

Houghton Regis Town Council
Planning Committee
17th February 2020 at 7.00pm

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

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

Public: 1

Apologies: Councillor: K Wattingham

Also present: Councillor: S Goodchild

11153 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Wattingham (Cllr Farrell substituted).

11154 QUESTIONS FROM THE PUBLIC

None.

11155 SPECIFIC DECLARATIONS OF INTEREST

Cllr Kennedy declared an interest in planning application CB/20/2001545/FULL as the applicant was known to him personally. Accordingly, Cllr Kennedy left the room during discussion of the application.

11156 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 27th January 2020 for consideration.

Resolved To confirm the Minutes of the meeting held on 27th January 2020 and for these to be signed by the Chairman.

11157 PLANNING MATTERS

(a) The following planning applications were considered:

Non - Delegated

CB/20/00154/FULL Single storey rear extension
29 Dellmont Road, LU5 5HU
For: Mr & Mrs S Dye

Cllr Kennedy left the room for discussion of this application.

Comments: The Town Council has not objection to this application but requests that a condition be placed on the approval which restricts the use of the double gates to pedestrian access only. This proposal is to protect the adjoining amenity land and footpath users from vehicles exiting and entering the site.

CB/20/00261/FULL Single storey side extension
14 Therfield Walk, LU5 5QB
For: Mr & Mrs Macedo

Comments: Houghton Regis Town Council objects to this application for the following reasons:

The red line drawing shows the footpath in the ownership of the applicant, the Town Council believes this to be incorrect.

The land that adjoins this proposed development was provided as an amenity area as part of the overall original development. Whilst the Town Council feels that this proposed application would conflict with the openness of this amenity site, they did feel that should there have been an explanation as to why the proposed ground floor bedroom was required, they may have been able to support the application.

CB/20/00425/FULL Single & two storey side extensions
144 Cemetery Road, LU5 5DE
For: Mrs Barford-Drew

Comments: No objections, however the Town Council request that Central Bedfordshire Council ascertain ownership of the land.

CB/20/00341/PADO Prior notification change of use from Office Class B1 to 5
Dwelling houses Class C3
Bearings House, 22 Queen Street, LU5 5BT
For: Mr M Saluja

Comments: Houghton Regis Town Council strongly objects to this application for the following reason:

Inappropriate development within the existing residential area. Out of keeping with the surrounding area.

CB/19/03578/FULL Rear and side extension, conversion of garage, raising of
roof and dormer extension
8 Stubbs Close, LU5 5SN

Comments: No objections

- CB/19/02130/FULL The Gates, Land East of Bedford Road, Bidwell
Demolition of existing residential dwelling and erection of 121 dwellings including the creation of a new vehicular access, recreational open space, parking infrastructure and associated landscaping and ancillary works.
Members were advised that the Town Councils planning consultant had provided members with a report in regard to these amendments.
Members requested that Central Bedfordshire Council be contacted to request the reinstatement of the provision of specific amendment details relating to amended applications.

Comments: The Town Council raises no objection to the proposal as amended by the two sets of proposed changes but comments as before that a s.106 contribution should be negotiated towards the provision of community facilities and a bus service to connect the site with the facilities in the town centre.

(b) The following decision notices were noted:

- CB/20/00232/LDCP Loft conversion with dormer extension to rear roof slope and roof lights to front roof slope
36 Woodlands Avenue, LU5 5LJ
For: Mr & Mrs Hewitt
- CB/20/00179/DOC Discharge of Condition 1 (Details of a refuse collection point located outside of the public highway shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling. The scheme shall be fully implemented prior to occupation of any dwelling and shall be retained thereafter. Reason - In the interest of amenity and in order to minimise danger, obstruction and inconvenience to users of the highway and the premises).
Bearings House, 22 Queen Street, LU5 5BT
Members requested that Central Bedfordshire Council provide evidence that the condition had been fulfilled as none could be found on the website. The Town Council strongly objects to this change of use and therefore seeks assurance that this condition has been met.
- CB/00340/GPDE Prior Notification of Householder Extension: Single storey rear extension 6m beyond the rear wall of the original dwelling, maximum height of 4m and 4m to eaves
The Chestnuts, 37 Sundon Road, LU5 5LL
For: Mr M Qasim

Permissions / Approvals / Consents

- CB/19/03232/RM Appearance, scale and landscaping for residential development of 336 dwellings on Development Parcels 5a and 5b Bidwell West.
Parcels 5a and 5b Bidwell West

Refusals:

CB/19/00571/FULL Convert existing dwelling to 4-bedroom property and creation of independent studio flat
82 Churchfield Road, LU5 5HW

Withdrawals:

CB/19/03890/FULL Conversion of garage to single bedroom bungalow
Land R/O 58 Hillborough Crescent, LU5 5NX

CB/19/03886/OUT Erection of building for office use and creation of access
Land off Townsend Farm Road, LU5 5BL

11158 LINMERE

Members were advised that representatives from the Linnere development would be attending the next meeting to provide members with an update in relation to an impending Reserved Matters planning application for the Visitor Centre element of the site.

