

Houghton Regis Town Council
Planning Committee
9th November 2020 at 7.00pm

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

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

Public: 6

Apologies: Councillors: K Wattingham

Also present: N Thompson Smith Jenkins Ltd
Nikki Barnes Grand Union Housing
Bob Harrington Grand Union Housing
Councillors S Goodchild Central Bedfordshire Council
T McMahan

11394 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Wattingham (Cllr Farrell substituted)

11395 QUESTIONS FROM THE PUBLIC

A member of the public raised concerns regarding the public consultation on updated plans and development brief on land East of Houghton Park Road, outline application CB/19/02053/OUT

Members were advised that despite the revised masterplan including two potential vehicular links from the site through to the Linmere site, what remained was the only vehicular entrance into this site via Conquest Road. This would do nothing to mitigate the issues already experienced in Conquest Road, it would exacerbate it. Within the correspondence received from Rapleys, it stated that multiple additional residents parking spaces would be added on and around Conquest Road. This was concerning to residents, there was no indication of what his meant.

A member of the public addressed the committee in regard to CB/TCA/20/00598 Works to Trees in a Conservation Area - Land to rear of Woodlands Avenue, Houghton Regis. Members were requested to consider the description of the application and to ascertain whether there was to be a complete felling of trees in this site or whether it was just those trees as identified.

11396 SPECIFIC DECLARATIONS OF INTEREST

None.

11397 MINUTES

To approve the Minutes of the meeting held on the 19th October 2020.

Resolved To approve the Minutes of the meeting held on 19th October 2020 and for these to be signed by the Chairman.

11398 PLANNING MATTERS

(a) The following planning applications were considered:

Non - Delegated

CB/20/03515/FULL Change of use from a warehouse (use class B8) to health provision (use class D1) including alterations to one of the roller shutters.
Unit 6, Nimbus Park Houghton Hall Park, Porz Avenue,
Houghton Regis, Dunstable, LU5 5WZ
For: East and North Hertfordshire NHS Trust

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

CB/20/03095/FULL New dwelling with car parking and new dropped kerb
1 Leaf Road, LU5 5JG
For: Mr D Grigore

Comments: Houghton Regis Town Council objects to this application due to overdevelopment of the site.

CB/20/03741/RM Reserved Matters: following Outline application
CB/12/03613/OUT up to 5,150 dwellings and open spaces within the development; in accordance with the Development Parameters Schedule and Plans. Provision of adventure playground equipment along with seating, and hard and soft landscaping, on land adjacent to The Farmstead, within AMP2.
Houghton Regis North Site 1 Land on the northern edge of Houghton Regis

Comments: Houghton Regis Town Council had no objections to this application, however, would like further information on the consideration of the play equipment being accessible to all.

CB/20/03768/FULL Proposed rear conservatory
39 Clarkes Way, LU5 5EN.
Mr M Ecyefu

Comments: Houghton Regis Town Council had no objections to this application if falls within permitted development.

CB/20/03704/FULL Loft conversion with front dormer window to create one studio flat
Site of Former 74 to 76, High Street, Houghton Regis
For: Mrs R Malhotra

Comments: Houghton Regis Town Council objects to this application on the grounds of overdevelopment of the site, lack of parking, planning permission has only been granted for five flats, therefore there is an expectation of a full application coming forward for the site in order for it to be looked at as a whole, new, development. Members requested that this application be called in.

CB/20/03855/GPDE Prior notification of householder extension for a single storey flat roofed extension with lantern light.
173 Tithe Farm Road, LU5 5JF
Mr I Chester

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

CB/20/03686/LDCP Lawful Development Certificate Proposed: Use of existing outbuilding as a cattery
The Orchard, Bedford Road, LU5 6JJ
Mr A Kavanagh

Comments: Whilst Houghton Regis Town Council acknowledges that this application is purely to obtain a decision on whether the operation, as described, would be lawful. The Town Council objects to this application on the grounds that this is a business and the activity, as proposed, is not in keeping with the adjoining residence.

For noting:

- CB/20/03655/DOC Discharge of Conditions 9, 16 and 18 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.)
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis
- CB/20/03660/DOC Discharge of Condition 26, 28 and 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)
Houghton Regis North Site 1 Land on the northern edge of Houghton Regis
- CB/20/03777/DOC Discharge of Conditions 7 & 9 against planning permission CB/16/03379/LB (Phased Construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail Units, Cafe, 2no Reablement Suites, the conversion and Change of Use of a Grade 2 listed building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping.)
All Saints View, Sapphire Place, LU5 5LQ

- CB/20/03347/DOC Discharge of Condition 4 from planning permission CB/16/03378/REG3 (Phased Construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail Units, Cafe, 2no. Reablement Suites, the conversion and Change of Use of a Grade 2 Listed Building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping)
All Saints View, Sapphire Place, LU5 5LQ
- CB/20/03867/DOC Discharge of Conditions 20, 24 and 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.)
Houghton Regis North 1 Land on the northern edge of Houghton Regis
- CB/20/03903/DOC Discharge of Condition 9 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)
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

CB/TCA/20/00598 Works to Trees in a Conservation Area:
Fell all Trees and open up the canopy for (T1) Ulmus Minor, (T2) Acer Pseudoplatanus, (T3) Ulmus Minor, (T4) Ulmus Minor, (T5) Ulmus Minor, (T6) Ulmus Minor, (T7) Ulmus Minor, (T8) Acer Pseudoplatanus, (T9) Ulmus Minor and (T10) Acer Pseudoplatanus
Land to rear of Woodlands Avenue, Houghton Regis
Members of the Committee were informed that following confirmation from Central Bedfordshire Landscape Officer, the works to fell trees were only on those as identified. Members requested the Corporate Services Manager provide the application plans to the member of public who had addressed the committee.

