

Houghton Regis Town Council
Planning Committee
29th March 2021 at 7.00pm

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

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

Public: 5

Apologies: Councillor: K Wattingham

Also present: Councillor: S Goodchild Central Bedfordshire Council

Absent: Councillor: J Carroll

11567 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Wattingham (Cllr Morgan substituted)

11568 QUESTIONS FROM THE PUBLIC

Members of the public addressed the committee in regard to minute number 11572. Residents stated that since the Woodside Link road had opened, the volume of traffic had significantly decreased in Windsor Drive. It was suggested that a speed camera would be a more appropriate approach to slowing speeding motorists down and not to install raised tables as these would have a detrimental impact to the amenity of residents with the increase in noise. Concern was raised that the proposed traffic calming measures and crossing were being installed to coincide with the proposed development on Windsor Drive.

Alan Winter suggested chicanes as a more appropriate means of slowing the speed of traffic.

A member of the public raised concerns in regard to minute number 11573 and the proposed off-street parking places order relating to a car park in Peel Street, Houghton Regis. Members were advised that this member of the public had, on numerous occasions, raised their concerns to Central Bedfordshire Council about the increase of inconsiderate on street parking in nearby residential roads. The proposed order would only serve to further increase the demand for on street parking, by dispersing those who would ordinarily use the car park finding alternative parking spaces.

A member of the public requested clarity, from the Chairman, under minute number 11575 and in particular to the matter of the Windsor Drive FAQ's item. It was advised that this section was merely an opportunity for the committee to receive updates under the headings listed and that anything more specific would be discussed under its own agenda item.

Members were made aware that residents had established a Friends of Windsor Drive group.

11569 SPECIFIC DECLARATIONS OF INTEREST

None.

11570 MINUTES

To approve the Minutes of the meeting held on the 8th March 2021.

Resolved To approve the Minutes of the meeting held on 8th March 2021 and for these to be signed by the Chairman.

11571 PLANNING MATTERS

(a) The following planning applications were considered:

CB/21/00631/FULL External fabric alterations including new external windows and doors, new canopy over entrance, enlarged bin enclosure and secure cycle shelter.
Unit 6, Nimbus Park Houghton Hall Park, Porz Avenue,
Houghton Regis, Dunstable, LU5 5WZ
For: E & N Hertfordshire NHS Trust

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

CB/20/04236/FULL Dropped Kerb
116 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JD

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

CB/21/00965/FULL Demolish existing detached garage and erect two storey side extension
2 Millers Way, Houghton Regis, Dunstable, LU5 5FA
For: G Gillings

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

The following applications were noted:

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- CB/21/00717/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/21/00953/NMA Non-Material Amendment to planning permission CB/18/03530/RM (Reserved Matters following Outline Application CB/15/00297/OUT-Erection of 264 dwellings, amenity space and parking, public open space, landscaping and associated works)
Parcels 3 & 4 (Phases 7 7a & 7b Land at Bidwell West, Houghton Regis
- CB/21/00963/DOC Discharge of Condition 9 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, Sundon Road, Houghton Regis

- CB/21/00884/DOC Discharge of Condition 15 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/21/01095/DOC Discharge of Condition 30 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 1, Sundon Road, Houghton Regis

(b) The following decision notices were noted:

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

11572 WINDSOR DRIVE

Members considered proposals from Central Bedfordshire Council for the installation of traffic calming measures in Windsor Drive.

Members discussed these proposals at length.

Members were advised that the proposed traffic calming measures were believed to be funded by monies coming from the s106 arrangements made for the Sandringham Drive Development, albeit that this was in 2008, and not from the proposed development in Windsor Drive.

Councillor Jones proposed the following motion to read:

That the Town Council supports the installation of the Tiger Crossing, but that the Town Council strongly objects to raised tables.

Councillor Kennedy proposed an amendment to this motion to read:

That the Town Council accepts the need for the Tiger Crossing but request Central Bedfordshire Council seek alternative traffic calming measures than those of the proposed raised tables. Councillor Morgan seconded the amendment.

