

Houghton Regis Town Council
Planning Committee
19th October 2020 at 7.00pm

Present: Councillors: D Dixon-Wilkinson Chairman
J Carroll
Y Farrell Substitute
D Jones
S Thorne

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

Public: 8

Apologies: Councillors: M S Kennedy
K Wattingham

Also present: Councillors: T McMahon
S Goodchild Central Bedfordshire Council

11369 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Kennedy and Cllr Wattingham (Cllr Farrell substituted)

11370 QUESTIONS FROM THE PUBLIC

Members of the public raised concerns in regard to planning application CB/20/03300/REG3 Kingsland Secondary School Parkside Drive.

Issues raised included the layout of the sports pitches and the area on which they were proposed. Members were informed that the area was heavily used by deer and badgers for foraging and grazing. Local observations had shown that foraging had increased, particularly over the last 4 years, probably due to the development of Linmere and other sites around the Town. Due to their nature, badgers were known to travel a number of miles whilst foraging and therefore any fencing should be permeable, or gaps provided at various intervals, to continue to allow wildlife access and egress to the site. It was suggested that the flood lighting as proposed, would further increase the risk of safety to those animals who currently seek refuge in this area. It was proposed that Central Bedfordshire Council look, holistically, during their consideration of planning applications to allow wildlife corridors to be suitably connected.

The proposed cycle path would concrete over the brook. Currently water from the brook backs up to the pond and overflows onto the Kingsland site. The brook needs some overdue maintenance in order to alleviate this serious issue.

Members were informed that the plans showed an ecological buffer, residents felt this was incorrectly described as what was there was not a buffer but a strip of land with a number of dead trees on it and therefore would not provide adequate screening for those residents adjacent to the proposed building.

Proposed location and height of the proposed development would appear overbearing to those residents living adjacent to the site. Residents recommend Central Bedfordshire Council consider siting the new school on the current footprint or on the northern side of the site.

Members of the public raised concerns in regard to planning application CB/20/03539/FULL Sewell Manor, Manor Farm, Sewell Lane, Sewell

Issues raised included discrepancies with the submitted drawings and those of the ones submitted in 2017. Although the planning application in 2017 was subsequently withdrawn, members were requested to compare the two sets of drawings, paying particular attention to the 'existing' plans. Members were advised that, in the resident's opinion, there had been a breach of planning regulations. Proposed development could be viewed from a public footpath which was contrary to that which had been declared by the applicant.

Members of the public raised concerns in regard to planning application CB/20/03557/VOC Stable Cottage, Manor Farm, Sewell Lane, Sewell

Issues raised included the development not being developed in accordance with approved planning permission.

Members of the committee thanked those present for their input and for attending the meeting.

11371 SPECIFIC DECLARATIONS OF INTEREST

None.

11372 MINUTES

To approve the Minutes of the meeting held on the 28th September 2020.

Resolved To approve the Minutes of the meeting held on 28th September 2020 and for these to be signed by the Chairman.

11373 PLANNING MATTERS

(a) The following planning applications were considered:

CB/20/03331/FULL Form a new dormer to rear of property and conversion of existing garage including the raising of the roof level to form new flat roof
11 Cemetery Road, LU5 5BZ
For: Miss M Tavaglione

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

CB/20/03087/RM Reserved Matters: following Outline Application CB/15/04918/REG3 (Erection of up to 61,336m² employment development floor space with associated infrastructure and ancillary works. All matters reserved except means of access from Thorn Road) Appearance, Landscaping, Layout and Scale to Plot B.
Land at Thorn Turn, Thorn Road, Houghton Regis LU6 1RT

Comments: The Town Council accepts that this site has outline permission for storage and distribution activity however, the proposed activity on the site causes concern. Houghton Regis Town Council objects to this application for the following reasons:

- **Design - The approved outline application was of a more traditional storage and distribution unit based around HGV's coming in and out with appropriate car parking for employees. The proposed development is a smaller building but is based on packages coming in then being distributed by vans.**
- **Parking provision - Although there is provision for parking for 800 vans on the site, there are concerns that the provision of parking for employees, to cover the operational hours/days, is not acceptable. This could lead to inconsiderate parking on Thorn Road or surrounding roads.**
- **Highways - HRN2 is not a strategic urban extension, it is a residential lead urban extension. Concerns are raised that vehicles will not use the bypass but instead travel along Thorn Road which would impact on the resident's amenity and increase the risk to other road users and pedestrians.**
- **Environmental Impact - Lack of up to date Environmental Impact Assessment, which would assess the impact of the vehicle movements proposed.**

