

**Houghton Regis Town Council
Planning Committee
21st December 2020 at 7.00pm**

Present:	Councillors:	D Dixon-Wilkinson	Chairman
		J Carroll	
		Y Farrell	Substitute
		D Jones	
		M S Kennedy	
		R Morgan	Substitute
	Officers:	Debbie Marsh	Corporate Services Manager
		Louise Senior	Head of Democratic Services
	Public:	2	
Apologies:	Councillors:	K Wattingham	
		S Thorne	
Also present:		S Goodchild	CBC Councillor

11455 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Wattingham (Cllr Farrell substituted) and Cllr Thorne (Cllr Morgan substituted).

11456 QUESTIONS FROM THE PUBLIC

None.

11457 SPECIFIC DECLARATIONS OF INTEREST

Cllr Dixon-Wilkinson declared a personal interest in applications CB/20/04199/FULL and CB/20/04200/LB as the applicant's family was known to him personally, accordingly he did not take part in the discussions and Cllr Jones chaired the meeting for these applications.

11458 MINUTES

Members were advised, under minute number 11438, that Councillor Jones was unable to address the Development Management Committee at the meeting held on the 9th November 2020 in regard to the Town Councils objections to the development on land at the Local Centre, Thorn Turn. Members received the address that Councillor Jones was due to present at the meeting.

To approve the Minutes of the meeting held on the 30th November 2020.

Resolved To approve the Minutes of the meeting held on 30th November 2020 and for these to be signed by the Chairman.

11459 PLANNING MATTERS

(a) The following planning applications were considered:

Non - Delegated

CB/20/04180/FULL Two storey side extension and new front porch
98 Cemetery Road, LU5 5DE

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

CB/20/04177/FULL To construct 7.4m x 3.625m two storey rear extension to
existing bungalow
51 Cemetery Road, LU5 5DA
For: R Shepherd

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

CB/20/04406/FULL Infill extension to undercroft
17 Holyrood Drive, LU5 5FW
For: Mr S Qaiser Abbas

Comments: Houghton Regis Town Council objects to this application on the grounds of:

- **Overdevelopment**
- **This proposed development, if allowed, would be likely to set a precedent for further applications of a similar nature which in turn would increase the need for on street parking in this area.**
- **Loss of parking provision**

CB/20/04199/FULL Erection of wall to front boundary. Installation of wooden
electric double gates. Retrospective.
Dene Hollow, Sundon Road, LU5 5LR
For: Mr D Watson

Comments: Houghton Regis Town Council objects to this application on the grounds of:

The proposed development

- **does not enhance the setting of the character and appearance of the listed building;**
- **the scale of the proposed development is overbearing and out of keeping. It will undoubtedly obscure the building from ground level viewing and thereby hide an important character building and hitherto an historical asset from its setting within the Conservation Area.**

The works already undertaken

- **do not pick up on the established character of the Conservation Area. Whilst the Town Council acknowledges that the hedgerow and trees, which have been removed, were perhaps lacking in maintenance, they did however add to the character of the area.**

Members requested that Councillor Ryan be asked to call this application in.

CB/20/04200/LB

Listed Building: Erection of wall to front boundary.
Installation of wooden electric double gates. Retrospective.
Dene Hollow, Sundon Road, LU5 5LR

Comments: Houghton Regis Town Council objects to this application on the grounds of:

The proposed development

- **does not enhance the setting of the character and appearance of the listed building;**
- **the scale of the proposed development is overbearing and out of keeping. It will undoubtedly obscure the building from ground level viewing and thereby hide an important character building and hitherto an historical asset from its setting within the Conservation Area.**

The works already undertaken

- **do not pick up on the established character of the Conservation Area. Whilst the Town Council acknowledges that the hedgerow and trees, which have been removed, were perhaps lacking in maintenance, they did however add to the character of the area.**

Members requested that Councillor Ryan be asked to call this application in.

CB/20/04398/GPDE

Prior Notification of Householder Extension: Rear single storey conservatory
39 Clarkes Way, LU5 5EN

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

CB/20/04227/LDCE

Lawful Development Certificate Existing: Construction of car parking area as part of the planning permission
CB/14/03488/FULL
Go Houghton, 100 Parkside Drive, LU5 5QN

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

CB/20/04512/FULL Single storey rear extension.
8 Bridgeman Drive, LU5 5SR
For: Mr S Burrows

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

The following were noted:

CB/20/04304/DOC Discharge of Condition 20 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/20/04307/DOC Discharge of Condition 19 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/20/04245/NMA Non Material amendment 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); Reserved matters planning application for 309 new homes, public open space, landscape and associated infrastructure pursuant to Conditions 3 and 4). Amendment sought to house types plots 164-195 and 243-271.
Land at Houghton Regis North, HRN1, Houghton Regis LU5 6JW
- CB/20/04166/DOC Discharge of Condition(s) 1,2,4,5 against planning permission CB/20/01001/RM- Reserved Matters following Outline planning permission CB/12/03613/OUT for the construction of The Farmstead, which is a mixed-use complex of buildings located within the AMP2 area, and incorporating a community hall, café, office space and potential small retail units, with associated car parking.
Land To The North And East Of Houghton Regis, Sundon Road, Houghton Regis
- CB/20/04503/NMA Non-material amendment to planning permission CB/20/00626/RM-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. Reserved matters sought relating to matters of appearance, landscaping, layout and scale for the construction of 109 no. dwellings. Amendment sought to vary details relating to plots 12, 34 and 99
- CB/20/04504/DOC Discharge of Conditions 4 & 24 against Planning Permission CB/15/04918/REG3 (Regulation 3 - Outline application: Erection of up to 61,336m of B1, B2 and/or B8 employment development floorspace with associated infrastructure and ancillary works. All matters reserved except means of access from Thorn Road)
- Members requested information as to how these conditions can be discharged when the application for the distribution centre had not yet been agreed.
- CB/20/04481/DOC Discharge of Condition(s) 10 and11 against planning permission CB/20/00348/RM (Resubmission: Reserved Matters : following Outline Application CB/15/00297/OUT 'hybrid' planning application. 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

(b) The following decision notices were noted:***Permissions / Approvals / Consents***

CB/20/02050/TDM Telecommunications Determination Masts: Installation of a new 18 metre high monopole supporting 6 no. antennas with wrap around equipment cabinet at the base of the column, the installation of 3 no. new equipment cabinets and ancillary development.
Grass Verge of Sundon Road, LU5 5LN

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

Members requested an update on the progression of this development.

Refusals:

CB/20/02230/TDM Telecommunications Determination Masts: Proposed telecommunications installation, 20m phase 8 monopole C/W wrap round cabinet at base and associated ancillary works.
Park Road North, LU5 5LD

CB/20/03079/FULL Erection of two bedroom dwelling on the side plot adjoining 71 Churchfield Road
71 Churchfield Road, LU5 5HN

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

Withdrawals:

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

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

11460 HOUGHTON PARK ROAD, HOUGHTON REGIS

For information Members received a letter from the agent appointed on behalf of the developer on the land East of Houghton Park Road, in response to their recent public consultation exercise.

Members agreed to defer this item to the meeting scheduled for 4th January 2021.

**11461 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 – No substantive update to report.

Linnere – Members received a presentation, as provided by way of an update at the HRN Stakeholder meeting held on the 17th November 2020.

Bidwell West – Members received a presentation, as provided by way of an update at the HRN Stakeholder meeting held on the 17th November 2020.

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 8.09pm

Dated this 25th day of January 2021.

Chairman