

**Houghton Regis Town Council
Planning Committee
6th July 2020 at 7.00pm**

Present: Councillors: D Jones Chair
J Carroll
Y Farrell Substitute
M S Kennedy
S Thorne

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

Public: 2

Apologies: Councillor: D Dixon-Wilkinson
K Wattingham

Also present: Councillor: S Goodchild Central Bedfordshire Council

11256 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Dixon-Wilkinson and Cllr Wattingham (Cllr Farrell Substituted).

11257 QUESTIONS FROM THE PUBLIC

A member of the public requested information on what plans there were to make good use on s106 monies.

It was advised that over the last few months a Central Bedfordshire planning officer had been proactive in writing to ward members, highlighting available monies and asking for feedback on the suggested use of money. The item of s106 monies was a fixed agenda item of the planning committee in order to enable discussions when the need arose.

11258 SPECIFIC DECLARATIONS OF INTEREST

None.

11259 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 16th June 2020 for consideration.

Resolved To confirm the Minutes of the meeting held on 16th June 2020 and for these to be signed by the Chairman.

11260 DELEGATED PLANNING COMMENTS

At the Town Council meeting held on the 18th March 2020 members resolved (minute number 11207) to delegate planning application responses to the Corporate Services Manager and Chair of the Planning Committee, should Planning Committee meetings not be held due to the COVID-19 restrictions.

The following comments were submitted to Central Bedfordshire Council for applications received between the 10th March and the 8th June 2020.

Councillor Jones noted that the list distributed for consideration, dated 21st April, was not included. It was agreed that these items would be included on the next agenda.

CB/20/00795/DOC No comment

CB/20/00808/DOC No comment

CB/20/00757/FULL Re-submission of planning permission CB/19/01919/FULL.
Erection of 19 No. B2 industrial units with associated parking, access and landscaping and upgrading of public rights of way
Land off Boscombe Road - Porz Avenue, LU5 5UL

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

- Overdevelopment of the area
- The site is a County wildlife site
- Insufficient space for the quantity of garages
- Lack of parking provision
- This application is contrary to the saved policies of the South Bedfordshire Local Plan
- Inadequate space availability for the manoeuvring of HGV vehicles
- Out of keeping with the surroundings of Dog Kennel Down
- Environmental and ecological grounds.

This is an encroachment on the special interest site of Dog Kennel Down. The chalkland area and green lung between Dunstable and Houghton Regis.

Further comments:

The layout and proposal are much the same as in the previous application. It is acknowledged that one unit has been removed (at the NE corner of the site, adjacent to where the right of way would carry on through to Dog Kennel Walk) and that some remodelling has been done in this area. Landscaping also appears enhanced, with the provision of a 1m high hedge between the right of way and the road and more trees here and at the entrance to the site.

HRTC objected to the previous application, inter Alia on the grounds of overdevelopment and that the land forms part of a (non-statutory) County Wildlife Site. This application shows less overdevelopment, though only marginally so, and measures intended to mitigate the loss of the land and to provide more greenery. Whether or not this is sufficient to compensate for the development of a CWS, which is against local policy, is highly debatable. The NPPF expects that, in these circumstances, there should be a net gain in biodiversity. This proposal does not achieve this, and therefore HRTC repeats its objection, whilst acknowledging the improvements. Furthermore, the Town Council notes that the description states that this is a re-submission of planning permission CB/19/01919/FULL when in fact this application was withdrawn, confirmed by CBC, on the 28th February 2020.

CB/20/00783/DOC	<p>Discharge of Conditions 7 & 11 CB/19/00883/RM (Reserved matters of appearance, scale and landscaping for residential development of 255 dwellings following Outline CB/15/0297/OUT) Condition 7 - Interface between primary/tertiary and shared surfaces - drawing nos: C7480-209-C7 Section 38 Layout / C7480-209-C8 Section 38 Layout / C7480-210-C6 Section 38 Layout / C7480-211-C6 Section 38 Layout / C7480-213-C3 Section 38 Layout Condition 11 - Fire Hydrant Details - Drawing No: WN0018594-1-307 Parcels 4a & 4b Bidwell West, Houghton Regis, Bedfordshire</p> <p>No Comment</p>
CB/20/00748/LDCP	<p>Lawful Development Certificate Proposed: Outbuilding for the use as a home office, gym, storage room and planting room The Orchard, Bedford Road, LU5 6JJ</p> <p>No comment</p>
CB/20/00597/PADO	<p>Prior Approval of Offices to Dwellings: Notification for Prior Approval for proposed change of use from Class B1 (a) Office to Class C3 Residential (2 Flats 1 High Street, LU5 5BE</p>

