

HOUGHTON REGIS TOWN COUNCIL
Planning Committee
Minutes of the meeting held on
8th March 2021 at 7.00pm

Present:	Councillors:	D Dixon-Wilkinson J Carroll D Jones M S Kennedy R Morgan S Thorne	Chairman Substitute
	Officers:	Debbie Marsh Louise Senior	Corporate Services Manager Head of Democratic Services
	Public:	5	
Apologies:	Councillors:	K Wattingham	
Also present:	Councillors:	T McMahon S Goodchild	HRTC Councillor CBC Councillor

11538 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Wattingham (Cllr Morgan substituted)

11539 QUESTIONS FROM THE PUBLIC

A member of the public raised concerns regarding application CB/21/00435/FULL. Concerns were:

- the positioning of the vehicular access off Houghton Road,
- the increase of light pollution due to loss of established trees and vegetation
- possible timings of delivery vehicles and opening hours.

It was suggested that during the building process, the pathway opposite the proposed entrance could be improved as currently it was a grass verge which during wet weather was hazardous to walk on, forcing school children and other pedestrians to walk on the road, to avoid the slippery surface.

11540 SPECIFIC DECLARATIONS OF INTEREST

Cllr Jones declared an interest in application CB/21/00737/LDCP due to the property's location in relation to his own property. This application had been included on agenda for noting, subsequently, there was no discussion relating to this application.

11541 MINUTES

To approve the Minutes of the meeting held on the 15th February 2021.

Resolved To approve the Minutes of the meeting held on 15th February 2021 and for these to be signed by the Chairman.

11542 PLANNING MATTERS**(a) The following planning applications were considered:**

CB/21/00509/FULL Single storey side and rear extension
31 Therfield Walk LU5 5QB
For: Mrs and Mr Sylwia and Karol

Comments:

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

- **Overdevelopment.**
- **Encroachment onto amenity land that runs alongside the property.**
- **Queries land ownership, as per point above.**

CB/21/00441/FULL Erection of 8no. dwellings with associated works
Land to the south of The Bungalow, Bedford Road, Bidwell
For: Jarvis Partnership Homes

Comments:

Houghton Regis Town Council strongly objects to this application for the following reasons:

- **Overdevelopment**
- **Lack of parking provision – 7 x 3 bed properties and 1 x 2 bed property with 16 residents parking and 2 visitor parking spaces, falls short of parking standards. There is no room on this site for additional on street park thereby, visitors/residents/trade persons will be forced to park inconsiderately. This area will look like a car park and not a development that might blend in with the surrounding Green Belt.**
- **The proposed development is unsympathetic to the adjacent green corridor and therefore does not accord with the HRN Framework Plan.**
- **The proposed post and rail boundary fence will give no privacy to affected residents. Should then these be replaced with close board fences, then this would ‘shut’ the site off.**
- **No exceptional circumstances to support this outward growth.**
- **This proposal cannot be supported under the guise of limited expansion in the Green Belt, as that has already been afforded to the adjacent site.**

Furthermore:

The Town Council challenges that the site no longer serves the purposes of Green Belt land. It is regardless that it is in close proximity to the Bidwell West

development site. If anything, this makes this site all the more important. Bidwell is a hamlet, that needs some degree of protection from expansion. The Town Council is not against development, but is committed to preserving, the Bidwell setting.

CB/21/00439/FULL Convert office/workshop into a 2 bed bungalow
Regis House, Queen Street, LU5 5BT

Comments:

Houghton Regis Town Council had no objections to this application.

CB/21/00524/FULL Erection of detached dwelling (No. 1A)
1 Newbury Road, LU5 5RA
For: Mr & Mrs Phillips

Comments:

Houghton Regis Town Council had no objections to this application.

