

**Houghton Regis Town Council**  
**Planning Committee**  
**17<sup>th</sup> August 2020 at 7.00pm**

Present:	Councillors:	D Jones J Carroll Y Farrell M S Kennedy	Chairman  Substitute
	Officers:	Debbie Marsh Louise Senior	Corporate Services Manager Head of Democratic Services
	Public:	3	
Apologies:	Councillors:	K Wattingham	
Also present:	Councillors:	T McMahon S Goodchild  Nigel Reid Matthew Taylor	Central Bedfordshire Council  Lands Improvement Political Developments & Intelligence
Absent:		D Dixon-Wilkinson S Thorne	

**11291 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Wattingham (Cllr Farrell substituted)

**11292 QUESTIONS FROM THE PUBLIC**

A member of the public raised concerns regarding application number:  
CB/20/02385/OUT.

- Proposed new building would stand 2m away from the front of Item House (named Simmons House on the plans)
- Would detrimentally alter the appearance of the entrance to the estate
- Loss of well-maintained green space and trees
- Land was flooded in 2019
- Storage tanks under the land (not shown on plans)
- Item House would no longer be visible
- Building would create an alleyway, compromising security of existing building
- Land ownership dispute

**11293 SPECIFIC DECLARATIONS OF INTEREST**

None.

**11294 MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 27<sup>th</sup> July 2020 for consideration.

**Resolved To confirm the Minutes of the meeting held on 27<sup>th</sup> July 2020 and for these to be signed by the Chairman.**

## 11295 PLANNING MATTERS

**(a) The following planning applications were considered:**

### *Non - Delegated*

CB/20/00582/OUT Outline Application: Erection of 4 chalet style bungalows  
Land North of Highfield Bungalow, Bedford Road, LU5 6JP  
For: Mr D Carrol  
Members were advised that they considered this application on the 26<sup>th</sup> May 2020. The application was for the erection of 5 chalet style bungalows.

**Comments: Whilst the Town Council acknowledges the reduction, by one unit, on the revised application it still 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.**
- **Over development**

CB/20/02439/FULL Creation of 15 parking spaces, drop off bay and turning circle for school minibuses/cars.  
University Tech College 18 Maple Way, Houghton Regis, LU5 5PP

For: Central Bedfordshire Council

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

- **Increased risk of flooding**

**The Town Council also found the address on the application**

**form to be incorrect and therefore felt the application was invalid.**

CB/20/02350/FULL Convert garden outbuilding to home office, storage & gym. New roof to outbuilding. Porch extension. New bifold doors to rear.  
32 Wilbury Drive, LU5 4TA  
For: Mrs K Hales

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

CB/20/02564/FULL Single storey side extension  
2 Dalling Drive, Houghton Regis, LU5 5EF  
For: Mrs P Luke

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

CB/20/02385/OUT Resubmission: Outline Application: Erection of building for office use and creation of access  
Land off Townsend Farm Road, LU2 5BL  
For: Palisander Properties Ltd

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

- **The proposed development is too close to the adjacent property.**
- **No appropriate protection of the amenity for the adjacent occupiers from this inappropriate development.**
- **Overdevelopment, due to its height and scale.**
- **Loss of amenity landscaping**
- **The proposed development would obscure the entrance of the adjacent building and allow the opportunity for crime and anti-social behaviour.**
- **Increase of flood risk**

CB/20/02618/LDCP Lawful Development Certificate Proposed: Construction of covered walkway to parking area  
11 Parkway, Houghton Regis, LU5 5PT  
For: Mr T Winnett

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

CB/20/02649/FULL Demolition of the existing single dwelling and one and a half storey detached replacement dwelling with associated work  
2 Cowslip Crescent, Sewell Lane, Sewell, LU6 1RP  
For: Mr & Mrs Roberts

**Comments: Members discussed this application at length and acknowledged the proposal as the need for supported living arrangements however, it was agreed that the need for a consistent approach to development in Sewell remained. The Town Council places great value on the setting and nature of the buildings in Sewell. Therefore, the Town Council is objecting to this application for the following reasons:**

- **development would be inappropriate and harmful to the openness of the green belt.**
- **The siting and design of the proposed development would have a detrimental impact on the historic character and setting of the hamlet of Sewell and its conservation area.**
- **The vehicles required during construction would have a significant detrimental impact on the access by virtue of its narrowness and junction onto Watling Street.**