No objection

CB/20/00858/DOC Discharge of Conditions 16 & 17 against 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)
Parcels 5a and 5b, Bidwell West, LU5 6JQ

No comment

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

No comment

CB/20/01271/FULL Erection of a one-bedroom single-storey dwelling
24 Dunstable Road, LU5 5DB

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

- Overdevelopment of the site.
- Inappropriate development style creating a "terrace" from the current semi-detached bungalows.
- Inability to provide adequate vision splays for vehicles leaving the property, creating traffic danger.
- Development right up to boundary fence will have an overbearing impact on the side-on properties, 1 (especially), 2 and 3 Orchard Close.

The Town Council further comments:

The Town Council requests that should Central Bedfordshire Council be minded approving this application then approval be granted, with permitted development rights removed. This is in order to mitigate any automatic additional development of the site i.e. a second storey.

CB/20/01338/PADO Resubmission of planning permission CB/20/00597/PADO
Prior notification of change of use from first floor class B1(a) offices to Class C3 residential (4 flats)
1 High Street, LU5 5BE

No objections.

- CB/20/01068/FULL Single storey rear extension with flat roof, front porch with pitched roof
57 Brookfield Avenue, LU5 5TR
- No objections.
- CB/20/01300/FULL Single storey side/rear extension
82 Sycamore Road, LU5 5NQ
- No objections.
- CB/20/01001/RM Reserved Matters following Outline 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. Reserved matters sought for access, appearance, layout, scale and landscaping.

Land To The North And East Of Houghton Regis, Sundon Road, Houghton Regis

For: Houghton Regis Management Company

Comments: The Town Council raises no overall objections but wishes to comment on the following issues:

- the Council would welcome details on how footpath and cycle routes in these housing blocks are connected to facilities such as schools in adjoining areas,
- the Council is concerned that there will need to be adequate connections with Houghton Regis town centre,
- The Council would welcome proposals for the future long-term management of the facility to ensure community access and involvement, including a financial package from the developer towards its long-term viability, maintenance, and funding,
- The tree species mix should be native species appropriate to the area and soil type. As well as the proposed grassed areas, native woodland flower species should be introduced so that when established, the landscaping reflects the local habitat and ecosystems of the former copses and field edges.
- The Council would welcome details of the buildings' future sustainability such as solar panels, insulation levels to minimise heating costs, grey water recycling, and electric car charging points.
- The Council would welcome details of how the effects from light pollution will be mitigated.
- The Council would welcome details of how the car park will be secured in order to deter illegal encampments, anti-social behaviour and overnight lorry parking.
- The Council would welcome assurances from the developer that due consideration of noise/pollution disturbance will be given to neighbouring properties whilst the site is under construction.

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- CB/20/01356/DOC Discharge of Condition 1,2 & 3 to planning permission
CB/20/00341/PADO Prior notification of change of use from
Office Class B1 to 5 Dwelling houses Class C3
Bearings House, 22 Queen Street, LU5 5BT
- Town Council objects.**
Documents in online case file clearly show a location for the two 660 litre wheelie bins required, and the parking layout is also dealt with in the revised plan. This resolves satisfactorily Conditions 2 (Parking) and 3 (Refuse Collection). No signs of anything dealing with Condition 1, a Phase I Desk Study re possible contamination and subsequent procedures if considered necessary. If this condition is to be discharged, there should be some evidence that the matter has been properly addressed.
- CB/20/00449/RM Reserved Matters: following Outline Application
CB/12/03613/OUT 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. Reserved matters planning application for 309 new homes, public open space, landscape and associated infrastructure pursuant to Conditions 3 and 4 Houghton Regis North 1 (HRN1) Land on the northern edge of Houghton Regis, Houghton Regis
For: Barrett David Wilson North Thames.