Members voted on whether to accept the proposed amendment to the original proposed motion.

All those in favour:

Cllr Dixon-Wilkinson, Cllr Thorne, Cllr Kennedy, Cllr Morgan

Those against:

Cllr Jones

Members voted on the amended motion.

All those in favour:

Cllr Dixon-Wilkinson, Cllr Thorne, Cllr Kennedy, Cllr Morgan

Those against:

Cllr Jones

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

Resolved: To respond to Central Bedfordshire Council in regard to the installation of traffic calming measures proposals in Windsor Drive, with the following reply:

That the Town Council accepts the need for the Tiger Crossing but request Central Bedfordshire Council seek alternative traffic calming measures than those of the proposed raised tables.

11573 OFF-STREET PARKING ORDER – PEEL STREET

Members were advised that Central Bedfordshire Council were proposing to make an off-street parking places order relating to a car park in Peel Street, Houghton Regis. Details attached.

Members were, in principle, supportive of the proposal but felt that further information was required before a full and final response could be given.

Members were aware that provision within the car park was provided for those residents living in Bedford Square and raised questions on where residents and traders would park. If this could still be provided and how it would be monitored.

Members agreed to support, in principle, Central Bedfordshire Councils proposed off-street parking places order but requested further information be forthcoming before making their full and final comments.

Resolved: To request further information in order to consider the Town Councils response to Central Bedfordshire Councils proposed off-street parking places order relating to a car park in Peel Street.

11574 LOCAL PLAN PROPOSED MAIN MODIFICATIONS CONSULTATION – MARCH 2021

Central Bedfordshire Council have published Proposed Main Modifications relating to its Emerging Local Plan.

Central Bedfordshire Council submitted its Local Plan to Government in February 2018. The Local Plan sets out a policy framework to guide development across the Council area up-to 2035, including to support the delivery of housing, employment and infrastructure.

The Local Plan was now at the Examination stage where independent Planning Inspectors consider if the plan meets the appropriate requirements and if it can be adopted. This process has already involved public hearings that took place in May to July 2019 and December 2020. All the stages of the Examination were available on the Council's website at the following link:

<https://www.centralbedfordshire.gov.uk/local-plan-exam>

As part of an Examination process, Planning Inspectors may recommend Main Modifications (changes that materially affect the plan's policies) to make a submitted local plan sound and legally compliant. These Proposed Main Modifications must be published for public consultation, so the Inspectors' have an opportunity to consider any representations on the proposals prior to publishing their report on the plan.

The Town Council, as a consultee, were invited to express their views on these Modifications.

Members were advised that the consultation began on Friday 19th March 2021 for a period of six weeks and would finish at 12 noon on Wednesday 5th May 2021.

Resolved: To defer the Town Councils response to Central Bedfordshire Councils proposed Modifications Consultation to the next meeting of the planning committee.

11575 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.

Linmere – Linmere and Bidwell West – Members were advised that there were no substantive updates to report in regard to either sites, however members were provided with the following information:

A spokesperson for Central Bedfordshire Council said, “As part of the Houghton Regis North (HRN) development, Central Bedfordshire Council had granted planning permission for 7,000 homes in Houghton Regis. These homes were part of a wider development which included a range of leisure, community and school facilities, and more information on this can be found on their website. In total, it was estimated that a total of 8,065 homes would be built in Houghton Regis, up until 2035. The locations of the additional 1,065 homes were subject to planning permission.”

Bidwell West – No substantive update to report.

Kingsland – No substantive update to report.

Windsor Drive – Members were provided with a FAQ’s sheet, produced by Central Bedfordshire Council, in regard to a proposed development of up to 100 affordable homes for rent and shared ownership on this site.

Section 106 Monies – No substantive update to report.

Resolved: To note the information

The Chairman declared the meeting closed at 8.32pm

Dated this 19th day of April 2021

Chairman