**(b) The following decision notices were noted:**

<p>CB/20/02597/NMA Non-material Change to Permission</p>	<p>Non-Material Amendment to Planning Permission CB/18/03530/RM (Erection of 264 dwellings, amenity space and parking, public open space, landscaping and associated works) Revisions to proposed materials, including facing brickwork, cladding material and roof tiles. Parcels 3 &amp; 4 (Phases 7 7a &amp; 7b Land at Bidwell West, Houghton Regis For: Bellway Homes</p>
<p>CB/20/02583/NMA Non-material Change to Permission</p>	<p>Non-Material Amendment to planning permission CB/19/03820/RM New Primary School and amendments to the existing Thornhill Primary School, adjustment of site levels and fence line, inclusion of stepped access to the main entrance of the School. Thornhill Lower School, Grove Road, Houghton Regis, LU5 5PE</p>
<p>CB/20/02533/DOC</p>	<p>Discharge of Condition 1 &amp; 3 from Planning Permission 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,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, parking, landscaping and associated works) Land to The North and East of Houghton Regis, Sundon Road, Houghton Regis</p>
<p>CB/20/02534/DOC</p>	<p>Discharge of Condition 16 &amp; 17 from Planning Permission CB/20/00388/RM (Reserved Matters; following outline</p>

- 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,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, parking, landscaping and associated works) Land to The North and East of Houghton Regis, Sundon Road, Houghton Regis.
- CB/20/02535/DOC Discharge of Condition 16 & 17 from Planning Permission 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,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, parking, landscaping and associated works) Land to The North and East of Houghton Regis, Sundon Road, Houghton Regis
- CB/20/02536/DOC Discharge of Condition 18 from Planning Permission 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,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, parking, landscaping and associated works) Land to The North and East of Houghton Regis, Sundon Road, Houghton Regis
- CB/20/02537/DOC Discharge of Conditions 8 & 29 from 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).

CB/20/02538/DOC Discharge of Condition 24 from 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.)  
Land to The East of Dell Farm, Bedford Road, Houghton Regis

CB/20/02539/DOC Discharge of Condition 25 from 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)  
Land to The East of Dell Farm, Bedford Road, Houghton Regis

CB/20/02540/DOC Discharge of Condition 26 from 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)

Land to The East of Dell Farm, Bedford Road, Houghton Regis

CB/20/02541/DOC

Discharge of Conditions 32 & 33 from 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)

Land to The East of Dell Farm, Bedford Road, Houghton Regis

CB/20/02698/DOC

Discharge of Condition 34 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) (Public Art Scheme)

Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

CB/20/02715/DOC

Discharge of Condition 35 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 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) Houghton Regis North Site 1, Land on the North Edge of Houghton Regis

- CB/20/02671/DOC Discharge of Condition 10 to Planning Permission  
CB/15/00297/OUT (Outline 'hybrid' planning application for main access routes, primary road network and associated drainage, 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) (Landscape and Biodiversity Mitigation Strategy and Management Plan)  
Land to West of Houghton Regis, Watling Street, Houghton Regis
- CB/20/02672/DOC Discharge of Condition 14 against Planning Permission  
CB/20/00348/RM (Resubmission: Reserved Matters: following 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.) (Biodiversity Mitigation Strategy)  
Land to West of Houghton Regis, Watling Street, Houghton Regis
- CB/20/02643/DOC Discharge of Condition 4 against planning permission  
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 work)  
Unit 2, Humphrys Road, Dunstable, LU5 4TP
- CB/20/02645/DOC Discharge of Condition 4 to Planning Permission  
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

***Permissions / Approvals / Consents***

CB/20/01265/FULL Proposed Dropped kerb and paved hard standing  
4 Townsend Terrace, LU5 5BB

***Refusals:***

None received.

***Withdrawals:***

None received.

**11296 CB/20/02075/LDO WOODSIDE INDUSTRIAL ESTATE, BOSCOMBE ROAD**

Members received correspondence from Central Bedfordshire Council on a consultation on the proposed amendments to the Local Development Order for Woodside Industrial Estate.

Public consultation was open until the 7<sup>th</sup> September 2020.

Members requested the link to the consultation be placed on the Town Councils website and Facebook.

**Resolved: To consider the Town Councils response to Central Bedfordshire Councils on the amended Local Development Order for Woodside Industrial Estate consultation:**

**The Town Council fully supports the development of Brownfield sites and small-scale development. However, the Town Council strongly feels that this development needs to be closely monitored and welcomes the reference to monitoring at section 8. What is also important is that monitoring needs to also monitor the control of development. The Town Council is very aware that businesses need all the support they can get, especially during the pandemic, but this should not be to the detriment of those living close by or neighbouring businesses and their amenity.**

**11297 LINMERE**

At the previous meeting 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 were advised that the Town Council comments would still be accepted after the closing date of 31st July 2020 to allow for further discussion at the next meeting. Members received an AMP3 Public Consultation Document and Feedback form.

