

Houghton Regis Town Council
Planning Committee
30th November 2020 at 7.00pm

Present: Councillors: D Dixon-Wilkinson Chairman
J Carroll
Y Farrell Substitute
D Jones
M S Kennedy
S Thorne (from 7:12pm)

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

Public: 2

Apologies: Councillors: K Wattingham

Also present: Councillor: T McMahon
S Goodchild CBC Councillor

11433 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Wattingham (Cllr Farrell substituted).

11434 QUESTIONS FROM THE PUBLIC

A member of the public raised concerns regarding application CB/20/03539/FULL:

- The works completed were illegal
- The development was within a conservation area
- The creation of a garden and parking
- The development was harmful to Sewell Manor
- It was within Green belt land
- The development went against the traffic report
- Inappropriate development
- The building should be reinstated to its original form.

11435 SPECIFIC DECLARATIONS OF INTEREST

None.

11436 MINUTES

To approve the Minutes of the meeting held on the 9th November 2020.

Resolved To approve the Minutes of the meeting held on 9th November 2020 and for these to be signed by the Chairman.

11437 PLANNING MATTERS

(a) The following planning applications were considered:

CB/20/03947/FULL Canopy to the side of the house joining to existing ground floor front roof
11 Parkway, LU5 5PT
For: Mr T Winnett

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

CB/20/04089/FULL Single storey rear extension
16 Northview Road, LU5 5AH
Mr C Slessor

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
Members were advised of amendments to this application - Additional landscaping details, planting revisions, window alterations and smoking area amendments.

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

- **Inappropriate Development - The land on which this application is proposed forms part of the residential led Strategic Urban Extension in Bidwell West (HRN2). The proposed operational hours (24/7), along with the vast number of vehicles envisaged entering and leaving the site throughout these operational hours, is not an appropriate development in this location, so close to residential dwellings.**
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.**
- **Environmental Impact - Lack of up to date Environmental Impact Assessment, which would assess the impact of the vehicle movements proposed.**

CB/20/03539/FULL Retrospective application for the change of use 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
Members were advised of amendments to this application in respect of the above property - Amended description of development

Comments: Whilst the Town Council accepts the revised description of development on this site, the Town Council continues to strongly object 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, in 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.**
- **The development is not appropriate or sympathetic in the setting of Sewell.**

Furthermore, the Town Council would like to make the following comment:

- **The Town Council would like to confirm their support, for the conclusions and recommendations contained within the report submitted by Central Bedfordshire Councils Conservation Officer, in regard to this proposed development.**

CB/20/04217/LDCP Lawful Development Certificate Proposed: Garage conversion and garden store
113 Milton Way, LU5 5UE
For: Mr & Mrs O'Dea

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

CB/20/04191/GPDE Prior Notification of Householder Extension -Proposed single storey extension, Erection of single storey rear extension 5.9m beyond the rear wall of the original dwelling, maximum height of 4m and 2.95m to the eaves.
4 Olma Road, LU5 5AF
For: Mr D O'Connor

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

The following items were noted:

CB/20/04013/DOC Discharge of Condition(s) 8,20,24,25,26,28,29 & 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 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/20/03937/DOC Discharge of Condition 3 from 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

CB/20/04142/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 at Sundon Road, Houghton Regis

CB/20/04084/DOC Discharge of Condition 16 from 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/20/04201/DOC Discharge of Conditions 2,5 & 6 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/20/04214/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 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/20/04165/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 1, Sundon Road, Houghton Regis
- CB/20/04168/DOC Discharge of Conditions 2,5 &12 against planning permission CB/16/003378/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

(b) The following decision notices were noted:

Permissions / Approvals / Consents

Refusals:

- CB/20/02412/FULL Demolition of existing workshop and storage buildings and erection of seven dwellings with associated vehicle & cycle parking and access roadway.
Sewell Manor, Manor Farm, Sewell Lane, Sewell, LU6 1RP

Withdrawals:

None received.

11438 LAND WEST OF BIDWELL - APPLICATIONS

Members were advised that the three following planning applications were to be determined at the next Development Management Committee meeting to be held on the 9th December 2020:

- CB/20/01538/FULL Erection of a 3 storey, 66 bed care home for older people with associated access, car parking and landscaping.

CB/20/01537/FULL Erection of a mixed use Local Centre comprising 52 no. apartments, 1 no. day nursery (Use Class D1), 1 no. retail unit (Use Class A1) 5 no. retail units (Use Classes A1/A3/A5) and associated infrastructure works including a haul road, landscaping and public realm.

CB/20/01545/FULL Erection of a mixed use Local Centre comprising 22 no. apartments, 1 no. day nursery (Use Class D1), 1 no. retail unit (Use Class A1) 5 no. retail units (Use Classes A1/A3/A5) and associated infrastructure works.

As members may recall the Town Council objected to the proposals for the inclusion of the 30-apartment block within the scheme (CB/20/01537/FULL) as being over-development of the site and a dominant visual feature. The inclusion of this additional block of apartments adds to the car parking requirements creating a very 'hard' urban landscape of buildings facing onto an area of vehicular access and car parking, the greater density pressures the ground level space reducing the opportunity for landscaping, open space, pedestrian features, public art, and other features which would add character to the local centre.

Members were requested to consider whether they wished for a representative of the Town Council to participate at this meeting.

Members agreed for Cllr Jones to represent Houghton Regis Town Council at this meeting.

Members were updated that Central Bedfordshire Council were holding a meeting imminently, where the whole of Bedford Road would be looked into and how they would like to shape this road.

Resolved: To appoint Cllr Jones as a representative from the Town Council to participate at the Development Management Committee meeting to be held on the 9th December 2020.

11439 PLANNING WHITE PAPER – NALC RESPONSE

For information, Members received NALC's response to the MHCLG Planning White Paper: Planning for the Future consultation.

11440 BUDGET

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

Resolved: To note the report

11441 DRAFT BUDGET 2021/22

Members received the officer draft budget for 2021/22 along with explanatory notes for the Planning Committee.

The draft budget reflected on ongoing budgetary commitments along with anticipated budgetary commitments arising from the Council Vision 2020/24.

This was provided for initial consideration and comment.

Members suggested that the neighbourhood item be moved to EMR until needed rather than be shown in each year's budget.

Members were advised that although some grant money had been received, some of the funds had to be returned as this money had not been spent due to Covid-19.

11442 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– 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 raised concerns that the information for the dates of the Sundon Road Closures had not been made clear and requested that this information be sought and shared with residents.

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 7.59pm

Dated this 21st day of December 2020.

Chairman