CB/20/03286/RM Reserved Matters: following Outline Application CB/12/03613/OUT (5,150 dwellings) for access, appearance, landscaping, layout and scale for provision of class E Foodstore.
Land at Sundon Road, Houghton Regis

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

CB/20/03300/REG3 Erection of a three storey secondary school and sports hall providing 6 forms of entry (900) pupils, together with a 220 pupil sixth form, sports pitches including an all-weather pitch, vehicular access, car-parking, coach parking, pedestrian and cycle access from the north and east, landscaping and associated infrastructure.
Kingsland Secondary School Parkside Drive, LU5 5TH

Comments: Houghton Regis Town Council supports this application in principle, however, would like Central Bedfordshire Council to consider the following comments:

- **Flooding - That maintenance of the brook be undertaken prior to commencement of any building works. This is to mitigate the risk of flooding from the pond which will increase due to additional concreting over of the site and the brook;**
- **Setting - Consideration be given to the siting of the new buildings. Proposed development will be in closer proximity to neighbouring properties and due to the increase in height, will appear overbearing to those residents affected. As an alternative, could consideration be given to siting the new building on the north side of the site access road, where it will not directly impact on nearby housing on Parkside Drive and Sundon Road. In siting it here this would also not impinge on wildlife. The Town Council reiterates that it cannot judge the best location for this school without sight of the feasibility study for the whole of the Kingsland site, promised by Central Bedfordshire Council in the Spring, but still to be available;**
- **Highway – Request to remove the proposal for an additional entrance from Grange Way. Local residents are concerned that having an entrance here would cause traffic issues in this area;**
- **Ecology - The ecological buffer will not screen the proposed 3 storey building, as the vegetation that is there is very sparse and comprises mainly of bushes or dead trees. Central Bedfordshire Council are requested to review this buffer and provide a more suitable alternative i.e. planting of mature trees;**

- **Wildlife - The Town Council supports residents in their concerns in regard to the layout of the sports pitches and the area on which they are proposed. This area is heavily used by deer and badgers for foraging and grazing. Local observations had shown that foraging has increased, particularly over the last 4 years, probably due to the development of Linnere and other sites around the Town. Due to their nature, badgers are known to travel a number of miles whilst foraging and therefore any fencing should be permeable, or gaps provided at various intervals, to continue to allow wildlife access and egress to the site. It is suggested that the flood lighting as proposed, would further increase the risk of safety to those animals who currently seek refuge in this area. It is proposed that Central Bedfordshire Council look, holistically, during their consideration of planning applications to allow wildlife corridors to be suitably connected.**

Finally, the Town Council continues to register its disappointment with Central Bedfordshire Council in the lack of public and Town Council engagement in regard to this site.

CB/20/03391/FULL Construction of 9 residential dwellings and all ancillary works
Land at The Orchard, Bedford Road, LU5 6JJ
For: Bilsby Properties Ltd

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

- **Overdevelopment**
- **No footpath or cycle access to the site, thereby making an enclosed standalone development and out of keeping.**
- **Layout appears cramped**

CB/20/03406/RM Reserved Matters: following Outline Application
CB/12/03613/OUT (Development to comprise: up to 5,150 dwellings and various other classes (retail) (public house) (take away) (offices, industrial and storage and distribution) (hotel) (care home) (community and leisure)): RM sought for appearance, landscaping, layout, and scale of furniture and play equipment.
Houghton Regis North 1, Sundon Road, Houghton Regis

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

CB/20/03539/FULL Conversion of the former surgery building to a residential dwelling with outdoor garden space and vehicle parking area Sewell Manor, Manor Farm, Sewell Lane, Sewell, LU6 1RP
Mr A Buckland

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

- **The provision of parking is not included within the footprint of the current building and therefore would constitute overdevelopment of the site.**
- **The proposed development appears cramped.**
- **The existing building is within the curtilage of a Listed Building there should be no fencing around the building, on order to protect the openness of the site and the Conservation Area.**
- **This structure can be viewed from an adjacent public footpath (FP24), contrary to the declaration on the application form.**
- **Most worryingly is the previous application (CB/17/03582/FULL) which was withdrawn 13th October 2017, shows the building as it was then. What is being presented with this application as being existing is not the same and in fact poses as an unauthorised development of the building that has taken place in the meantime. The Town Council strongly requests planning enforcement investigates this matter to ascertain whether there has been a breach of planning regulations.**