**Resolved: To consider the Town Councils response on the emerging proposals for the Area Master Plan 3 (AMP3) for Linnere:**

**Houghton Regis Town Council believes that AMP3 makes good use of the land available. It particularly supports the inclusion of a bus route on the main spine road through the development area. One main objective of Houghton Regis Town Council is to encourage sustainable transport including use of public transport, walking and cycling. Whilst the site includes cycle routes and as already said a main bus route, there are concerns that for those wishing to use the bus service on a West to East direction (via the bus stops and thereby the route proposed), passengers will be put off from travelling due to the traffic congestion that already exists. This will, in effect, cause residents and travellers to use their own transport which will cause more air pollution and omissions. Houghton Regis Town Council feels that the proposed bus route circumnavigates the Town and does not connect or link the proposed development with the Town Centre.**

## **11298 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS**

**Woodside Link** – No substantive update to report.

**A5 M1 Link** - Members requested that Corporate Services Manager contact Central Bedfordshire Council to request an update regarding safety measures and land transfer.

**All Saints View** - No substantive update to report.

**Linnere** - Minute number 11297

### **The Farmstead**

Members received a letter in response to the Town Councils comments on planning application CB/20/01001/RM – The Farmstead – Reserved Matters application. Members are informed that the consultation period for this application closed on the 3<sup>rd</sup> August 2020 therefore this item was for information only.

**Resolved: To note the information**

**Bidwell West** – No substantive update to report.

### **Kingsland**

Members were advised that Central Bedfordshire Council were proposing to build a new 1,120 place secondary school on the Kingsland Campus in time for September 2022.

Central Bedfordshire Council were currently at the pre-planning design stage and were taking the opportunity to seek the views of the local community ahead of a planning application being submitted.

The date for submission of the planning application had been tentatively set for the end of August 2020.

The consultation period ran from 31st July 2020 to 14th August 2020.

Members were advised that Central Bedfordshire Council had been contacted to request an extension to enable the Town Council to submit comments by the 18th August 2020.

**Resolved:** To consider the Town Councils comments on Central Bedfordshire Councils proposed Kingsland Campus secondary school development consultation:

Houghton Regis Town Council supports the proposed development, it feels that the proposed design is modern and inclusive with the proposed layout giving a sense of space. One of the main objectives of the Town Council is to encourage sustainable transport including use of public transport, walking and cycling. The design allows for cycle parking, which is to be encouraged however, concerns are raised at the lack of secure cycle parking. The Town Council encourages the development of a robust travel plan that supports the need for this type of secure parking. Due to the openness and inclusiveness of the design, which is supported as previously stated, the need to monitor access/egress points is paramount. The Town Council would like to see the inclusion of measures to support the safety of staff, students and community users in the supporting documents that will accompany the planning application. The Town Council also raises concerns that there could be noise disturbance from those using the site on residents living nearby and requests that this be considered too.

Whilst not part of the consultation the Town Council would appreciate any feedback on how this proposed development sits in with the rest of the site, in particular the commissioned feasibility study. Without consideration of the overall feasibility study from which this design is derived and it's fit into the whole quadrant plan, it is difficult to make any more comprehensive comments.

Finally, this site is significant within the town and with residents. The Town Council was disappointed to see this recent low-level consultation approach. Whilst it is acknowledged that there is to be an opportunity for a drop in style consultation when the planning application is registered, the Town Council urges Central Bedfordshire Council to find a suitable communication path moving forwards, in the hope that early engagement will allay any further misconceptions or criticisms.

**Windsor Drive** – No substantive update to report.

**Section 106 Monies** – No substantive update to report.

**Resolved:** To note the information

**11299 MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT  
(PLANNING CONSULTATIONS)**

Last week the Ministry of Housing, Communities and Local Government issued three consultations on reform of the planning system:

1. Changes to the current planning system (NALC deadline for responses 17.9.20 (MHCLG deadline 1.10.20)
2. Planning for the future - the planning white paper (NALC deadline for responses 15.10.20) (MHCLG deadline 29.10.20)
3. Transparency and competition: a call for evidence on data on land control (NALC deadline for responses 16th October) (MHCLG deadline 29.10.20)

Members received briefings corresponding to each consultation and the individual deadlines for each consultation. The Town Council were being asked to respond to NALC by the individual deadlines given. The NALC deadlines were earlier than MHCLG's, so that the Town Councils views could inform NALC's three response to MHCLG on behalf of the sector.

**Resolved: Members agreed to defer this item to the next meeting on 7<sup>th</sup> September 2020.**

**The Chairman declared the meeting closed at 9.02pm**

**Dated this 7<sup>th</sup> day of September 2020**

**Chairman**