

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

25th January 2021 at 7.00pm

Present:	Councillors:	D Jones	(Vice-Chair)
		J Carroll	
		M S Kennedy	
		R Morgan	Substitute
		S Thorne	
	Officers:	Clare Evans	Town Clerk
		Louise Senior	Head of Democratic Services
	Public:	5	
Apologies:	Councillors:	K Wattingham	
		D Dixon-Wilkinson	
Also present:		T McMahon	
		S Goodchild	Central Bedfordshire Council

11479 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Wattingham (Cllr Morgan substituted) and Cllr Dixon-Wilkinson.

11480 QUESTIONS FROM THE PUBLIC

Members of the public raised concerns regarding application number: CB/19/02053/OUT.

Concerns were raised regarding additional documents that had been added to the portal noting abnormalities in the detail compared to the master plan.

Members were advised that Cllr Ryan, CBC had been contacted and objections had been logged onto the Planning Portal by residents and statutory consultees. The concerns raised from residents included:

- Lack of green space
- Lack of parking
- Current owner does not maintain the area to a decent standard
- Flooding of the Brook

It was requested the committee support comments from the statutory consultees in particular.

11481 SPECIFIC DECLARATIONS OF INTEREST

None.

11482 MINUTES

To approve the Minutes of the meeting held on the 21st December 2020 and 4th January 2021.

Resolved To approve the Minutes of the meeting held on 21st December 2020 and 4th January 2021 and for these to be signed by the Chairman.

11483 PLANNING MATTERS

(a) The following planning applications were considered:

Non - Delegated

CB/20/04715/FULL Demolition of existing building and construction of a two-storey manufacturing facility (Use Class B2) and associated works

Unit 1, Foster Avenue, LU5 5TA

For: Siemens Healthineers UK

Comments: Houghton Regis Town Council had no objections to this application, however, wish to raise concerns regarding the reduction of landscaping.

CB/20/04728/FULL First floor rear and side extension
16 Henley Close, Houghton Regis, Dunstable, LU5 5SA
For: Mr & Mrs Weedon

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

CB/20/04774/FULL Rear/side extension and front porch
45 Sundon Road, LU5 5LL
For: Mr D Corr

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

CB/19/02053/OUT Outline Application - for the provision of up to 350 residential dwellings and associated works
Land to the east of Houghton Park Road Houghton Regis
Members were advised that amendments have been received in respect of the above property, as below:
- Revised Plans (including changes to the proposed illustrative masterplan and parameter plans)
- A Development Brief has been proposed
- Supplementary Environmental Statement has been provided (including updates to the Transportation and Ecology/Nature sections)
- Updates following additional public consultation
It has been agreed that the Town Council has until the 28th January to respond to this application.

Comments:

Although HRTC have no objection to the principle of housing development on this site as this accords with CBC policy, objections to this application are made on the following grounds:

- 1. The application shows no integration between existing residential areas, the proposed development and the Linnere site. This will create isolated communities with poor connectivity and integration, contrary to planning policy;**
- 2. The proposed access arrangement, solely through Conquest Road, is unacceptable. It places the entire highways burden of a new community on an existing community. There are alternative access solutions through the Linnere development. Consideration should be given to these to reduce the negative impact on existing residents, and to improve integration and connectivity;**
- 3. Due to the proposed access arrangements the disruption during construction would unacceptable to the existing community.**

It was requested that the Houghton Regis Town Council Planning Consultant be requested to attend the DMC to put forward HRTC's objections to this application.

CB/21/00130/FULL Proposed single storey extension to both sides, alterations to the front elevation with creation of porch and open gallery above. New detached garage.
The Chestnuts, 37 Sundon Road, LU5 5LL

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

- In front of the building line**
- Obtrusive**
- Over development**

CB/20/01172/RM
Members were advised amendments to this application.

