

Houghton Regis Town Council
Planning Committee
27th July 2020 at 7.00pm

Present:	Councillors:	M S Kennedy J Carroll Y Farrell S Thorne	Chairman Substitute
	Officers:	Debbie Marsh Louise Senior	Corporate Services Manager Head of Democratic Services
	Public:	1	
Apologies:	Councillors:	D Dixon-Wilkinson K Wattingham D Jones	
Also present:	Councillor:	S Goodchild Matthew Taylor	Central Bedfordshire Council Linmere

Members were invited to select a Chair, as the Chair and Vice-Chair were not in attendance.

It was agreed that Cllr Kennedy would Chair the meeting.

11282 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Dixon-Wilkinson and Cllr Wattingham (Councillor Farrell substituted)

11283 QUESTIONS FROM THE PUBLIC

None.

11284 SPECIFIC DECLARATIONS OF INTEREST

Cllr Kennedy declared an interest in planning application CB/20/02354/FULL as the applicant was known to him personally. Accordingly, Cllr Kennedy did not participate in discussion of this application.

Cllr Farrell declared an interest in planning application CB/20/01115/FULL as the applicant was known to her personally. Accordingly, Cllr Farrell did not participate in discussion of this application.

11285 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 6th July 2020 for consideration.

Resolved To confirm the Minutes of the meeting held on 6th July 2020 and for these to be signed by the Chairman.

11286 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 week ending 21st April 2020.

CB/20/00511/REG3 Install extension to office building consisting of 4 modules (2 per floor). Giving an approx. floor area of 109m², install fire escape attached to extension (same as existing). Relocate cycle store to make room for relocation of 3 disabled parking bays. Parking space number to remain the same as existing Thorn Turn Depot, Houghton Regis, LU5 6JH
For: Central Bedfordshire Council
No objections

CB/20/01115/FULL Single storey rear extension
9 Burford Walk, LU5 5RX
For: Mr & Mrs Partridge
Houghton Regis Town Council councillors were unable to view the documents listed in the online case file (21/04/20). Therefore, were unable to comment

CB/20/00687/FULL Residential development of 31 affordable dwellings with formation of two vehicular accesses, sustainable urban drainage and associated landscaping
Land to the south of The Bungalow, Bedford Road, LU5 6JS
For: Grand Union Housing Group
**The Town Council supports this application however makes the following comments:
The Town Council has concerns that a historical hedgerow is being removed to allow access to off road parking to plots 28-31. This vehicle access has increased over various applications and will place undue pressure on the Bedford Road.**

CB/20/01134/FULL Overcladding of the rear elevations of 4 No. industrial commercial units in a terrace to increase security and enhance visual appeal
Units B1-B4, Portland Close Industrial Estate, LU5 5AW
No objections

CB/20/01172/RM Reserved Matters: (following Outline Application CB/18/00067/OUT Formation of a new access to serve existing residential development and a residential development of up to 24 dwellings together with an

enhanced footpath link and associated landscaping)
Application for the appearance, layout and sale of
proposed the development

Highfield Barns, Bedford Road, LU5 6JP

The relevant documentation cannot be viewed, i.e. detailed site layout plan including details of tenure or the detailed elevation drawings and floor plans for the proposed housing types. The only documents available in the online case file (21/04/20) are a Planning Statement prepared by Optimis Consulting and a Design and Access Statement, however, they are not adequate for detailed planning purposes. There are formal objections to this application and suggest that the planning officer be asked if there are any other documents and whether he would be prepared to grant an extension for their consideration if they exist.

CB/20/00348/RM

Resubmission: Reserved Matters (Revised layout plan, highways plans, landscape plans, material plan and boundary treatment plans): 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, 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 dwelling on phase CA2 Upper Thorn Green.

Land to West of Houghton Regis, Watling Street,
Houghton Regis

The original submission came to the meeting on 9th March 2020 and was rejected for lack of clarity and was subsequently withdrawn. It has now been amended and resubmitted, however the amendments are unclear. CBC have reconsulted their technical experts under the same reference number. Consequently, there are now internal consultation memos in the online file, many duplicated, some going back to late February, some issued as recently as last Monday causing confusion. Houghton Regis Town Council objects to this application as the application does not detail the nature of the revision.

