

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
Tuesday 4th May 2021 at 7.00pm**

Present:	Councillors:	D Jones J Carroll C Copleston M S Kennedy R Morgan S Thorne	Chair Substitute Substitute
	Officers:	Debbie Marsh Louise Senior	Corporate Services Manager Head of Democratic Services
	Public:	2	
Apologies:	Councillors:	K Wattingham D Dixon-Wilkinson	
Also present:	HRTC Councillor:	T McMahon	
	CBC Councillor:	S Goodchild	

11585 APOLOGIES AND SUBSTITUTIONS

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

11586 QUESTIONS FROM THE PUBLIC

None.

11587 SPECIFIC DECLARATIONS OF INTEREST

None.

11588 MINUTES

To approve the Minutes of the meeting held on the 19th April 2021

**Resolved: To approve the Minutes of the meeting held on 19th April 2021
and for these to be signed by the Chairman.**

11589 PLANNING MATTERS

(a) The following planning applications were considered:

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

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

CB/21/01519/GPDE Prior Notification of Householder Extension: Single storey rear extension
115 Tennyson Avenue, LU5 5UG
For: Mr S Pinteá

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

CB/21/01464/FULL Single storey side and rear extensions
44 Fensome Drive, LU5 5SH
For: Mr & Mrs Klossowski

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

CB/21/01234/FULL Single storey infill extension. First floor and two storey rear extension
Highfield House, Bedford Road, LU5 6JP
Mr D Carroll

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

- **Overdevelopment**
- **Impact on public footpath – the proposal would narrow the footpath considerably. This path is well used and needs to accommodate additional usage, not hem it in. Also there is potential to cause conflict between those using the footpath and car-users**

Houghton Regis Town Council would also like to understand the relationship between this application and two other applications on adjoining sites, CB/21/00280/OUT and CB/20/01172/RM. The revised access from the Bedford Road would serve all three sites, and the public footpath also features in all three applications.

CB/21/01735/RM Reserved Matters: Following Outline Application
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; up to 202,500 sqm gross of additional development in Use Classes; 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): Landscaping of the Green Corridors and School frontage area within AMP1 Houghton Regis North (HRN1), Sundon Road, Houghton Regis

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

CB/21/01649/FULL Change of use from public amenity to private residential to include extension of the driveway and dropped kerb.
153 Sundon Road, LU5 5NN
For: Mr P Sparkes

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

CB/21/01622/FULL Single storey front extension
92 Tithe Farm Road, LU5 5JB
Ms K Wilson

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

CB/21/01738/FULL Complete demolition of unlisted garage with gym and stores and replacement with new ancillary garage within the curtilage of a listed building.
Springwell Cottage, Sewell Lane, Sewell, LU6 1RP
Mr J Gridley

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

CB/21/01433/LB Listed building: Complete demolition of unlisted garage with gym and stores and replacement with new ancillary garage within the curtilage of a listed building.
Mr J Gridley

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

(b) The following decision notices were noted:

- CB/21/01570/NMA Non-material amendment to 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.) amendment sought - adjustment of site levels, upwards by 150mm and reduction of building structure by 150mm and minor alterations to the southern elevation of the main warehouse building
Land at Thorn Turn, Thorn Road, LU6 1RT
- CB/21/01751/DOC Discharge of Conditions 3 & 4 against Planning Permission CB/20/03406/RM (Reserved Matters: following Outline Application CB/12/03613/OUT (Development to comprise: up to 5,150 dwellings and various other classes (retail (public house) (take away) (offices, industrial and storage and distribution) (hotel) (care home) (community and leisure)): RM sought for appearance, landscaping, layout, and scale of furniture and play equipment.)
Houghton Regis North 1 (HRN1), Sundon Road, Houghton Regis
- CB/21/01682/DOC Discharge of Condition 5 against planning permission CB/20/00687/FULL (Residential development of 31 affordable dwellings with formation of two vehicular accesses, sustainable urban drainage and associated landscaping)
Land South of The Bungalow, Bedford Road, LU5 6JS

(b) Decision Notices***Permissions / Approvals / Consents******Refusals:***

None received.

Withdrawals:

None received.

11590 PROPOSED TRAFFIC CALMING MEASURES

Members were advised that Central Bedfordshire Council were consulting on several schemes in Houghton Regis as follows:

- Various Roads, 30mph Speed Limit
- Thorn Road, Traffic Calming
- Millard Grange, Toucan Crossing

Members received notices and plans providing more information.

Comments to be received by 12th May 2021.

Toucan crossings favour traffic rather than pedestrians, members requested this be raised with Central Bedfordshire Council, and expressed a preference for pedestrian priority.

Members noted that the toucan crossing notice for those detailed in the Thorn Road Traffic Calming plan were not included. Members were advised that it was thought the highways officer was redesigning it to be looked at again at a later date.

Resolved: To support all proposals to the various traffic calming measures in Houghton Regis

**11591 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 – 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 – No substantive update to report.

Resolved: To note the information

The Chairman declared the meeting closed at 8.03pm

Dated this 24th day of May 2021

Chairman