Reserved Matters: (following Outline Application CB/18/00067/OUT) Application for the appearance, layout, scale and landscaping of proposed the development for 22 dwellings.
Highfield Barns, Bedford Road, LU5 6JP
Full set of revised plans and amendment to the description to include landscaping and a reduction in the number of proposed dwellings on the site to 22.

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

For noting:

- CB/20/04692/NMA Non-material amendment to 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) - Amendment sought: To move the house on plot 52 back 2 Phase CA2 Upper Thorn Green, Land to the west of Houghton Regis, Watling Street, LU5 6JQ
- CB/20/04803/LDCP Lawful Development Certificate Proposed: Single storey side extension, front porch and single storey outbuilding 2 Hammersmith Close, LU5 5SP
- CB/20/04760/DOC Discharge of Conditions 3, 9, 11, 12, 13 and 14 against planning permission CB/17/03566/FULL (Conversion of redundant stable block to a dwelling). Sewell Manor, Manor Farm, Sewell Lane, Sewell, LU6 1RP
- CB/21/00095/DOC Discharge of Condition 16 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/21/00079/DOC Discharge of Condition 2 against Planning Permission CB/19/00455/FULL (3 bedroom detached new dwelling) 1 Townsend Terrace, LU5 5BB

(b) The following decision notices were noted:

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

11484 PROPOSED EXTINGUISHMENT OF PART OF HOUGHTON REGIS FOOTPATHS NOS. 33 AND 36 AT SEWELL FARM, SEWELL LANE, SEWELL

Members were advised, for information, that in 2005 Bedfordshire County Council made a Definitive Map Modification Order to add parts of Houghton Regis Footpaths Nos. 33 and 36 to the Definitive Map of public rights of way. This order was objected to and was eventually confirmed by the Secretary of State for Environment, Food and Rural Affairs in 2012. The width of Footpath No. 33 was very wide and encompassed a whole area to the northern side of Sewell Lane.

The various affected landowners consequently applied to extinguish parts of the added footpaths. In 2016 Central Bedfordshire Council made an extinguishment order for the added footpaths but with the retention of a 2m wide part of Footpath No. 33. The order was objected to. In order to remove some of the objections, a new and improved route for part Footpath No. 33 (see line D-R on the attached draft order plan) was constructed. The improved route has now been approved by both Council officers and the objectors.

Central Bedfordshire Council were now re-making the opposed order as two separate orders: one for Footpath No. 33 that now had no objections against it and one for Footpath No. 36 which still had objections. This would allow one of the orders to be confirmed quickly whilst the order which would receive objections can be forwarded to the Planning Inspectorate.

This information was provided by way of an update as it had been some time since the Town Council was last informed about these paths.

Members suggested that concerns be put to the Planning Department regarding the width of the replacement path, at 2 metres wide, it was requested the suggestion of broadening the path to a width of 3 metres be presented to Planning.

11485 TOWN AND COUNTRY PLANNING ACT 1990 – S257 – THE PROPOSED STOPPING UP OF FOOTPATHS NEAR THORN ROAD, HOUGHTON REGIS AND THE CREATION OF ALTERNATIVE ROUTES AS PART OF THE NEW ABBEY HOMES DEVELOPMENTS

Members were advised that Central Bedfordshire Council had received an application to stop up parts of Houghton Regis Footpaths Nos. 4, 16 and 40 and to create alternative routes for these footpaths as per the attached plans as part of the proposed construction by Abbey Developments Ltd. of a large area of residential housing under planning consents CB/20/00348/RM.

Footpath No. 4 needed to be moved away from the area of development near point B and would be put onto the footway of the estate road. For note, the extent of the existing adopted highway at the roundabout means the new route of the footpath would extend northwards from point C only as far as point D.

Footpath No. 40 would be encroached upon by the rear gardens of properties between points X - Y. Consequently, it was proposed to divert this onto a route that runs in more open space on the nearby route Z - Y.