CB/21/00435/FULL Demolition of existing buildings and erection of a Class E limited assortment discount foodstore with associated car parking, access, landscaping and associated engineering works.
Land at Houghton Road and Townsend Farm Road
Houghton Regis
Lidl Great Britain Ltd

Comments:

Houghton Regis Town Council had no objections to this application but raised some concerns, as below:

Members agreed that should this application go before Central Bedfordshire Councils Development Management Committee then Cllr Morgan should attend the meeting to raise the points discussed.

Loss of trees - The Town Council understands that the trees that are there, were planted to help with minimising the pollution that came from the cement works. With the increase to traffic this site will produce, it is requested that the loss of trees is kept to the minimum. Should trees be removed the Town Council requests that the applicant provide, plant and maintain alive for five years one 'Select Standard', girth 10-12cm, tree for each one removed. If possible, the siting of the trees to be agreed with Houghton Regis Town Council.

Highway issues – The Town Council is concerned that the proposed entrance will cause traffic chaos, due to its close proximity to two sets of traffic lights. Also, the proposed

entrance will mean vehicles will have to cross the cycle path, thereby potentially causing an increase to the safety of footway users, especially students.

Vehicle movements - There is no information to confirm HGV delivery times nor the store opening times. In addition to this the town council is concerned that the potential increase in vehicle movements, accessing and existing the site, from Houghton Road, will have a detrimental impact to those residents living opposite the site.

Light pollution – Increase in light pollution should trees be removed. Detrimental impact to those residents living opposite the site.

Electric car charging points - Insufficient electric car charging points. The Town Council would like to propose 2 more charging points.

Access – The Town Council requests that consideration be given to the vehicle access being from Blackburn Road and the HGV access from Houghton Road. This would reduce the conflict between pedestrians and highway users.

The Town Council acknowledges the orientation of the proposed store in order to take advantage of sustainable energy but maybe the developer could revisit the access points, alongside the comments above.

The Town Council acknowledges that Lidl has a strong sustainability ethos and would welcome the opportunity to work with them, outside the restraints of planning conditions, in order to build on that ethos and support the Town Councils vision of improving the green infrastructure around the town.

The Town Council respectfully suggests that the applicant provide and promote to staff, free Bikeability cycle training to complement the excellent “Secure cycle parking for staff [that] will be provided within the warehouse.”

Finally, the Town Council requests that should the planning permission for advertising hoardings on the Houghton Road edge of the site still exist, that this be revoked.

CB/21/00681/FULL Single storey front extension
37 Grangeway Footway, LU5 5PR
For: Mr M Pavel

Comments:

Houghton Regis Town Council had no objections to this application, however, would like to raise concerns of possible light infringement to the neighbouring property.

CB/21/00280/OUT Erection of 4 chalet style bungalows
Land North of Highfield House, Bedford Road, LU5 6JP
For: Mr D Carrol

Comments:

The Town Council strongly objects to this application for the following reasons:

This site is located in the Green Belt.

The Town Council does not accept that this development is in accordance with the surrounding character of the area.

Whilst the proposed development is back land development and will not be viewed from the highway, it will however have a detrimental impact on the open character of the site and the adjacent area.

This site is not part of the allocated strategic growth sites and therefore does not contribute to the strategic allocation of housing, it is a minor development which will not contribute to the Town.

The proposed access would cause visibility restrictions for both drivers and highway users

The Town Council attaches great importance to the Green Belt and strongly objects to another infill site and intensification of development in this area.

