

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

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

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

Public: 1

Apologies: Councillor: K Wattingham

Also present: Councillor: T McMahon  
S Goodchild CBC Councillor

**11504 APOLOGIES AND SUBSTITUTIONS**

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

**11505 QUESTIONS FROM THE PUBLIC**

None.

**11506 SPECIFIC DECLARATIONS OF INTEREST**

Cllr McMahon advised members that although she was not a member of the Committee, the applicant of application CB/20/04804/FULL was personally known to her, accordingly she took no part in discussion around this application.

**11507 MINUTES**

To approve the Minutes of the meeting held on the 25<sup>th</sup> January 2021.

**Resolved To approve the Minutes of the meeting held on 25<sup>th</sup> January 2021  
and for these to be signed by the Chairman.**

**11508 PLANNING MATTERS**

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

***Non - Delegated***

CB/20/04804/FULL Proposed single storey side and rear extension.  
2 Hammersmith Close, LU5 5SP  
For: Mr and Mrs Basalski

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

CB/21/00171/FULL Garage Conversion & First Floor Side Extension  
33 Millers Way, LU5 5FH  
For: Mrs J Baker

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

CB/21/00286/FULL Two storey side extension and new front porch  
98 Cemetery Road, LU5 5DE  
For: Mr D Oggs

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

- **Overdevelopment**
- **Insufficient parking provision**

CB/20/04656/FULL Addition of porch (Retrospective)  
44 Fensome Drive, LU5 5SH  
For: Mr J Klossowski

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

CB/21/00208/FULL Single storey rear extension  
44 Lake View, LU5 5GJ  
For: Mr G Hazel

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

CB/21/00022/FULL Re-Submission of planning permission 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 on the grounds of:**

- **Over development of the site**
- **Inadequate parking provision– reason -The Town Council notes a one bedroom proposed development however, they raise their concerns that this proposed development could be utilised as a two bedroomed dwelling. Therefore, parking provision would be inadequate.**
- **Highway safety issues - Due to the size of the proposed development, there are concerns that visibility issues will occur for highway and pedestrian users causing safety issues.**

Noted:

CB/21/00133/DOC Discharge of Condition 4 against Planning Permission CB/19/03820/RM (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/21/00310/DOC Discharge of Condition 9 against 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/21/00246/DOC Discharge of Conditions 22 & 23 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 5150 dwellings (Use Class C3); up to 202500 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

**(b) The following decision notices were noted:**

***Permissions / Approvals / Consents***

***Permissions***

CB/20/03087/RM Reserved Matters: following Outline Application CB/15/04918/REG3 (Erection of up to 61,336m<sup>2</sup> 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 expressed disappointment in the approval of this application.

CB/20/02649/FULL Demolition of the existing single dwelling and one and a half storey detached replacement dwelling with associated works  
2 Cowslip Crescent, Sewell Lane, Sewell, LU6 1RP

CB/20/01538/FULL Erection of a 3 storey, 66 bed care home for older people with associated access, car parking and landscaping.  
Land west of Bidwell, Houghton Regis, LU5 6JQ

***Refusals:***

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, LU6 1RP

***Withdrawals:***

- CB/20/04199/FULL Erection of wall to front boundary. Installation of wooden electric double gates. Retrospective.  
Dene Hollow, Sundon Road, LU5 5LR
- 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
- CB/20/03391/FULL Construction of 9 residential dwellings and all ancillary works  
Land at The Orchard, Bedford Road, LU5 6JJ
- CB/20/00582/OUT Outline Application: Erection of 4 chalet style bungalows  
Land North of Highfield Bungalow, Bedford Road, LU5 6JP

**11509 APPEAL NOTICE – CB/20/03276/FULL 4 TOWNSEND TERRACE, HOUGHTON REGIS, LU5 5BB**

For information Members were advised of an appeal at the above address. Members were advised that the planning committee did not object to this application, at the meeting held on the 28<sup>th</sup> September 2020.

Members debated whether to submit comments to The Planning Inspectorate in regard to the appeal notice.

Members agreed to be consistent in their approach and to object to the back-land development on this site

Members requested that a letter of objection be submitted to The Planning Inspectorate on behalf of Houghton Regis Town Council.

**Resolved: To consider whether the Town Council wishes to make comments or modify/withdraw their previous representation to this application.**

**11510 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 11<sup>th</sup> May 2017.

**All Saints View** – No substantive update to report.

**Linnere** – Members were advised that works had commenced on the new secondary school.

Members requested clarity on this information and requested confirmation at the next meeting.

**Bidwell West** – Members were advised that as of the end of November there had been 181 occupations on this site. All reserved matters applications had been determined.

**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 7.58pm**

**Dated this 8<sup>th</sup> day of March 2021**

**Chairman**