

Houghton Regis Town Council
Planning Committee
9th March 2020 at 7.00pm

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

Officers: Clare Evans Town Clerk
Louise Senior Head of Democratic Services

Public: 2

Also present: Councillor: S Goodchild Central Bedfordshire Council

Apologies: Councillor: D Jones

11194 APOLOGIES AND SUBSTITUTIONS

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

11195 QUESTIONS FROM THE PUBLIC

None.

11196 SPECIFIC DECLARATIONS OF INTEREST

None.

11197 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 17th February 2020 for consideration.

Resolved To confirm the Minutes of the meeting held on 17th February 2020 and for these to be signed by the Chairman.

Members agreed to discuss items 6 and 7 before planning matters.

11198 PLANNING MATTERS

(a) The following planning applications were considered:

Non - Delegated

CB/20/00478/VOC Variation to Condition 2 & 29 to planning permission CB/16/03378/REG3 (phased construction of a new Independent Living Scheme 168 apartments with support facilities etc). Vary roof covering to the main roof phase 1. Former Co-Op supermarket, High Street, LU5 5QT
For: Vistry Partnerships

Comments: The Town Council regrettably objects to the proposed variation. The proposed variation would not complement the existing environment and would have a detrimental effect on the aesthetic appeal of the building. The assurances made by Central Bedfordshire Council, to residents, should remain. Allowing this variation would result in a downgrade of quality, resulting in residents being let down. The original specification should remain. Members notes: This was to be a landmark building in the town centre, and the original aesthetics had been decided in conjunction with resident's opinions and preferences and as such should not be altered.

CB/20/00492/VOC Variation of Condition 7 of planning permission CB/18/03034/FULL (change of use from office to 2 residential dwellings) Reinstatement of a door opening to replace an existing window, creating access to the ground floor flat and internal alterations
104a High Street, LU5 5BJ
Listed Building Grade: Ecclesiastical Two.
For: Mr G Martuccio

Comments: No objection subject to listed buildings consent.

CB/20/00471/FULL Loft conversion with dormer extension to rear roof slopes and rooflights to front roof slope.
36 Woodlands Avenue, LU5 5LJ
For: Mr & Mrs Hewitt

Comments: Houghton Regis Town Council had no objections, however, concerns were raised regarding the following:

- **It is within a conservation area**
- **Not in keeping with the surrounding area**
- **Overdevelopment of the area**
- **Parking availability**

CB/20/00457/FULL First floor side and rear extension and provision of pitched roof over existing single storey flat roof to side and front
118 Houghton Road, LU5 5AE
For: Mr A Parciu

Comments: Houghton Regis Town Council has no objections to this application.

CB/20/00348/RM Resubmission: Reserved Matters: following Outline Application CB/15/00297/OUT 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 [a-c], B2 & B8, local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks. Reserved Matters for access, appearance landscape, layout and scale for 160 dwellings on phase CA2 Upper Thorn Green.
Land to West of Houghton Regis, Watling Street
For: Abbey Developments Ltd

Comments: Houghton Regis Town Council objects to this application as the application does not detail the nature of the revision.

CB/20/00388/RM Reserved Matters; following outline application CB/12/03613/OUT Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. 5,150 dwellings (use class C3) 202,500sqm of additional development in Use Classes A1,A2,A3,A4,A5,B1,B2,B8,C1,C2,D1,D2 all development, works and operations to be in accordance with the Development Parameters Schedule and Plans. Reserves matter for 153 dwellings with access,
Phase 1, Parcel Three Houghton Regis, North Site 1
Houghton Regis
For: Bellway Homes Ltd

Comments: Houghton Regis Town Council has no objections to this application.

CB/20/00579/VOC Variation of Condition 3 of Planning Permission CB/19/02214/FULL (Double storey side extension) to read –
The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AD 163/FP-200 Rev/C
I Fareham Way, LU5 5RE
For: Mr & Mrs Michalski

Comments: Houghton Regis Town Council has no objections to this application, however, concerns were raised over the proximity of the porch to neighbours front door.