CB/20/00912/DOC	<p>Discharge of Condition 34 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 5150 dwellings (Use Class C3); up to 202500 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)</p> <p>Houghton Regis North 1, Sundon Road, Houghton Regis</p> <p>No comment</p>
CB/20/01048/DOC	<p>Discharge of Condition 2, 5, 6, 22 & 23 of Planning 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 5150 dwellings (Use Class C3); up to 202500 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)</p> <p>Houghton Regis North 1, Sundon Road, Houghton Regis</p> <p>No comment</p>
CB/20/01150/DOC	<p>Discharge of Condition 18 to Planning Permission CB/17/00501/OUT (Demolition of existing building/structures and redevelopment of site to provide 6x dwellings, an estate road, landscaping and associated works) Condition 18 – Archaeology</p> <p>The Orchard, Bedford Road, LU5 6JJ</p> <p>No comment</p>
CB/20/01214/GPDE	<p>Prior Notification of Householder Larger Home Extension: Erection of single storey rear extension 6m beyond the rear</p>

wall, 4m maximum height, 3m height at the eaves
5 Dell Road, LU5 5HT
No comment

11287 PLANNING MATTERS

Members were advised that, on receipt of a planning application Central Bedfordshire Council would send the Town Council a full set of plans and a copy of the planning application form only. All supporting documents, that have previously been printed and posted, would only be available on their website. Therefore, members were advised that should they require sight of these documents that they request them prior to the meeting.

(a) To consider the following applications:

CB/20/02062/DOC
Members were advised that this item had been deferred from the previous meeting

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: Whilst the Town Council accepts that Central Bedfordshire Council will not take note of the comments from a Discharge of Conditions notification, the Town Council still wishes to reiterate that they object to this development on the following grounds:
The size, scale, massing, orientation and the appearance of the proposed development does not complement or harmonise with the local surroundings, in particular to the adjoining buildings;
The setting of the proposed development would have an unacceptable adverse effect on the general and residential amenity of the area and on the privacy of the adjoining and surrounding properties;
Overdevelopment;
Lack of parking provision**

Members agreed that all DOC notifications should be placed under the heading 'For Noting' on future agendas, as these notifications were internal documents between Central Bedfordshire Council officers.

CB/20/02056/DOC
Members were advised that this item had been deferred from the previous meeting

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: The Town Council wished to pass on their thanks to those who had worked on getting the refurbishment works completed.

- CB/20/01897/DOC
Members were advised that this item had been deferred from the previous meeting
- 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: Noted**
- CB/20/02149/FULL
- Two storey side/ rear extension
84 Design Drive, Dunstable, LU6 1FS
For: Mr S Jenkinson
- Comments: No Comments**
- CB/20/02158/DOC
- Discharge of Condition 16 against Planning Permission 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), 2FE Primary School (D1), employment land (Use Classes B1 , 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 3 & 4, Land at Bidwell West, Houghton Regis, LU5 6JH
- Comments: Noted**
- CB/20/02124/NMA
- Non Material Amendment to Planning Permission 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 , 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 dwelling on phase CA2 Upper Thorn Green.) Changes to the house types on plots 53-55

Land to West of Houghton Regis, Watling Street, Houghton Regis

For: Abbey Development Ltd

Comments: Noted

CB/20/02230/TDM

Telecommunications Determination Masts: Proposed telecommunications installation, 20m phase 8 monopole C/W wrap round cabinet at base and associated ancillary works.

Park Road North, Houghton Regis, Dunstable, LU5 5LD

For: HUTCHISON 3G UK LTD

Comments: The Town Council objects to this proposal on the grounds that the mast is inappropriate development in a Conservation Area. The proposed development would be out of keeping and have a detrimental impact on the Conservation Area in being so visually prominent. The applicant is urged to seek a more suitable site.

CB/20/02053/FULL

Change of Use from a sui generis and a bookmaker to a beauty salon (also a sui generis)

6 Hillborough Crescent, LU5 5NS

For: Mrs K Hobart

Comments: No comments

CB/20/02235/DOC

Discharge of Condition 7, 8, 10, 13, 15, 19, 20, 21, 22 and 23 from planning permission CB/15/00297/OUT (Outline 'hybrid' planning application with main access routes, primary road drainage and layout in outline with landscaping reserved for later determination. Development to comprise up to 1,850 dwellings, 2FE Primary School, employment land, local centre comprising retail and community/leisure, 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)

Parcel 1 Bedford Road Houghton Regis

Comments: Noted

CB/20/02242/DOC Discharge to Conditions 2, 7, 8 & 9 against Planning Permission 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 earthwork's. Reserved matters sought relating to matters of appearance, landscaping, layout and scale for the construction of 109 no. dwellings)
Parcel 1, Bedford Road, Houghton Regis

Comments: Noted

CB/20/02265/GPDE Prior Notification of Householder Larger Home Extension: Single Storey Rear Extension.
30 Olma Road, LU5 5AF
For: Mr D Crow

Comments: No objection

CB/20/02405/DOC Discharge of Condition 1 to Planning Permission 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 dwelling on phase CA2 Upper Thorn Green.)
Land to West of Houghton Regis, Watling Street, Houghton Regis

