

Houghton Regis Town Council
Planning Committee
16th June 2020 at 7.00pm

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

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

Public: 2

Apologies: Councillor: K Wattingham

Also present: Councillor: S Goodchild

11235 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Wattingham (Councillor Morgan substituted)

11236 QUESTIONS FROM THE PUBLIC

A member of the public requested information on the location of medical facilities and if any of the new units being constructed were ear-marked for a GP surgery?

It was advised that there had been an aspiration for a medical centre to be provided in HRN2, however, there had not been any confirmation of this.

11237 SPECIFIC DECLARATIONS OF INTEREST

None.

11238 COMMITTEE ARRANGEMENTS

Members were advised that in accordance with Minute number 11207 taken at the Council meeting held on the 18th March 2020 the following committee arrangements were agreed and would remain in place:

Chair and Vice-Chair of Planning Committee

The Chair and Vice-Chair of the Planning Committee will remain as follows:
Chair – Councillor D Dixon-Wilkinson
Vice-Chair – Councillor D Jones

Committee Functions and Terms of Reference
These will remain as previously agreed.

Resolved: To note the report

11239 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 9th March 2020 for consideration.

Resolved To confirm the Minutes of the meeting held on 9th March 2020 and for these to be signed by the Chairman.

11240 PLANNING MATTERS

(a) The following planning applications were considered:

Non - Delegated

CB/20/01537/FULL
Members received a report from the Town Councils planning consultant

Erection of a mixed-use Local Centre comprising 52 no. apartments, 1 no. day nursery (Use Class D1), 1 no. retail unit (Use Class A1) 5 no. retail units (Use Classes A1/A3/A5) and associated infrastructure works including a haul road, landscaping and public realm.
Land west of Bidwell, Houghton Regis LU5 6JQ
For: HDD Houghton Regis Retail Limited

Comments:

The Town Council welcomes the proposals for the local centre and notes the importance of the connections with the school site opposite and the proposals in the outline application for a bus tops on Main Street serving both.

However, the Town Council objects to the proposals for the inclusion of the 30 apartment block within the scheme (CB/20/01537/FULL) as being over-development of the site and a dominant visual feature. The inclusion of this additional block of apartments adds to the car parking requirements creating a very ‘hard’ urban landscape of buildings facing onto an area of vehicular access and car parking, the greater density pressures the ground level space reducing the opportunity for landscaping, open space, pedestrian features, public art, and other features which would add character to the local centre.

Overall, the proposals need to show how they relate to the proposed bus stop arrangements, with a safe crossing and speed reduction measures between the local centre and school. As a local centre the pedestrian / cyclist access to the area from adjoining residential areas is very poor, the main access provisions as shown encourage car use.

Overall the scheme is very poor in the design, layout, materials and animation of what will become an important area of open space used by the public. Apart from a small area fronting the highway, the ground level space is predominantly access and car parking with little imagination or space given to features, art and sculptures, murals or similar features which would add visual interest, character and a sense of place. The local centre will be home to many people and visited by many more and requires greater design of the public realm to avoid it being an otherwise functional car park.

Members also felt that the proximity of the care home to the community centre could cause rise to noise disturbance for those residents of the care home when the centre was being used. That the access is lacking in support of delivery vehicles and felt that these vehicles should have their own access.

**CB/20/01545/FULL
Members received a
report from the
Town Councils
planning
consultant**

Erection of a mixed use Local Centre comprising 22 no. apartments, 1 no. day nursery (Use Class D1), 1 no. retail unit (Use Class A1) 5 no. retail units (Use Classes A1/A3/A5) and associated infrastructure works.
Land West of Bidwell, Houghton Regis LU5 6JQ
For: HDD Houghton Regis Retail Limited

Comments:

The Town Council welcomes the proposals for the local centre and notes the importance of the connections with the school site opposite and the proposals in the outline application for a bus tops on Main Street serving both.

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Members also felt that the proximity of the care home to the community centre could cause rise to noise disturbance for those residents of the care home when the centre was being used. That the access is lacking in support of delivery vehicles and felt that these vehicles should have their own access.

CB/20/01538/FULL
Members received a report from the Town Councils planning consultant

Erection of a 3 storey, 66 bed care home for older people with associated access, car parking and landscaping.
Land west of Bidwell, LU5 6JQ
For: LNT Care Developments

Comments:

The Town Council welcomes the proposals for the local centre and notes the importance of the connections with the school site opposite and the proposals in the outline application for a bus tops on Main Street serving both.

However, the Town Council objects to the proposals for the inclusion of the 30 apartment block within the scheme (CB/20/01537/FULL) as being over-development of the site and a dominant visual feature. The inclusion of this additional block of apartments adds to the car parking requirements creating a very ‘hard’ urban landscape of buildings facing onto an area of vehicular access and car parking, the greater density pressures the ground level space reducing the opportunity for landscaping, open space, pedestrian features, public art, and other features which would add character to the local centre.