Comments: The Town Council makes a number of comments regarding the scheme as submitted:

- The scheme is high density (as shown on the design codes for areas near facilities) however the density has been achieved at the expense of street-landscaping required to contribute to an interesting residential atmosphere and sense of place,
- the Council welcomes the range of affordable homes as part of this scheme and requires assurances that the 'affordable' housing is within the financial reach of those in need of homes locally, and how this could be supported to assist key workers, teachers, health workers and others important to support the community in this part of Houghton Regis,
- the density and layout of the development will result in a street-scene dominated by parked cars,
- The parking courtyards at the rear of the corner blocks of flats will require levels of lighting and security to ensure that they are safe for residents to use, for instance at night.
- The proposed play areas and equipment require safety provisions where they adjoin highways,
- The tree species mix should be native species appropriate to the area and soil type. As well as the proposed grassed areas, native woodland flower species should be introduced so that when established, the landscaping reflects the habitat and ecosystems of the former copses and field edges.
- The scheme is an opportunity to introduce details to make the homes sustainable and energy efficient such as high levels of insulation (particularly important to make the affordability long-term), solar panels, solar water heating, grey water usage, electric car charging points and secure covered cycle storage.

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) 202,500 sqm of additional development in Use Classes A1,A2,A3,A4,A5, B1,B2B8,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, parking, landscaping and associated works

Phase 1 Parcel Three Houghton Regis, North Site 1 Houghton Regis

The Town Council makes a number of comments regarding the scheme as submitted:

- The scheme as designed appears over-crowded with very little in the density and layout to create an interesting residential atmosphere,
- The Council welcomes the range of affordable homes as part of this scheme but would prefer more 1 or 2 bed flats as affordable rather than 2 or 3 bed homes, make the affordability long-term), solar panels, solar water heating, grey water usage, electric car charging points and secure covered cycle storage.

CB/20/00582/OUT

Outline Application: Erection of 5 chalet style bungalows
Land North of Highfield Bungalow, Bedford Road,
For: Mr D Carrol

Comments: The Town Council strongly objects to this application for the following reasons:

- This site is located in the Green Belt. The Town Council does not accept that this development is in accordance with the surrounding character of the area. Whilst the proposed development is back land development and will not be viewed from the highway, it will however have a detrimental impact on the open character of the site and the adjacent area.
- This site is not part of the allocated strategic growth sites and therefore does not contribute to the strategic allocation of housing, it is a minor development which will not contribute to the Town.
- The proposed access would cause visibility restrictions for both drivers and highway users

The Town Council attaches great importance to the Green Belt and strongly objects to another infill site and intensification of development in this area.

CB/20/01265/FULL

Proposed Dropped kerb and paved hard standing
4 Townsend Terrace, LU5 5BB
For: Mr T Starkey

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

- Likely to set a precedent in an area where access and egress would create danger to other road users on a busy main road.
- The kerb drain set directly in front of this property would need to be moved. There are concerns that the space left after removal would not be reinstated to the correct highway standard. This area already suffers from standing water.

CB/20/01546/TDM Telecommunications Determination: Proposed 20.0m AGL Phase 8 monopole c/w wrapround cabinet at base and associated ancillary works.
Humphreys Road Streetworks 218270, Humphreys Road, LU5 4SX
For: EE LTD & HUTCHISON 3G UK LTD

Comments: No objections

11261 PLANNING MATTERS

(a) The following planning applications were considered:

CB/20/02062/DOC Discharge of Condition 2, 3, 6, 7, 8 & 11 to 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: Houghton Regis Town Council deferred discussion of this application to the next meeting pending further information being available on Central Bedfordshire Councils website.

CB/20/02056/DOC Discharge of Conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13 to Planning Permission CB/19/00835/LB (Listed Building: Complete refurbishment work to the interior and exterior fabric of the building including doors and windows and demolition of the existing single storey rear porch.)
1 The Red House, The Green, LU5 5DY

Comments: Houghton Regis Town Council deferred discussion of this application to the next meeting pending further information being available on Central Bedfordshire Councils website and confirmation of classification of the use of the building i.e. commercial or residential.