CB/20/00552/FULL Part single/part two storey side and rear extensions
42 Douglas Crescent, LU5 5AT
For: Mr J Saulle

Comments: Houghton Regis Town Council has no objections to this application.

CB/20/00416/REG3 Erection of fence between Puddlehill and Thomas Whitehead
CE Academy School
Puddlehill, Bedford Road, LU5 5DJ
For: Central Bedfordshire Council

Comments: Houghton Regis Town Council has no objections to this application.

Reserved Matters: following Outline Application
CB/12/03613/OUT Outline planning permission with the
details of access, appearance, landscaping, layout and scale
reserved for later determination. Development to comprise: up
to 5,510 dwellings (Use Class C3); up to 202,500 sqm gross
of additional development in Use Classes: A1, A2, A3 (retail),
A4 (public house), A5 (take away); B1, B2, B8 (offices,
industrial and storage and distribution); C1 (hotel), C2 (care
home), D1 and D2 (community and leisure); car showroom;
data centre; petrol filling station; car parking; primary
substation; energy centre; and for the laying out of the
buildings; routes and open spaces within the development;
and all associated works and operations including but not
limited to: demolition; earthworks; engineering operations.
All development, works and operations to be in accordance
with the Development Parameters Schedule and Plans.
Reserved matters planning application for 309 new homes,
public open space, landscape and associated infrastructure
pursuant to Conditions 3 and 4
For: Barratt

CB/20/00449/RM

Comments: Houghton Regis Town Council has no objections to this application.

CB/20/00245/FULL Change roof covering from profiled steel to interlocking
concrete tiles, re positioning of flat entrances to Walkley
Road, bricking up entrance doors of double doors in Walkley
Road and changes in fenestration
Bearings House, Units 4 and 5, 22 Queen Street, LU5 5BT
For: Mr M Saluja

**Comments: Houghton Regis Town Council objects to this application for the following reasons:
Not in keeping with the local area.**

CB/20/00717/DOC Discharge of Condition 4 against planning permission CB/18/04641/REG3 (The development of a 20 unit, 3-storey transitional housing scheme with associated access, parking and landscaping.)
Land adjacent to St Thomas Meeting House, Windsor Drive
For: Central Bedfordshire Council

Comments: Deferred pending further information.

CB/20/00485/VOC Variation of condition 10 of planning permission CB/16/03379/LB Phased Construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail Units, Café, 2no Reablement Suites, the conversion and Change of Use of a Grade 2 listed building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping. Amendment sought to vary roof material.
Former Co-Op Supermarket, High Street, LU5 5QT
For: Vistry Partnerships

Comments: The Town Council regrettably objects to the proposed variation. The proposed variation would not complement the existing environment and would have a detrimental effect on the aesthetic appeal of the building. The assurances made by Central Bedfordshire Council, to residents, should remain. Allowing this variation would result in a downgrade of quality, resulting in residents being let down. The original specification should remain. Members notes: This was to be a landmark building in the town centre, and the original aesthetics had been decided in conjunction with resident's opinions and preferences and as such should not be altered.

CB/20/00674/NMA Non-material amendment to planning permission CB/19/03232/RM (Reserved Matters: Appearance, scale and landscaping for residential development of 336 dwellings on Development Parcels 5a and 5b Bidwell West, Houghton Regis. Outline application 9CB/15/00297/OUT) was supported by a full Environmental Statement (ES)).
Amendment sought to red line boundary
Parcels 5a and 5b Bidwell West, LU5 6JQ
For: Countryside Properties (UK) Ltd

Comments: Houghton Regis Town Council has noted this amendment.

CB/20/00675/VOC Variation of condition 19 of planning permission
 CB/19/03232/RM Reserved matters: Appearance, scale and landscaping for residential development of 336 dwellings on Development Parcels 5a and 5b Bidwell West, Houghton Regis. Outline application (CB/15/0297/OUT) was supported by a full Environmental Statement (ES). Variation to approved plans list (condition 19) to align with amended red line (subject to separate NMA application) Substitute approved plans
 Parcels 5a and 5b Bidwell West, LU5 6JQ
 For: Countryside Properties (UK) Ltd

Comments: Houghton Regis Town Council has noted this amendment.

