

***Houghton Regis Town Council***  
**Planning Committee**  
**27<sup>th</sup> January 2020 at 7.00pm**

Present: Councillors: D Dixon-Wilkinson Chairman  
J Carroll  
Y Farrell (Substitute)  
D Jones  
S Thorne

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

Public: 2

Also present: Councillors: S Goodchild

Apologies: Councillors: M S Kennedy  
K Wattingham

**11126 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Kennedy and Cllr Wattingham (Cllr Farrell substituted)

**11127 QUESTIONS FROM THE PUBLIC**

Representatives from the Memorial Hall addressed the committee in support of their application CB/20/00044/FULL.

**11128 SPECIFIC DECLARATIONS OF INTEREST**

Cllr Goodchild declared an interest in items 5 and 11. Members were advised that she was a member of the Memorial Hall Committee as a designated representative of Houghton Regis Town Council and a member of the Neighbourhood Plan Steering Group.

Cllr Farrell declared an interest in item 5 as she was a member of the Memorial Hall Committee as a designated representative of Houghton Regis Town Council.

**11129 MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 6<sup>th</sup> January 2020 for consideration.

**Resolved To confirm the Minutes of the meeting held on 6<sup>th</sup> January 2020 and for these to be signed by the Chairman.**

**11130 PLANNING MATTERS**

**(a) The following planning applications were considered:*****Non - Delegated***

CB/20/00018/FULL Single Storey rear extension and two storey rear extension  
48 Olma Road, LU5 5AF  
For: Mr P Palinskij

**Comments: No objections**

CB/19/04292/FULL Single storey rear extension  
83 Douglas Cres, LU5 5AS  
For: Mr T Harwood

**Comments: No objections**

CB/19/04263/RM Reserved matters for access, appearance, landscaping, layout  
and scale (pursuant to Outline planning permission  
CB/12/03613/OUT) for provision of up to 125,000m2 of  
Class B8 storage and distribution use).  
For: Lidl GB Ltd

***Members were advised that this application lies in the  
Parish of Chalton***

**Comments: No objections**

CB/20/00044/FULL Resurfacing of existing car park with addition of soakaways  
and associated gullies  
Memorial Hall, The Green, LU5 5DX

**Comments: No objections**

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

CB/19/00668/OUT Outline application for the erection of 7 detached dwellings  
with associated access, turning and parking  
Land East of Bedford Road, LU5 5ES

CB/19/03158/FULL 1.8m high close boarded fence along approx. 3m line to  
Sundon Road boundary  
Treow House, Parkside Drive, LU5 5QL

CB/19/03750/FULL Relocation and extension of existing car park  
Unit 33, Humphrys Road, Dunstable, LU5 4TP

***Refusals:***

None received.

***Withdrawals:***

None received.

### **11131 BUDGET**

Members received the Planning budget to date.

**Resolved: To note the report.**

### **11132 LAND SOUTH OF THE BUNGALOW, BEDFORD ROAD, LU5 6JS**

Jennifer Smith from Smith Jenkins and Helen Davies from Grand Union Housing were in attendance in order to provide Members with an update on the proposed housing allocation for this site.

Members were advised that Grant funding had been received from Homes for England. Permission for 31 units had been granted. 9 homes would be available for social rent and 22 homes would be sold as shared ownership. All properties would be houses, no flats had been included in the plans. 69 car parking spaces had been provided throughout the development. Included in the plans were a cycle path and a public footpath.

Members raised safety concerns regarding properties that would be exiting onto Bedford Road, as the speed limit on Bedford road was 40mph, this presented a hazard.

Members were advised the open spaces would be maintained either directly by Grand Union Housing or by outsourcing to a third party, however, Grand Union Housing would still manage the maintenance.

Members thanked the representatives for attending the meeting.

### **11133 LINMERE - PHASE 1 PARCEL 3**

Joanne Fosbury and Elaine Connolly from Bellway Homes Ltd were in attendance in order to provide Members with an update on the proposed planning application for the site above.