Members requested the ward councillor be asked to call in this application

CB/20/03557/VOC Variation to Condition 12 of Planning Permission
CB/19/0323/VOC Variation of Design to keep the ridge level as approved but lower the pitch of the roof to raise the eaves level of the dwellings to alleviate the need for dormers and create small gable on the two storey front projection.
Stable Cottage, Manor Farm, Sewell Lane, Sewell, LU6 1RP
For: JAW Construction

Comments:

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

- **This site has already been subject to a previous VOC application (CB/19/03323/VOC) which, in the Town Councils opinion, included so many variations that it constituted a revised application and did not fall under the criteria for VOC. For example, the variation also increased the size of the footprint of the proposed developments, albeit by not much but by a figure in total of around 3**

metres, removal of bay windows to be replaced with bi fold doors and two additional windows in plots 2 and 4 on the gable end.

- **The proposed design does not compliment or harmonise with the local surroundings, in particular to the adjacent listed building. Nor does the design pay regard to its setting in a conservation area.**
- **Insufficient parking provision.**
- **The original application (CB/17/05378/FULL) provided very little in design elements. The previous VOC application and this application, should it be approved, will leave a set of semi-detached dwellings of ‘box’ like design with absolutely no design elements and contrary to Central Bedfordshire Councils Design Guide and thereby incongruous in the hamlet of Sewell.**

Members requested the ward councillor be asked to call in this application

The following applications were noted:

- CB/20/03374/NMA Non-Material Amendment to planning permission CB/19/00883/RM (Reserved matters of appearance, scale and landscaping for residential development of 255 dwellings Following Outline CB/15/0297/OUT): Substitution of house types on plots 167, 168, 169 & 170 from Irwell to Weaver. Parcels 4a and 4b Bidwell West Houghton Regis Bedfordshire LU5 6JQ
- CB/20/03178/DOC Discharge of Condition 1 from planning permission 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

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- CB/20/03495/DOC Discharge of Conditions 12 & 14 against Planning Permission CB/19/03232/RM (Reserved matters: Appearance, scale and landscaping for residential development of 336 dwellings on Development Parcels 5a & 5b Bidwell West, Houghton Regis. Outline application (CB/15/0297/OUT) was supported by a full Environmental Statement (ES))
Parcels 5a & 5b, Bidwell West, Houghton Regis, Bedfordshire, LU5 6JQ
- CB/20/03399/DOC Discharge of Condition 5 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/20/03400/DOC Discharge of Condition 20 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/20/03574/DOC Discharge of Condition 19 against 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/20/03576/DOC Discharge of Condition 12 to 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)
Phase 1 Parcel 3 Houghton Regis, North Site 1, Houghton Regis
- CB/20/03553/DOC Discharge of Conditions 3, 6, 7, 8, 10, 11, 12, 13, 14 & 15 to Planning Permission 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
- CB/TRE/20/00538 Works to Trees Protected by Tree Preservation Order SB/80/00004/T4:
Remove decayed large limb of Aesculus Hippocastenum (Horse Chestnut) with weight bias towards Park Road North Land Adjacent to 80 Tennyson Avenue, LU5 5UG

(b) The following decision notices were noted:

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

**11374 MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT
(PLANNING CONSULTATIONS)**

Members received a response from NALC to MHCLG on the Changes to the current planning system consultation, which was based on all the responses NALC received from Town and Parish Councils.

11375 LOCAL PLAN

No substantive update to report.

Resolved: To note the information.

**11376 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN–
UPDATE/PROGRESS**

Woodside Link – No substantive update to report.

A5 M1 Link – Members were advised that Highways England were now in receipt of the Road Traffic Safety Audit. Members were informed that there was an intention to amend the current road markings before the end of the financial year.

For information this major road project opened on the 11th May 2017.

All Saints View – No substantive update to report.

Linmere – No substantive update to report.

Bidwell West – No substantive update to report.

Kingsland – Members were referred to planning application CB/20/03300/REG3 as above.

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 8.48pm

Dated this 9th day of November 2020

Chairman