CB/20/00626/RM Reserved Matters: Following Outline Application
 CB/15/00297/OUT ‘hybrid’ planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 [a-c], B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks. Reserved matters sought relating to matters of appearance, landscaping, layout and scale for the construction of 109 no. dwellings.
 Parcel 1, Bedford Road
 For: Storey Property Developments (Houghton Regis) Ltd

Comments: Houghton Regis Town Council has no objections to this application.

(b) The following decision notices were noted:

Permissions / Approvals / Consents

Refusals:

CB/19/03396/FULL	Garage conversion/extension 42 Westminster Gardens, LU5 5RT
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Withdrawals:

None

Representatives from the Linnere development were in attendance at the meeting and provided members with an update in relation to an impending Reserved Matters planning application for the Visitor Centre element of the site.

Members were advised of the development of The Farmstead which consisted of three key components; café, community hall and commercial space, within the grounds there would be play equipment.

Members were advised that the needs of the community would be determined and the style of equipment installed accordingly.

Members requested sensory and special needs equipment be included within the play area.

Members were assured that sensory elements were included in the designs that were being considered.

11200 RESERVED MATTERS PRESENTATION - LINMERE

Representatives from Barratt Homes were in attendance and presented to members their Reserved Matters proposals for one of the first phases of development within AMP1. Also, in attendance was the architect (CYMK) and Planning Consultant (ACD).

An application had been submitted to Central Bedfordshire Council.

Members were advised there would be 309 homes comprising of a mix of properties, 31 of which would be affordable. All homes would be built, in accordance with Part L of the building regulations with energy efficient boilers and lighting systems and electric charging points for vehicles.

Members raised concerns over the tree planting and whether consideration had been given to the longevity of the trees, their growth and possible long-term impact to surrounding housing. Members were assured that this had been taken into consideration and confirmed the use of suitable trees for an urban environment.

Members were advised that the Lands Trust Charity would manage the play area which would be furnished with good quality, robust equipment. Sensory equipment has been considered for inclusion within the play area.

11201 PLANNING APPLICATION CB/19/04242 - LAND AT SUNDON ROAD, LOWER SUNDON, LU3 3NZ

Members were advised that a planning application for change of use of land and development of new sports facility for the relocation of Luton Rugby Club comprising the formation of three full sized pitches (including two all-weather pitches with floodlighting), four junior pitches, two storey clubhouse (including changing rooms, fitness suite and physio rooms, spectator seating and viewing areas, dining room with kitchen and bar, stewards living accommodation and ancillary storage etc), creation of new access of Sundon Road, parking provision, landscaping and associated works, had been registered with Central Bedfordshire Council.

This proposed development was outside of the Parish however, members were informed that a letter of objection had been received by the Dunstablians Rugby Union Football Club, Bidwell Park.

Members were further advised that the Town Councils Planning Consultant was informally advised of this application who had provided the following feedback.

HRTC may wish to comment that permitting this development might undermine the provision of sporting facilities as part of the HRN developments and the existing club at Bidwell.

- Resolved:**
- 1. To respond to Central Bedfordshire Council to encourage Central Bedfordshire Council to look at their policy framework including the leisure strategy to ensure its conformity.**
 - 2. To respond to the club advising of the Town Council's support to the town club and of the response to Central Bedfordshire Council.**

11202 NEIGHBOURHOOD PLAN

Members were advised that the Neighbourhood Plan Steering Group at its last meeting, held on the 19th February, discussed the need to confirm with Central Bedfordshire Council whether the Neighbourhood Plan was subject to screening. If so, this could lead to a further 6-8-week delay in being able to undertake public consultation.

Resolved: To note the information.

11203 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS

Woodside Link – No substantive update to report.

A5 M1 Link – For members information this major road project opened on the 11th May 2017.

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 9.07pm

Dated this 30th day of March 2020

Chairman