Comments: Noted

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- CB/20/02370/FULL Loft conversion with three rear dormers and three Velux windows at the front elevation also changing angle of existing roof from 25 to 35 degrees
4 Hayley Court, LU5 5LZ
- Comments: No objection**
- CB/20/02377/LDCP Lawful Development Certificate Proposed: Single storey rear extension (external material to match existing).
4 Hayley Court, LU5 5LZ
- Comments: No objection**
- CB/20/02354/FULL Re-submission of planning permission CB/19/03347/FULL
Single storey side extension
29 Dellmont Road, LU5 5HU
For: Mr & Mrs S Dye
- Comments: Houghton Regis Town Council had no objections to the proposed extension, however, do have objections to the proposed workshop and change of parking arrangements. The plans do not show how the vehicle is to enter and exit the site. The land directly adjacent to the proposed vehicle entry site is over amenity land and not in the applicant's ownership. Vehicles using this access raises highway safety concerns for pedestrians.**
- CB/20/01001/RM
Members were advised that amendments to this application had been received.
- 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.

Members were informed that correspondence had been sent to the Town Council in response to members comments on the original application, although this was not available at the meeting. However, members would be provided a copy of the correspondence via email after the meeting and at the next meeting.

Due to missing information the Town Council comments remained the same as previously stated.

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.

(b) Decision Notices

Permissions/Approvals/Consents:

CB/20/00348/RM Resubmission: Reserved Matters (Revised layout plan, highways plans, landscape plans, material plan and boundary treatment plans): 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 , 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 dwelling on phase CA2 Upper Thorn Green.
Land to West of Houghton Regis, Watling Street,
Houghton Regis

CB/20/01115/FULL Single storey rear extension
9 Burford Walk, LU5 5RX

Refusals:

None at time of going to print.

Withdrawals:

CB/19/04059/FULL Demolition of existing site buildings and proposed residential redevelopment comprising 30 dwellings and associated infrastructure
Land off Sundon Road Houghton Regis

11288 LOCAL PLAN

Members received a report from the Town Council retained planning consultant and agreed the following response to Central Bedfordshire Councils Local Plan Additional Evidence consultation.

The Local Plan makes it clear that the allocations for new housing are in response to a calculation of the new homes required in the area and to meet Luton's unmet needs.

However, the Town Council had concerns and would respond on the consultation with the following comments:

- The allocations will have a cumulative impact on the appearance and character of the countryside, loss of green belt and impact on the Chilterns Area of Outstanding Natural Beauty (north of Luton), and
- The proposed developments will all channel traffic onto the M1 which already experiences major congestion when there are delays or accidents,
- There is no calculation of the traffic impact on the M1 from additional traffic created by the M1 / A6 link road and its connections to the A421 and A1,
- The potential for traffic rat-runs through the parish to avoid M1 congestion would be a major concern.

In addition, recommended Modifications: Document 117

The Town Council proposed Modifications for

- Environmental impact measures for the RFI at Sundon covering road traffic movements, hours of operation, light, noise and visual pollution,
- new housing at Luton North and Marston Vale should be accompanied by a traffic impact assessment on the M1 from junction 13 southwards in light of potential traffic arising from the M1/A6 link,
- Use the Local Plan's Early Review mechanism to reassess housing needs, identifying a realistic target for new homes in the period beyond 2035 for the whole of Central Bedfordshire

Recommendation: **To respond to Central Bedfordshire Councils Local Plan Additional Evidence consultation with the comments detailed above.**

11289 LINMERE

Members were offered the opportunity to comment on the emerging proposals for Area Master Plan 3 (AMP3), the latest phase in plans for Linnere (formally known as HRN1).

Members received an AMP3 Public Consultation Document and Feedback form and a response to the consultation from local residents.

Members were informed that responses were required by 31st July 2020 however, Town Council comments would still be accepted after the closing date of 31st July 2020 to allow for further discussion at the next meeting.

Resolved: **To defer this item until the next meeting.**

11290 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 were advised on the 8th July, that the footpath adjacent to this site had been opened.

Bidwell West – Members were informed that all house building parcels of land have been approved.

Linmere – Members were advised that two housebuilding sites had been approved on this site.

Kingsland – Members were informed that funding has been secured for the redevelopment of the site for the purposes of a new secondary school and a leisure centre.

Windsor Drive – No substantive update to report.

Section 106 Monies – Members received a link to the most recent s106 contribution monitoring report, as shown on Central Bedfordshire Councils website, for the parish of Houghton Regis. Members were advised to contact the office if they required any part of the report printing off as the full document was 99 pages in total.

Recommendation: **To note the information**

The Chairman declared the meeting closed at 8.49pm

Dated this 17th day of August 2020.

Chairman