11159 LOCAL PLAN

No substantive update to report.

11160 NEIGHBOURHOOD PLAN

Members were advised that at the Neighbourhood Plan Steering Group meeting to be held on the 19th February, members of the group will consider and approve a revision to Policy 19 of the draft plan.

This revision followed the groups decision to remove development sites previously identified in the draft plan. All reference to these development sites would also be removed from the entire document.

Original wording of Policy 19 was:

• Redevelopment of the current Town Council offices and GP surgery, Peel Street – see policies 4 and 5 • Part of the redevelopment of the Thomas Whitehead CE Academy site – see policy 5 • High Street – see policy 7 - a substantial proportion of residential flats and provision for semi-independent, supported or care homes. • on part of the Tithe Farm Recreation Ground, – see policy 23 new road through Tithe Farm Rec with housing on east end including affordable/disabled housing – see Map 1. • Rear of Brewers Hill School, Dunstable (see map 1) – see policy 22 - this part of the parish borders the built up area of the adjoining town of Dunstable. In order to create a clear distinction between the open character and setting of both Maiden Bower and Sewell, a site off French's Avenue (in Dunstable) is shown for development identified as ALP 164 in the CBC 'call for sites', only on the basis that its design will incorporate a green buffer against further expansion.

Development of these sites will enable provision of the following: • a substantial proportion of residential flats aimed at singles and couples, on the current Town Council offices Peel Street – 6* flats, GP surgery – 10* flats (Tithe Farm Rd opposite Bedford Sq.), part of Thomas Whitehead CE Academy site redevelopment – 25* flats, and High Street – 12* affordable homes to rent on part of the Tithe Farm Recreation Ground with a new road to connect with Houghton Regis North 2 development, • Rear of Brewers Hill School, Dunstable – 35* affordable housing units aimed at singles and couples.

**estimate of site potential*

Residential development in the town centre (see map 3) and adjoining the route of the Busway will be required to provide facilities for cycle and motorcycle parking and car parking in accordance with NPPF guidance and CBC standards, in order to encourage high density developments of flats and apartments suitable for key worker groups (e.g. teachers, care-workers to aid recruitment & retention), one bed dwellings, and supported living.

The proposed new wording for Policy 19:

Any applications for new housing developments will be considered against the policies in this plan to provide particular types of housing needed locally and to preserve the open spaces, leisure facilities, employment land, and character of the parish. Any development for new housing will be expected to provide a % of affordable housing in accordance with the locally adopted policies. Smaller-scale developments (e.g. up to 30 homes), especially when they involve re-development of sites already built on or add housing to other provisions, will be encouraged, subject to the other policies in this plan.

Resolved: To note the information.

11161 TOTTERNHOE NEIGHBOURHOOD PLAN

Members were advised that Totternhoe Parish Council were undertaking their Regulation 14 consultation in regard to their Neighbourhood Plan.

The Town Council's planning consultant had provided members, at no cost, a report based on their plan and the impact it may have on Houghton Regis.

Recommendations:

The Totternhoe Neighbourhood Plan contains policies which recognise the green belt notation for the parish and seeks to protect the area from development other than infill in accordance with the National Planning Policy Framework, policies to protect and enhance the important open spaces within the parish and where development does take place to ensure it accords with the character of the area.

The Town Council is recommended to

- A) raise no objections to the neighbourhood plan, and
- encourage joint work towards the aims and methods for the protection and enhancement of important countryside and green space where the two parishes adjoin, notably the former railway and area around Maiden Bower,
 - promote use of footpaths where they pass between the two parishes,
 - recognise the importance of footpath connections for residents at Sewell,
 - welcome the provisions in the Plan towards smaller one, two and three bed dwellings,
 - welcome the provisions in the Plan towards a sustainable, energy efficient and low carbon future.
- B) Comment that if the policies regarding development in the village are intended to direct appropriate special circumstances development to suitable infill locations, the approach would be strengthened if the Plan identified such sites – with the accompanying environmental justifications,
- C) Comment that the approach towards the provision of smaller / affordable housing provision within the parish would be strengthened at both application and appeal stages with the evidence from a robust housing needs survey (over and above that provided in section 5 – where the paragraph numbering needs to be reviewed). This would minimise the risk of the developers' 'affordable housing and dwelling mix strategy' simply providing back-up for their preferred proposals.

Resolved: To support the recommendation as contained within the report and to respond accordingly to Totternhoe Parish Council in regard to their Neighbourhood Plan

11162 HRN STAKEHOLDER GROUP

Members received the minutes from the HRN Stakeholder Group meeting held on the 16th December 2019.

Members were requested to appoint a representative from the planning committee to attend the next HRN Stakeholder Group meeting. Date to be confirmed.

Members agreed to appoint Cllr Carroll to attend the HRN Stakeholder Group meeting.

Resolved: To appoint Councillor J Carroll to attend the next HRN Stakeholder Group meeting.

11163 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 – Members were advised that an application to change the roofing material for part of this development would be discussed at the next meeting.

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 8.16pm

Dated this 9th day of March 2020

Chairman