(b) The following decision notices were noted:

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

11399 APPEAL NOTICE - REFERENCE APP/P0240/W/20/3259218 - 24 DUNSTABLE ROAD, LU5 5DB

Members were advised that an appeal had been submitted to the Planning Inspectorate against Central Bedfordshire Councils decision to refuse planning permission for erection of a one-bedroom single-storey dwelling at 24 Dunstable Road, Houghton Regis, Dunstable, LU5 5DB application number CB/20/01271/FULL.

For information the Town Council submitted the following objections/comments:

- 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 commented:

With regard to the last point, why does the proposed design have to be so high at just under 5m? The Town Council requests that should Central Bedfordshire Council be minded approving this application then approval be granted, with permitted development rights removed. This was in order to mitigate any automatic additional development of the site i.e. a second storey.

11400 CB/20/00687/FULL – LAND TO THE SOUTH OF THE BUNGALOW, BEDFORD ROAD

Members received a notification from Central Bedfordshire Council. The above application was scheduled to be considered at the next Development Management Committee on 11th November 2020. Members were requested to consider whether they wish for a representative of the Town Council to participate at this meeting.

Members agreed that Cllr Carroll would attend the meeting.

Resolved: To appoint Councillor Carroll from the Town Council to participate at the Development Management Committee meeting to be held on the 11th November 2020.

11401 PRESENTATION RE PROPOSED DEVELOPMENT AT HAND POST FARM, THORN ROAD, HOUGHTON REGIS

Nicola Thompson from Smith Jenkins, Nicky Barnes from Grand Union Housing and Bob Harrington, Architect were in attendance at the meeting to update members on the proposed plans for the site and to receive Town Council comments and feedback.

Members were reminded that the proposal for this site would be for approx. 61 dwellings. These would be a mix of detached, attached and apartment blocks, all with on plot parking and garden space. The dwellings would be 100% affordable housing.

Members were advised that green areas for this development utilises the green space within Taylor Wimpey's neighbouring development.

Members raised concerns that as an additional, infill development, dedicated green space should be allocated within this development site and not be reliant on the green space of neighbouring developments.

Members raised concerns regarding the proposed road access utilising an existing roundabout by adding a fourth arm. Members were advised that highways had advised that this access was possible, however, further inspection by highways was to be undertaken before final designs were submitted.

Members raised further concerns that this development was not included in the master plan, with these new houses adding to the growing community, the two proposed primary schools would not be adequate for the additional unaccounted-for homes.

**11402 LAND EAST OF HOUGHTON PARK ROAD, HOUGHTON REGIS –
OUTLINE PLANNING APPLICATION REF CB/19/02053/OUT – PUBLIC
CONSULTATION ON UPDATED PLANS AND DEVELOPMENT BRIEF**

Members received a correspondence update in relation to an outline application for proposed development on land east of Houghton Park Road, Houghton Regis.

Members were advised that the deadline for comments in relation to the revised development proposals and the draft Development Brief was Wednesday 11th November 2020.

Members received correspondence received from local residents.

Members were concerned that traffic was already heavy in this area and as such any additional vehicles would cause further congestion as the current infrastructure was not designed for an additional 350 houses.

Members advised that this was also a flood risk area.

Members requested that their opposition to this development be recorded.

Members requested a letter to be written as part of the consultation and development brief stating that the council is unhappy with the progress of the application since the initial rejection.

Resolved: To consider the Town Councils response in relation to the public consultation on updated plans and Draft Development Brief for Land east of Houghton Park Road, Houghton Regis

11403 CENTRAL BEDFORDSHIRE COUNCIL LOCAL PLAN - UPDATE

Members were advised that following the close of the consultation on additional Local Plan evidence in August, Central Bedfordshire Council sent the responses to the Inspectors for their consideration. The Inspectors have now confirmed dates for further hearing sessions, to be held on weeks commencing 7th and 14th December.

As part of this process, the Inspectors prepared a series of Matters, Issues and Questions (MIQ's) ahead of those hearings. The MIQ's set out the detail of what the Inspectors would like considered during the sessions. They related to topic matters that had been the subject of the recent consultation, or where the Inspectors would like further clarification on any other matters. It was not intended that the hearings would revisit issues where there had not been any change in circumstance since the previous hearings.

The next steps would be for those participating in the process, including Central Bedfordshire Council, to prepare Hearing Statements that respond to the Inspectors MIQ's. The deadline for these being completed was 18th November 2020. The Hearing Statements for all participants would then be published on Central Bedfordshire Council's website ahead of the hearings taking place in December.

If the Inspectors were satisfied following the hearings in December, it was anticipated they would invite Central Bedfordshire Council to draft proposed Modifications to address any issues identified throughout the process. Any Modifications that were required, once agreed by the Inspectors, would be subject to their own six-week consultation

**11404 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.

Resolved: To note the information

The Chairman declared the meeting closed at 9.18pm

Dated this 30th day of November 2020

Chairman