

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

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

Officers: Clare Evans Corporate Services Manager  
Louise Senior Head of Democratic Services

Public: 0

Apologies: Councillors: D Dixon-Wilkinson  
K Wattingham

Also present: Councillor: S Goodchild Central Bedfordshire Council

**11351 APOLOGIES AND SUBSTITUTIONS**

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

**11352 QUESTIONS FROM THE PUBLIC**

None.

**11353 SPECIFIC DECLARATIONS OF INTEREST**

None.

**11354 MINUTES**

To approve the Minutes of the meeting held on the 7th September 2020.

**Resolved: To approve the Minutes of the meeting held on 7th September 2020 and for these to be signed by the Chairman.**

**11355 PLANNING MATTERS**

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

***Non - Delegated***

CB/20/03079/FULL      Erection of two-bedroom dwelling on the side plot adjoining  
71 Churchfield Road  
71 Churchfield Road, LU5 5HN  
For: Mr S Pointing

**Comments:****Objection:**

- 1. The proposed development represents overdevelopment in the area;**
- 2. There is no parking provision contrary to the CBC Parking Regulations;**
- 3. The design is not in keeping with the surrounding area.**

**Members requested this application to be called in by Cllr Goodchild.**

CB/20/02855/FULL Proposed Side and Rear wrap around extension  
67 Grangeway, LU5 5PR  
For: Mrs Belzunce

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

CB/20/02694/FULL Installation of a new fence and gates to the rear of property  
7 Woodlands Avenue, LU5 5LJ  
For: Mr & Mrs Ward

**Comments: Houghton Regis Town Council had no objections to this application, provided that materials are in keeping with the Conservation Area.**

CB/20/03131/VOC Variation of Condition 6 to Planning Permission  
CB/18/04232/Full (Residential development of 2 No. 4 bedroom dwellings): The position of the bin collection point to change.  
4 Bidwell Farm Barns, Bedford Road, LU5 6JS  
For: Mr J Dearman

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

CB/20/03101/FULL Extended driveway with dropped kerb and keep clear hatching  
153 Sundon Road, LU5 5NN  
For: Mr P Sparkes

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

CB/20/02953/REG3 Remove existing window and section of brickwork and in its place install new door to match material and finish of window. Create new access ramp with 1:12 gradient and hand rail leading to new door.  
For: Regis Education Centre, The Chiltern School

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

CB/20/03276/FULL Conversion and extension of double garage into a single storey two bedroom detached dwelling, with off street parking and rear private garden  
4 Townsend Terrace, Houghton Regis, Dunstable, LU5 5BB  
For: Mr T Starkey

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

**The following were noted:**

CB/20/03090/NMA Non-Material Amendment to planning permission  
CB/19/04208/FULL (Extension to first floor, 2 storey side and rear extension, new double garage and porch)  
51 Cemetery Road, LU5 5DA  
For: Ms Shepherd

CB/20/03053/DOC Discharge of Condition 19 to 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 [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)  
Land West of Bidwell (Houghton Regis North Site 2)  
Houghton Regis

CB/20/03061/DOC Discharge of Conditions 3, 6 and 7 from planning permission  
CB/19/03323/VOC (Variation of condition 13 of planning permission CB/17/05378/FULL - Demolition of large mechanical storage unit and abutting dwelling and erection of 4no. semi-detached cottages.)  
Manor Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP  
Although this was presented for noting, members confirmed their objection to this development.

CB/20/01108/GPDE Prior notification of householder extension: Single storey rear extension  
18 Dalling Drive, LU5 5EF.

- CB/20/03120/DOC Discharge of Condition 12 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 [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)  
Land West of Bidwell (Houghton Regis North Site 2)  
Houghton Regis
- CB/20/03201/DOC Discharge of Condition 13 to 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)  
Land West of Bidwell (Houghton Regis North Site 2)  
Houghton Regis
- CB/20/03203/DOC Discharge of Condition 7 to 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)  
Land West of Bidwell (Houghton Regis North Site 2)  
Houghton Regis

**(b) Decision Notices**

***Permissions/Approvals/Consents:***

None at time of going to print.

**Refusals:**

None at time of going to print.

**Withdrawals:**

None at time of going to print.

**11356 INCOME AND EXPENDITURE REPORT**

Members received an income and expenditure report on the Planning Committees budget.

**Resolved:**                      **To note the report**

**11357 MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT (PLANNING CONSULTATIONS)**

The Ministry of Housing, Communities and Local Government had 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 had previously been provided with briefings corresponding to each consultation and the corresponding deadlines for each consultation. The NALC deadlines were earlier than MHCLG's, so that the Town Councils views could inform NALC's responses to MHCLG on behalf of the sector.

Members considered these briefings at the previous meeting and requested that the Town Council's planning consultant provide members with a report that would help inform the Town Councils response.

It was agreed that the Town Council would respond directly to MHCLG and copy NALC into their response to the changes to the current planning system consultation, as the NALC deadline had passed. NALC had been advised and have confirmed that they will expect to read the Town Councils response in due course. For the other two consultations, the Town Council will respond to NALC only.

Members were reminded that this item was deferred from the last meeting.

**Resolved:**                      **To confirm the Town Councils response to the Ministry of Housing, Communities and Local Government Planning Consultations in accordance with the briefing report prepared by the town council's planning consultant.**

**11358 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS**

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

**A5 M1 Link** – No substantive update to report.

**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.

**Local Plan Consultation** – Central Bedfordshire Council had been advised that the recent Local Plan consultation, had closed. The consultation ran for eight weeks from 18<sup>th</sup> June to 12<sup>th</sup> August and related to additional evidence published by the Council to address questions raised by the Planning Inspectors in their letter of 30<sup>th</sup> September (EXAM 69).

In total 466 responses were received.

The responses had been submitted to the Planning Inspectors. Inspectors will consider the responses before advising on what the next steps will be. It was anticipated they would wish to hold further hearing sessions later in 2020.

**Resolved: To note the information**

**The Chairman declared the meeting closed at 8.29pm**

**Dated this 19<sup>th</sup> day of October 2020**

**Chairman**