

***Houghton Regis Town Council***  
**Planning Committee**  
**4<sup>th</sup> January 2021 at 7.00pm**

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

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

Public: 3

Apologies: Councillors: K Wattingham

Also present: Councillor: Y Farrell

**11462 APOLOGIES AND SUBSTITUTIONS**

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

**11463 QUESTIONS FROM THE PUBLIC**

A member of the public raised concerns regarding application CB/20/03300/REG3:

- Frequent localised flooding from the pond could lead to an unsafe cycle path
- Buffer system between housing and school foot traffic was inadequate
- Inadequate resident consultation
- Proposed school entrance on Grange Way would encourage use as a drop off point which would result in unnecessary congestion.

Members advised that a representative of Houghton Regis Town Council attend and address the Central Bedfordshire Councils Development Management Committee on 13th January 2021 in order to raise the Town Council and residents' concerns.

**11464 SPECIFIC DECLARATIONS OF INTEREST**

None.

**11465 PLANNING MATTERS**

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

CB/20/04612/DOC Removal of condition number 2 of planning permission  
CB/19/00455/FULL (3 bedroom detached New dwelling)  
removal of existing condition  
1 Townsend Terrace, LU5 5BB

**Comments: Houghton Regis Town Council does not object to the removal of condition 2, however, this is only if verification can be sought from officers that the condition may be discharged alongside the supporting document that had been submitted with the application.**

CB/20/04547/GPDE Prior Notification of Householder Extension: Rear 6 metre extension  
57 St Michaels Avenue, LU5 5DW

**Comments: Houghton Regis Town Council objects to this proposed development on the grounds of overdevelopment, when considered against the approved development under application number CB/20/04584/LDCP.**

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  
*Members were advised that there were amendments to this application.*  
*Members were advised that additional information including additional ecological information, additional archaeological information, site sections and additional CGIs were available.*

**Comments: Members offered no comments as a member of council would be representing Houghton Regis Town Council at the Central Bedfordshire Councils Development Management Committee on 13th January 2021.**

#### **For noting**

CB/20/04592/DOC Discharge of Condition 5 against planning permission CB/19/03820/RM (Reserved Matters: New Primary School and amendments to the existing Thornhill Primary School site pursuant to outline permission CB/12/03613/OUT) Thornhill Lower School, Grove Road, LU5 5PE

CB/20/04605/DOC Discharge of Condition 17 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, Café, 2 No 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 5QT

CB/20/04584/LDCP Lawful Development Certificate Proposed-Conversion of loft to bedroom and conversion of garage to garden room  
57 St Michaels Avenue, LU5 5DW

**11466 LAND EAST OF HOUGHTON PARK ROAD, HOUGHTON REGIS**

This item was deferred from the previous meeting to allow Members to meet informally, at a meeting scheduled for the 4<sup>th</sup> January 2021, with the developer and agent for the land East of Houghton Park Road.

This informal meeting was an opportunity for members to consider any other comments they may have in response to the letter circulated by the agent, in response to a recent public consultation.

Members had already been provided with a copy of this letter.

Members agreed to withhold comments until the planning application had been received. Members were advised that this application was proposed to be presented at the next Planning meeting to be held on 25<sup>th</sup> January 2021.

**11467 CB/20/03300/REG3 – KINGSLAND SECONDARY SCHOOL, PARKSIDE DRIVE, LU5 5TH**

Members received correspondence, advising that the above application was scheduled to be considered at the next Central Bedfordshire Councils Development Management Committee on 13th January 2021.

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

Members agreed for Cllr Kennedy to attend the Central Bedfordshire Councils Development Management Committee on 13th January 2021 and address the Committee on behalf of Houghton Regis Town Council.

**Resolved: To appoint Cllr Kennedy to represent the Town Council to participate at the Development Management Committee meeting to be held on the 13th January 2021.**

**The Chairman declared the meeting closed at 8.06**

**Dated this 25th day of January 2021**

**Chairman**