Footpath No. 16 would be built over near point C and so this path also needed to be moved. There were two options to be decided on:

Option 1 - As per the plans, Footpath No. 16 crosses adjoining lands which were also affected by consented development, namely: Bury Spinney (CB/19/04220/OUT) and Linden Homes (18/00811/RM). To deal with this path holistically this option proposes diverting a large section of the footpath from the line C - G to an alternative route C - H - G along what would eventually be a surfaced estate path.

Option 2 - An alternative proposal would see just the section of Footpath No. 16 immediately affected by development between points C - T diverted around the edge of the Abbey Homes development onto a new line R - S - T. This would leave the remaining section of Footpath No. 16 between points T and G to be diverted at a later date prior to the Bury Spinney development commencing.

In relation to Footpath No. 16, Members expressed a preference for Option 1 - As per the plans, Footpath No. 16 crosses adjoining lands which were also affected by consented development, namely: Bury Spinney (CB/19/04220/OUT) and Linden Homes (18/00811/RM). To deal with this path holistically this option proposes diverting a large section of the footpath from the line C - G to an alternative route C - H - G along what should eventually be a surfaced estate path.

11486 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 – Members were advised that a draft Budget report for the Housing Revenue Account was presented to Central Bedfordshire Councils Executive recently. This report contained two paragraphs in regard to the land at Windsor Drive. Whilst the proposal, as detailed below, was at an early stage, Council were requested to consider if it wanted to spend circa £20M for the purposes outlined in two specific paragraphs.

Paragraphs 59 and 60 of the draft Housing Revenue report read as follows:

"...The other large site, that is new to the programme, is land at Windsor Drive in Houghton Regis. This is a substantial area of green space within the Parkside estate. At this early stage of feasibility and site assessment a development of 100 homes is being considered, which will allow significant open space to be retained and enhanced, yielding significant local benefits. The intention is to incorporate local space improvements and wider linked benefits locally. Careful consideration will be given to the best type of housing and tenure mix. An expenditure of £20.6M is proposed, with potential HE funding of £2.5M, to leave net spend of £18.1M. Due to the anticipated consultation and master-planning exercise, start on site is not anticipated until 2023; the majority of spend is shown in years 3-4 of the MTFP. The approach to the development of land at Windsor Drive will begin with a Planning-for-real type event, similar to the approach that was taken for the development of All Saints View, as a means to engage the community in a process aimed at benefits optimisation, as a genuine Place-shaping opportunity. That process will begin during the spring of 2021 and will be designed to maximise opportunities for local people to say how best the land should be developed, to deliver both affordable housing and to enhance the amenity space...."

Members were informed that these were very early days and it could be 18 months before a Planning application was made, at which point there would be the opportunity to challenge what the Council proposes. Prior to that, the process was to -

- a) Agree a budget within Central Bedfordshire Council – £20.6M was an estimate to build 100 affordable homes for shared ownership and rent (to benefit local people), as well as to deliver open space and other improvements in the local area so that local people benefit from this development in two ways – much needed affordable homes and space that was more enjoyable/beneficial for local people in Houghton Regis. It was recognised that the Council was prepared to invest this money. The starting point was to set a Budget.
- b) A local “Planning for Real” exercise, would begin, to engage and involve local people to say what they would like in terms of local green space and amenity improvements and to strike the right balance between new homes on this land and how to improve the amenity value of that land through those enhancements. This would happen late spring/summer 2021.
- c) We would then design a scheme – homes and local improvements to the amenity land. Before submitting a Planning application, people would be asked what they think, in a relatively informal process.
- d) Planning application likely Spring 2022. It was at this point that the Council’s Planning Service would contact local residents to invite them to comment on an application.

Members were informed that the Assistant Director, Housing Service Social Care, Health & Housing Directorate was very willing for residents to make contact should they have any questions or concerns.

Members requested that consideration be given to registering this piece of land as a community asset. Members were advised that Community Assets would be included on the Community Services Agenda for the meeting to be held on 8th February 2021.

Section 106 Monies – No substantive update to report.

Resolved: To note the information

The Chairman declared the meeting closed at 8.15pm

Dated this 15th day of February 2021

Chairman