

Houghton Regis Town Council
Planning Committee
19th April at 7.00pm

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

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

Public: 7

Apologies: Councillor: K Wattingham

Also Councillor: S Goodchild Central Bedfordshire Council
present:

11576 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Wattingham (Cllr Farrell substituted)

11577 QUESTIONS FROM THE PUBLIC

Members of the public addressed the committee in regard to planning application CB/21/01242/FULL. Employment Site North of Thorn Road, Thorn Road.

Residents stated that they were not against employment on this site however, the proposed development would have a significant detrimental effect on local residents, especially for those who live adjacent to the site.

Concerns raised were:

- Proposed 24-hour operation and the impact on residents in regard to noise, air and light pollution
- The proposed height of the buildings, in particular to the one closest to neighbouring residential properties.
- Overdevelopment
- The proposed design has no architectural merit
- Landscape design inadequate

Members thanked those for attending and for providing their comments.

11578 SPECIFIC DECLARATIONS OF INTEREST

None.

11579 MINUTES

To approve the Minutes of the meeting held on the 29th March 2021.

Resolved To approve the Minutes of the meeting held on 29th March 2021 and for these to be signed by the Chairman.

11580 PLANNING MATTERS

(a) The following planning applications were considered:

CB/21/00661/FULL Single storey side extension with garage conversion
133 Leafields, LU5 5LU
For: Ms L Grigg

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

CB/21/01300/REG3 Retention of one triple classroom temporary unit.
The Chiltern School, Regis Education Centre, Parkside
Drive, LU5 5PX
For: Central Bedfordshire Council

Comments: Houghton Regis Town Council had no objections to this application. However, the town council had concerns of the suitability and longevity of this type of unit for this purpose.

CB/21/01147/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/21/01081/FULL Single storey side and rear extensions
39 Thornhill Close, LU5 5SG
For: Mrs K Ad

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

CB/21/01242/FULL Development of the site for E(g)(iii), B2 and B8 Uses to include Trade Counter, including details of access, servicing, landscaping, boundary treatment and associated works. Employment Site North of Thorn Road, Thorn Road, Houghton Regis
For: Wrenbridge (FREOF V Houghton Regis) LLP

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

- Excessive and antisocial operational/trading hours
- The height of Unit 3 is overbearing and would have a detrimental effect by overshadowing on those residential properties adjacent to the site.
- Concerns of increase in light pollution, again in particular to those residents who are adjacent to the site.
- Whilst the town council acknowledges that the buildings here are to be designed as gateway features, it objects to the design of the buildings. The patchwork design does not fit in with the surrounding area and its setting.
- The town council accepts the concept of this development however, what is proposed is over development.

The town council respectfully request that the distance from the proposed development line to the boundaries of the adjacent properties is increased, to allow for a more distinct separation and to provide further mitigation measures.

The town council understood that the total concept of the development of this area was to make Houghton Regis North and green and pleasant place to live. This developments design and proposed use does not accord with this concept.

The town council would like to see more consideration being given to a more suitable eco-corridor.

CB/21/01226/FULL Two storey rear extension and internal alterations following demolition of existing wc/utility and lobby at ground floor level.
24 Manor Park, LU5 5BX
For: Ms K Fox

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

CB/21/01385/FULL Two storey front and side extension
2 Harrington Heights, LU5 6JU
For: Mr J Cook

Members were advised that an amendment had been made to this application. As the deadline for comments to be received by would be the 13th May, members agreed to defer discussion until the next meeting.

The following applications were noted:

- CB/21/01244/DOC Discharge of Conditions 03 and 23 against planning permission 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 5QN
- CB/21/01211/DOC Discharge of Conditions 15 & 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)
Parcel 1, Bedford Road, Houghton Regis
- CB/21/01441/DOC Discharge of Condition 15 against planning permission CB/19/03232/RM (Reserved matters: Appearance, scale and landscaping for residential development of 336 dwellings on Development Parcels 5a and 5b Bidwell West, Houghton Regis. Outline application (CB/15/0297/OUT) was supported by a full Environmental Statement (ES).
Parcels 5a and 5b of Bidwell West, Houghton Regis
- CB/21/01394/DOC Discharge of Condition 5 against planning permission CB/20/03087/RM-Reserved Matters: following Outline Application CB/15/04918/REG3 (Erection of up to 61,336m² 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