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Members also felt that the proximity of the care home to the community centre could cause rise to noise disturbance for those residents of the care home when the centre was being used. That the access is lacking in support of delivery vehicles and felt that these vehicles should have their own access.

CB/20/01675/FULL Re-submission of planning permission CB/19/03578/Full (Rear & side extension with garden wall & gate)
8 Stubbs Close, LU5 5SN
For: Mr R Anderson
For information the Town Council raised no objections to the previous application.

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

CB/20/01678/DOC Discharge of Condition 10 to planning application CB/15/00297/OUT (Outline '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), 2 FE 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) Parcels 5a and 5b, Bidwell West, Houghton Regis, Bedfordshire, LU5 6JQ

Comments: Members deferred consideration of this application as documentation was unavailable on Central Bedfordshire Council's website.

CB/20/01661/DOC Discharge of Conditions 8 and 29 against planning permission 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 5,150 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) Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

Comments: Members deferred consideration of this application as documentation was unavailable on Central Bedfordshire Council's website.

CB/20/01664/DOC Discharge of Condition 24 to Planning Permission
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 5,150 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.
Houghton Regis North Site 1 Land on the Northern Edge of Houghton Regis

Comments: Members deferred consideration of this application as documentation was unavailable on Central Bedfordshire Council's website.

CB/20/01677/LDCP Lawful Development Certificate Proposed - Single storey rear extension
8 Stubbs Close, LU5 5SN
For: Mr & Mrs R Anderson

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

CB/20/01662/DOC Discharge of Condition 26, 34 & 35 To Planning Permission
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 5,150 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.)
Houghton Regis North Site 1, Land on the Northern Edge of Houghton Regis

Comments: Members deferred consideration of this application as documentation was unavailable on Central Bedfordshire Council's website.

CB/20/01651/FULL Change of use of Unit 2, Woodside Industrial Estate, for a flexible range of employment uses within Use Classes B1c, B2 and/or B8 together with external works.
Unit 2, Humphrys Road, LU5 4TP
For: Legal and General UK Property Fund and Legal and General Assurance (Pensions Management) Limited

Comments: Houghton Regis Town Council had no objections to this application and were keen to encourage Classes B1c and B2.

CB/20/01652/FULL Change of Use - For a flexible range of employment uses within Use Classes B1c 'Light Industrial', B2 'General Industrial' and/or B8 'Storage and Distribution', together with external works (recladding and replacement windows)
Unit 16, Humphrys Road, Dunstable, LU5 4TP
For: Legal and General UK Property Fund and Legal and General Assurance (Pensions Management) Limited

Comments: Houghton Regis Town Council had no objections to this application but were keen to see Classes B1c and B2 encouraged .

(b) The following decision notices were noted:

Permissions / Approvals / Consents

None.

Refusals:

CB/19/03578 Rear and side extension
/FULL 8 Stubbs Close, LU5 5SN
The proposed two storey rear extension would, because of its size, siting and unsympathetic design, dominate the existing dwelling and would not appear as a subservient addition. It would appear out of character within the street scene and would therefore result in a detrimental impact on the character and appearance of the street scene and the existing dwelling. Due to its size and bulk, the proposal is also considered to be overdevelopment of the plot and would result in a loss of sufficient usable private garden space. The proposal is therefore contrary to Sections 7.03 and 7.04.13 of the Bedfordshire Design Guide (2014), Policies H8 and BE8 of the South Bedfordshire Local Plan Review and Section 12 of the National Planning Policy Framework.

Withdrawals:

None received.

Members received a report on the Planning Committees budget for 2020/21.

Resolved: To note the report.

11242 NEIGHBOURHOOD PLAN

Members received a SEA Screening Determination Statement and accompanying notification letter in regard to the Houghton Regis Neighbourhood Plan.

Resolved: To note the information

11243 PRE-APPLICATION CONSULTATION – RADIO BASE STATION INSTALLATION AT SBE011 – SUNDON ROAD, HOUGHTON REGIS, LU5 5LN

Members received a pre-application consultation letter and proposed plans regarding the proposed telecoms installation for members information/comment.

Members considered this pre-application and were keen to promote the idea of a public consultation and requested confirmation of a date when this would take place.

Resolved: To request confirmation of a date of public consultation

11244 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS

Woodside Link – No substantive update to report. Members were requested to consider whether this item needs to remain as a fixed agenda item.

Members agreed for this to remain on future agendas due to continuing works being carried out in the local area.

A5 M1 Link – Members were advised that the long-awaited traffic audit report had been provided to Central Bedfordshire Council. In order for the road markings/traffic calming to take place, Highways England still needed to transfer ownership of the land to Central Bedfordshire Council. Currently, there was no predicted timescale for when this stage would be completed. Members would be advised accordingly.

All Saints View – Members requested that the Corporate Services Manager find out when the footpath would be open. Residents, those particularly in Red House Court, were struggling to access the Town Centre.

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 8.28pm

Dated this 6th day of July 2020

Chairman