CB/21/00382/FULL Construction of 9 residential dwellings and all ancillary works
The Orchard, Bedford Road, LU5 6JJ
For: Bilsby Properties Ltd

Comments:

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

- Access
- Overdevelopment
- No footpath or cycle access to the site, thereby making an enclosed standalone development and out of keeping.
- Layout appears cramped

For Noting

CB/21/00489/DOC Discharge of Condition 16 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) Parcel 1
- CB/21/00737/LDCP Proposed loft conversion with rear dormer
119 Tennyson Avenue, LU5 5UG
- CB/21/00744/NMA Non-material amendment to planning permission
CB/20/00348/RM (Resubmission: Reserved Matters following Outline Application CB/15/00297/OUT 'hybrid' planning application) amendment sought to construct a garden room in garden of plot 51 and change garage at plot 52 to a store
Land to West of Houghton Regis, Watling Street
- CB/21/00718/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 1, Land to the Northern Edge
Houghton Regis
- CB/21/00633/DOC Discharge of Condition(s) 3,4,5,6,7,8 against planning permission CB/19/00455/FULL -3 bedroom detached new dwelling Condition 3: Parking Scheme, Condition 4: Vehicle Area Surfaces, Condition 5:Cycle Parking On-Site Condition 6:Vision Display On-Site Condition 7: Details Of Refuse Collection Points, Condition 8:Materials External Works
Discharge of Condition(s)
1 Townsend Terrace, LU5 5BB

(b) The following decision notices were noted:

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

11543 APPEAL NOTICE – CB/20/03276/FULL 4 TOWNSEND TERRACE, HOUGHTON REGIS, LU5 5BB

At the planning meeting held on the 15th February 2021 members requested that a letter of objection be submitted to The Planning Inspectorate on behalf of Houghton Regis Town Council, in regard to the appeal lodged for the above address.

Members received a copy of the objection.

Members noted this information.

11544 CB/20/03557/VOC - STABLE COTTAGE, MANOR FARM, SEWELL LAND, SEWELL, LU6 1RP

Members received notification from Central Bedfordshire Council in regard to the above application.

Members were advised that this application was recommended for approval at its Development Management Committee on the 10th March 2021.

For information the Town Councils Planning Committee considered this application at their meeting held on the 19th October 2020 and made the following submission to Central Bedfordshire Council:

The Town Council objects to this application for the following reasons:

This site has already been subject to a previous VOC application (CB/19/03323/VOC) which, in the Town Councils opinion, included so many variations that it constituted a revised application and did not fall under the criteria for VOC. For example, the variation also increased the size of the footprint of the proposed developments, albeit by not much but by a figure in total of around 3 metres, removal of bay windows to be replaced with bi fold doors and two additional windows in plots 2 and 4 on the gable end.

- *The proposed design does not compliment or harmonise with the local surroundings, in particular to the adjacent listed building. Nor does the design pay regard to its setting in a conservation area.*
- *Insufficient parking provision.*
- *The original application (CB/17/05378/FULL) provided very little in design elements. The previous VOC application and this application, should it be approved, will leave a set of semi-detached dwellings of 'box' like design with absolutely no design elements and contrary to Central Bedfordshire Councils Design Guide and thereby incongruous in the hamlet of Sewell.*

Members agreed for Cllr Kennedy to attend the DMC to address the committee and put forward the views of the Planning Committee.

Resolved: To consider and appoint a representative to attend Central Bedfordshire Councils Development Management Committee meeting on the 10th March 2021, in regard to this application.

11545 CB/TCA/21/00094 – WORKS TO TREES – HOUGHTON HALL PARK

Members received notification, from Central Bedfordshire Council, of proposed works to trees at Houghton Hall Park. Houghton Hall Park lies within Houghton Regis Conservation Area.

Comments were to be received by Central Bedfordshire Council by the 18th March 2021.

Members supported the proposed works to trees in Houghton Hall Park.

Resolved: To consider the Town Councils comments.

11546 AREA WIDE MASTERPLAN 3 - LINMERE

As members were aware Central Bedfordshire Council had consulted on the third area masterplan/design code for Linnere.

Members considered a report from the Town Councils planning consultant be in order for the Town Council to consider their response to this consultation.

Members raised concerns that several advertising campaigns had located the development in Dunstable rather than Houghton Regis, members requested that the developers, Barratt Homes, be contacted and this be advised and corrected accordingly.

