllr Thorne remained firm that they did not.

Comments: To defer consideration of this application to the next meeting.

CB/19/04046/FULL Change of use, residential dwelling house to residential institution care centre Residential Care Centre for people with a learning disability and/or autism
The Limes, Cumberland Street, LU5 5BW
For: Mr H Satra

Comments: Whilst the Town Council raised no objection to the proposed change of use it would like to make the following comments:

- **Could the word ‘institution’ be changed to something more inclusive e.g. setting or facility**
- **Even though the applicant has provided an additional parking space, the Town Council still raises concerns that the increase to on-street parking will have a detrimental impact to residents in this area.**

For noting

- CB/19/03940/LDCP Lawful Development Certificate Proposed: single storey rear extension
8 Bankside Close, LU5 6JF
For: Mr & Mrs Hendry
- CB/19/03853/ADV Illumination of flag poles with two inground lamps
The War Memorial, The Green, LU5 5BH
For: Houghton Regis Town Council

(b) The following decision notices were noted:***Permissions / Approvals / Consents***

- CB/19/01925/FULL Erection of part single storey, part two storey rear extension
The Orchard, Bedford Road, LU5 6JJ

Refusals:

- CB/19/02584/FULL Erection of one 3-bedroom dwelling
Sewell Manor Lodge, Sewell Lane, Sewell, LU6 1RP

Withdrawals:

None received.

11107 HIGHWAYS ACT 1980 – PROPOSED DIVERSION OF HOUGHTON REGIS FOOTPATH NO. 23 AND BRIDLEWAY NO. 44 AND CHALTON FOOTPATH NO. 61

Central Bedfordshire Council had received an application from the agents for the Houghton Regis Management Consortium who were responsible for the development of the Houghton Regis North super development. The application sought to divert Footpath No. 23 and part of Bridleway No. 44 to accommodate the routes within the required infrastructure associated with the proposed development. As a reserved matter planning application had yet to be submitted for the housing layout, it was proposed to divert the paths under the Highways Act 1980, rather than under the Town and Country Planning Act 1990.

Footpath No. 23 would be diverted from its straight line from Sundon Road to the A5-M1 Link overbridge (line A-B on the attached plan) onto a more sinuous route from the Sundon Road through a new area of parkland (C-D) and then on a surfaced path (D-E) and then via a short section of bridleway (E-F) and then along the footway to the car park to the new sports field (F-B) to reconnect to the original line of the footpath. The diverted footpath would avoid an area which would become a housing estate and instead pass through parkland and landscaped areas.

Bridleway No. 44 currently ran along the southern side of a brook. This area was being utilised for small drainage ponds and landscaped bunds. A more sinuous route which crosses and re-crosses the drain would provide a better experience for users between points W-X-E-F where it would then cross a new access road to the proposed sports field to re-join its original route on the southside of the brook. There was a possibility that the adjoining section of Bridleway No. 44 between points F-Y-Z may need moving slightly away from the lip of the ditch to keep it on a usable line. The precise future position of this section of bridleway would need to be ascertained in consultation with the Internal Drainage Board.

It had come to Central Bedfordshire Council's attention that the line of Chalton Footpath No. 61 south of the A5-M1 overbridge did not match up with the physical route on the ground, nor with the position of the current footbridge at point Y. Consequently, it was proposed that the length of Footpath No. 61 between points M-N be diverted slightly eastwards onto the used route (line M-Y).

Members were advised that they had until Monday 6th January to submit any queries or comments on the above proposals.

Members made no comment.

11108 LOCAL PLAN

No substantive update to report.

Resolved: To note the information.

NEIGHBOURHOOD PLAN

- 11109** Members were assured that although things seemed to be quiet in regard to progress, work was continuing behind the scenes. Members were advised that conversations had taken place around whether the plan was to include additional housing sites or not. If it was and the group engaged with a call-in for sites exercise then this would delay, quite considerably, the start of the public consultation process.

Members were informed that the additional housing sites had not been identified from public feedback or engagement. They had been included via discussions with the steering group and the planning consultant. Clarity was currently being sought from CBC as to whether there would be any detrimental effect on the plan if these sites were removed at this stage.

A date for the next Neighbourhood Plan Steering Group had been set for the 15th January 2020.

Resolved: To note the information.

11110 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 – Members were advised that representatives from Linmere would be attending the next planning meeting to update Members in regard to the progress of the planning application for the proposed Visitors Centre.

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 6th day of January 2020

Chairman