- CB/21/01243/DOC Discharge of Condition 4 against planning permission
CB/20/01265/FULL- Dropped kerb to front of property,
block pave front garden for parking
4 Townsend Terrace, LU5 5BB
- CB/21/01141/NMA Non-material amendment to planning permission
CB/19/03232/RM-Reserved matters: (Appearance, scale
and landscaping for residential development of 336
dwellings on Development Parcels 5a & 5b Bidwell West,
Houghton Regis. Outline application (CB/15/0297/OUT)
was supported by a full Environmental Statement (ES).
Amendment sought to approved bricks as shown on
approved plans P19-0483_14-01 J Facing Materials.
Layout, P19-0483_14-02 J Facing Materials Layout and
P19-0483_14-03 J Facing Materials Layout. Proposed
amendments as follows: Olde Alton Yellow Multi, to be
replaced by Yellow Multi Gilt Stock Weinerberger Olde
Cheshire Red Multi, to be replaced by New Red Multi Gilt
Parcels 5a and 5b Bidwell West LU5 6JQ
- CB/21/01388/LDCP Lawful Development Certificate Proposed: Single storey
rear extension and hip to gable loft conversion with rear
and front facing velux roof lights
44 Wilbury Drive, LU5 4TA

(b) The following decision notices were noted:

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

11581 OFF-STREET PARKING ORDER – PEEL STREET

Members considered the above parking order at the previous planning meeting held on the 29th March 2021 and although members agreed to support, in principle, Central Bedfordshire Councils proposed off-street parking places order. The committee requested further information be forthcoming before making their full and final comments. Therefore, this item was deferred.

Members were advised that the following comment was submitted to Central Bedfordshire Council following their meeting held on the 29th March 2021:

The Town Council is, in principle, supportive of the proposal but would like the opportunity to have further information before being able to make a full and final response.

Part of the car park is provided for those residents of Bedford Square. What will happen to this provision? Will they have to find parking elsewhere? How many spaces are allocated to them? What about traders? Will they not be able to park here?

If resident and traders can continue to park here, how will this be monitored? Where will they go if not?

The Town Council is aware that there is already a lot of pressure for on street parking in the adjacent residential streets and would not wish to see this increased.

What about provision for public parking at All Saints View? How many will be available there? Will there be restrictions there too?

As already stated, the Town Council is supportive but really would like to understand what has been considered holistically to this approach, rather than just move the problem further down the road.

The Town Council were informed that they could submit a response raising questions, these would be investigated and included and answered formally in Central Bedfordshire Councils report. All responses would form part of what was recommended as the way forward.

Members considered this response and agreed to confirm and reiterate their comments, as previously submitted.

Resolved: To confirm and reiterate the Town Councils response to Central Bedfordshire Councils proposed off-street parking places order relating to a car park in Peel Street, as previously submitted.

11582 CENTRAL BEDFORDSHIRE COUNCIL DISABLED PARKING SPACES ORDER - PROPOSALS

Members received information on an Order, made by Central Bedfordshire Council, proposing to introduce disabled spaces at various locations in South Central Bedfordshire. One of these locations was Sycamore Road, Houghton Regis.

The reason for the proposal was to provide dedicated places for blue badge holders to park.

Members discussed this item and agreed that they had no comment.

Resolved: To confirm that the Town Councils had no comment in response to Central Bedfordshire Councils proposed disabled parking spaces order.

11583 LOCAL PLAN PROPOSED MAIN MODIFICATIONS CONSULTATION – MARCH 2021

Members were informed that Central Bedfordshire Council had 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 are 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 consultation began on Friday 19th March 2021 for a period of six weeks, finishing at 12 noon on Wednesday 5th May 2021.

The Town Council, as a consultee, were invited to express their views on these Modifications. Summary of key points were provided to members.

Members were reminded that this item was deferred at the last meeting.

Members discussed the modifications and noted that they did not refer or impact on Houghton Regis. Therefore, members resolved to acknowledge the invitation to express their views and requested that this response also included that the town council offered no further comments.

Resolved: To offer no further comments in the Town Councils response to Central Bedfordshire Councils proposed Modifications Consultation.

11584 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN- UPDATE/PROGRESS

Woodside Link – No substantive update to report.

A5 M1 Link – Members were advised that Central Bedfordshire Council had received proposals in regard to road marking improvements to this link road. Improvements would start at the Thorn Road roundabout all the way to the roundabout at the M1 South junction. The changes, as proposed, would make significant improvements to road safety.

Members were informed that Central Bedfordshire Council were working closely with Highways England to get the changes delivered.

Members were supportive of any changes to improve road safety.

Councillor Carroll informed members that the lay-by had been misused by HGV's which had led to this area being churned up and looking severely under maintained.

Members requested that Central Bedfordshire Council be contacted to inform them of this issue and to seek confirmation of whether this area is on a maintenance schedule and who is currently responsible.

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 – No substantive update to report.

Section 106 Monies – Cllr Carroll enquired whether an update could be sought in regard to the plans for the open spaces and facilities on HRN1 and HRN2.

Resolved: To note the information

The Chairman declared the meeting closed at 8.16pm

Dated this 4th day of May 2021

Chairman