Members raised concerns that there was a lack of cohesive connectivity between Linnere and Bidwell West and the old Houghton Regis, which could result in a segregation of communities. Inadequate roads links could be detrimental to the efficiency of public transport links.

Resolved: To respond to Central Bedfordshire Council in respect of the Area Wide Masterplan 3 – Linnere consultation with the following comments:

The Town Council raises very strong objections to key aspects of the proposed area masterplan, namely the lack of firm proposals for access and movement integration with the existing residential area to the west (Parkside) and the adjoining undeveloped area in-between. Rather than ‘potential’ walking and cycling links with the communities to the west (as shown in the masterplan) the plans should prioritise definite connections that link existing residential areas through new development areas, which facilitate movement to employment, facilities and open spaces.

Further, there are environmental objections since the layout of the development's main access routes for vehicles and buses follows a north-south alignment; the lack of definite and co-ordinated walking and cycling links from the site towards the employment areas eastwards and the adjoining areas to the west, will encourage greater un-sustainable use of cars for a range of journey types.

Without a comprehensive approach to the access and movement proposed for both this and the adjoining site, there remains concerns that inappropriate levels of traffic might in future pass along Conquest Road and others leading from this side of the estate before joining Parkside Drive. This would be a major detriment to the residents in these areas by virtue of noise, disturbance and possibly safety and pollution problems.

In addition, this raises serious equalities objections since the same lack of definite walking and cycling routes could seriously disadvantage those with low access to personal transport.

The masterplan as submitted is inward looking rather than seeking to integrate within the locality. As such it poses a real risk that this development will epitomise a 'them and us' split in future between the old and new parts of Houghton Regis unless the plans make deliberate attempts to integrate staples of life like schools, shops, open spaces and community facilities.

The distribution of open space exemplifies this inward-looking approach, seeing the site in isolation and missing major opportunities to create 'linear' parks with from the areas of open space in Parkside across to the 'ecological corridor' along the Woodside Link.

Without modifications, the plans for Linnere would create a commuter settlement for towns up and down the M1 and fail to integrate as part of Houghton Regis.

The Town Council also raises concern that the two brooks, which cross this area, are now missing from the plan. These brooks are chalk streams and therefore assurances need to be made in the protection of these watercourses.

11547 NEIGHBOURHOOD PLAN

Members were advised that the Neighbourhood Plan Steering Group met on Tuesday 16th February 2021 to discuss the way in which the public consultation could be undertaken during the current Covid 19 restrictions.

The steering group agreed that the aim was to start the public consultation after Easter. However, they were advised that this was subject to approved funding.

Previously the Town Council had been successful in being awarded grants, via the governments grant scheme, for the progression of their Neighbourhood Plan. Currently this scheme is not open for applications for the year 2021/22.

Members were advised that earmarked reserves were in the Town Council budget for Neighbourhood Planning. Therefore, it was proposed that a report and request for funding, for the public consultation and associated costs, be submitted for consideration at the Town Council meeting to be held on the 22nd March 2021.

Members were advised that grant funding from the Ministry for Housing, Communities, and Local Government will be applied for, once the application process is open. However, members were informed that grant funding cannot be applied for retrospectively.

A motion was proposed and seconded to read:

To implore that member's support the funding request being made at the Town Council meeting to be held on the 22nd March 2021, in order to progress and complete the Town Councils Draft Neighbourhood Plan public consultation.

This motion was agreed and therefore the following resolution was included.

Resolved: To implore that member's support the funding request being made at the Town Council meeting to be held on the 22nd March 2021, in order to progress and complete the Town Councils Draft Neighbourhood Plan public consultation.

11548 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 – See agenda item 7

Bidwell West – No substantive update to report.

Kingsland – No substantive update to report.

Members requested that representatives of Central Bedfordshire Council attend the Town Partnership Committee to in order provide Houghton Regis Town Council with an update on the status of the Kingsland site.

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 9.23pm

Dated this 29th day of March 2021.

Chairman