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- CB/20/02050/TDM Telecommunications Determination Masts: Installation of a new 18-metre-high monopole supporting 6 no. antennas with wrap around equipment cabinet at the base of the column, the installation of 3 no. new equipment cabinets and ancillary development.
Grass Verge of Sundon Road, LU5 5LN
- Comments: The Town Council objects to this proposal on the grounds that the mast, at its height, is overbearing to the adjacent properties and therefore out of keeping. The mast will be a prominent feature and will have a detrimental impact, visually, to the area. The current mast is a less bulky column and in some way's blends in better with the trees located beside it. The current mast also does not appear as conspicuous at its height as the proposed new one. The proposed mast will stand much higher and prouder than the current treetops and thereby be visually prominent.**
- However, should Central Bedfordshire Council be minded to approve this proposal, then the Town Council respectfully requests that due consideration is given to strongly encouraging the applicant to amend their application, in order to 'blend' in the mast and thereby mitigate the overbearing, intrusive and imposing impact the new mast would bring.**
- CB/20/01990/FULL Remove single storey conservatory and replace with two storey rear extension.
Malmsey House, Cumberland Street, LU5 5BW
For: Mrs J Baldock
- Comments: Houghton Regis Town Council had no objections to this application.**
- CB/20/01938/FULL Proposed Loft Conversion, raising of roof and dormer extension
61 Douglas Crescent, LU5 5AS
For: Mr & Mrs L Rockley
- Comments: Houghton Regis Town Council had no objections to this application.**
- CB/20/01897/DOC Discharge of Condition 18 to planning permission
CB/19/03232/RM (Reserved matters: Appearance, scale and landscaping for residential development of 336 dwellings to Outline application (CB/15/0297/OUT)
Parcels 5a and 5b Bidwell West LU5 6JQ

Comments: Houghton Regis Town Council deferred discussion of this application to the next meeting pending further information being available on Central Bedfordshire Councils website.

CB/20/02028/ADV

Advertisement: Replacement sign 1.3m wide, 4.2m high totem

Unit 2, Foster Avenue, LU5 5TA

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

(b) The following decision notices were noted:

*Permissions /
Approvals / Consents*
None.

Refusals:
None.

Withdrawals:
None

11262 LOCAL PLAN

Members were advised that Central Bedfordshire Council were conducting a consultation on additional evidence as part of progressing their Local Plan.

Members received a copy of a letter of explanation along with a copy of FAQ's and guidance notes explaining how consultees could respond.

In accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Act 2012, the Council was publishing Additional Evidence relating to its Emerging Local Plan. The Town Council was being notified as one of Regulation 18/19 consultee and were invited to express their views on its soundness and legal compliance by taking part in the consultation. Consultation began at 10am Thursday 18th June 2020 for a period of eight weeks until 5pm on Wednesday 12th August 2020. The consultation was extended to eight weeks from the more typical six weeks to make it easier for people to respond during the Covid-19 pandemic.

The current consultation related to additional evidence the Council had submitted to the Planning Inspectors in response to their letter dated 30 September 2019 (Exam 69) and the Council was only seeking comments on this additional evidence. The additional evidence was technical in nature and responds to a series of questions outlined by the Inspectors.

Members requested that the Houghton Regis Town Council's Planning consultant analyse the Central Bedfordshire Council local Plan and feedback to Houghton Regis Town Council.

Resolved: To defer the consideration of the Town Councils response to Central Bedfordshire Councils Local Plan Additional Evidence consultation

11263 STRATEGIC DEVELOPMENT SITES - UPDATE/PROGRESS

Woodside Link – No substantive update to report.

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

All Saints View – Members requested, at the previous meeting, an update from Central Bedfordshire Council, to when the footpath in this area would be open. In response members were advised via email on the 22nd June, that it was anticipated the pathway will be open very shortly.

Members expressed concerns that the path was still not open and that some members had witnessed residents walking in the road to avoid a lengthy detour.

Members requested a further update be provided.

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.

The Chairman declared the meeting closed at 8.31pm

Dated this 27th day of July 2020

Chairman