Members were advised that 153 units were being planned, 15 of which would be affordable, 11 would be available for rent and 4 would be sold as shared ownership. Members were advised that there was a focus on design quality, phase 1 would be landscape led.

Members were advised that this particular site had no obligation to provide open space.

Members expressed their preference for having the social housing pepper-potted throughout the development.

Members thanked the representatives for attending the meeting.

### **11134 PLANNING APPEAL – 24 DUNSTABLE ROAD**

Members received a copy of the outcome of a planning appeal at 24 Dunstable Road.

**Resolved: To note the report.**

#### **11135 LOCAL PLAN**

Members received Central Bedfordshire Councils latest response, dated 9<sup>th</sup> January 2020, to the Inspectors.

**Resolved: To note the information.**

#### **11136 NEIGHBOURHOOD PLAN**

Members received notes from the Neighbourhood Plan Steering Group meetings held on the:

15<sup>th</sup> August 2018

12<sup>th</sup> September 2018

10<sup>th</sup> October 2018

26<sup>th</sup> June 2019

17<sup>th</sup> July 2019

5<sup>th</sup> August 2019

4<sup>th</sup> September 2019

2<sup>nd</sup> October 2019

Members were advised that the group had the appointment of a Secretary on the agenda for the meeting to be held on the 19<sup>th</sup> February 2020.

Members of the Steering Group met on the 15<sup>th</sup> January 2020 to discuss whether to continue to include proposed housing sites within the plan. The group were informed that the provision of these potential sites had been included as an aspiration of the plan and not from any previous consultation responses and thereby gave the group the opportunity to remove.

Members were informed that should the Steering Group continue to include these sites, then this would mean the group undertaking a call in for sites exercise which in turn could lead to a further 6-month delay in being able to run the Regulation 14 consultation.

The Steering Group discussed the merits of retaining the proposed development sites and decided that as these were only an aspiration (three of the five sites proposed were simply redevelopment of sites that were currently built on) they agreed to remove the policy relating to them from the plan.

The next meeting of the Steering Group was due to be held on the 19<sup>th</sup> February 2020 at 6.30pm where it was anticipated that dates would be confirmed of the Regulation 14 process.

**Resolved: To note the information**

#### **11137 STREET NAMING**

The Town Council had been informed that further street names/themes were required for the developments at Thorn (Bidwell West). Whilst the 'Flowers' theme was about to be used, there was a concern that these names will also run out and therefore further suggestions were required.

Members were reminded that Central Bedfordshire Council were unable to accept any names/themes that were already in existence in the surrounding area.

Members suggested reference to medieval armour and Coach Road references.

Members agreed that they would provide a list of suggested themes and forward these to the Corporate Services Manager.

Councillor Thorne provided additional flower names which would also be forwarded to Central Bedfordshire Council for consideration.

**Resolved: To provide a list of street names/themes for the developments at Thorn (Bidwell West).**

#### **11138 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN UPDATE/PROGRESS**

**Woodside Link** – No substantive update to report.

**A5 M1 Link** – Members were advised this major road project opened on the 11<sup>th</sup> May 2017.

**All Saints View** – Councillor Goodchild informed Members that Bovis Homes had acquired Galliford Try and the company will change its group name to Vistry.

Concerns were raised in regard to the proposed road closure, on Bedford Road in February in order for Anglia Water to undertake their works. Central Bedfordshire Council had been contacted to request that the road closure be times to allow for Anglia Water and for the building out of the new roundabout at the Thorn junction to happen simultaneously. Central Bedfordshire Council confirmed that that had been the intention of both parties but as ECL, the contractors for the roundabout, works had been delayed Anglia Water had no choice but to continue with theirs.

Central Bedfordshire Council also advised that it was their intention to limit works to alleviate inconvenience as much as possible.

**Linnere** – Members were advised that the Councillor Dixon-Wilkinson and Councillor Carroll met on Monday morning with two representatives from Linnere who presented a list of suitable names for the site. The Estates & Promotions Manger advised that she would be based on site as soon as practicable and provided contact details.

**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 8.37pm**

**Dated this 17<sup>th</sup> day of February 2020.**

**Chairman**