

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

24th May 2021 at 7.00pm

Present: Councillors: D Jones Chairman
D Dixon-Wilkinson
J Carroll
Y Farrell
R Morgan

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

Public: 3

Apologies: Councillors: M Kennedy

Also present: Councillors: S Goodchild Central Bedfordshire Council

11609 ELECTION OF CHAIR

Members were requested to appoint a Chair for Planning Committee for 2021/22.

Nominee: Cllr D Jones Nominated by: Cllr Dixon-Wilkinson
Seconded by: Cllr Y Farrell

No other nominations were received. On being put to the vote, Councillor D Jones was duly appointed as Chair of the Planning Committee for the municipal year 2021 - 2022.

11610 ELECTION OF VICE-CHAIR

Members were requested to appoint a Vice Chair for Planning Committee for 2021/22.

Nominee: Cllr M Kennedy Nominated by: Cllr D Jones
Seconded by: Cllr R Morgan

No other nominations were received. On being put to the vote, Councillor M Kennedy was duly appointed as Vice-Chair of the Planning Committee for the municipal year 2021 - 2022.

11611 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Kennedy.

11612 QUESTIONS FROM THE PUBLIC

None.

11613 SPECIFIC DECLARATIONS OF INTEREST

None.

11614 MINUTES

To approve the Minutes of the meeting held on the 4th May 2021.

Resolved: To approve the Minutes of the meeting held on 4th May 2021 and for these to be signed by the Chairman.

11615 PLANNING MATTERS

(a) The following planning applications were considered:

CB/21/01421/FULL Change of use of amenities land to create parking enough for one car
56 Manor Park, LU5 5BX

Comments: Houghton Regis Town Council had no objections to this application in principle, however, members requested that consideration be given to changing the proposed surface material from tarmac to a more porous alternative.

CB/21/01454/FULL Replacement of existing porch with a larger porch, front extension, and rear extension
10 Recreation Road, LU5 5JW

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

CB/21/01989/FULL Change of use from B8 to B2 unit
Unit 3, Nimbus Park Houghton Hall Park, Porz Avenue,
LU5 5WZ

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

CB/21/02108/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 (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3, A4, A5; B1, B2, B8; C1, C2, D1 and D2; 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; All development, works

and operations to be in accordance with the Development Parameters Schedule and Plans): All matters reserved, Erection of 154 dwelling units, with access and parking, landscaping and associated works. The Outline Application was EIA Development and was accompanied by an Environmental Statement.

Phase 1 Parcel 1, Houghton Regis North Site 1
For: Bellway Homes

Elaine Connolly, Senior Planning Manager and Joanne Fosbury, Land Manager from Bellway Homes were in attendance at the meeting to provide members with an overview of the development plans.

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

CB/21/02047/FULL Single storey rear extension
55 Cemetery Road, LU5 5DA
For: Mr & Mrs Battams

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

CB/TCA/21/00197 Works to a tree within a Conservation Area: Remove
Japanese Red
Cedar
East Hill Farm, 31 Sundon Road, LU5 5LL

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

CB/21/02014/GPDE Prior Notification of Householder Extension: Erection of
single storey rear extension
13 Eddiwick Avenue, LU5 5PG

Comments: No documents were available for viewing, thus Houghton Regis Town Council could not comment on this application.

CB/21/01969/ADV Advertisement:- 3 x illuminated 'Lidl' signs (2.5 metres by 2.5 metres) (S1); . 1 x illuminated flagpole sign (5.98 metres by 2.10 metres) (S2); . 1 x column mounted poster display unit (2.22 metres by 1.70 metres) (S3); . 2 x small wall mounted billboards (1.64 metres by 3.245 metres) (S4); . 3 x large wall mounted billboards (3.25 metres by 6.30 metres) (S5); and . 1 x directional sign (1.50 metres by 0.825 metres) (S6).

Land at Chantry Way, Sundon Road, Houghton Regis

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

(b) The following decision notices were noted:

- CB/21/01915/DOC Discharge of Condition 4 against Planning Permission CB/20/01271/FULL (Appeal Ref: APP/P0240/W/20/3259218) (Erection of one bedroom single storey dwelling)
24 Dunstable Road, LU5 5DB
- CB/21/01920/DOC Discharge of Condition 20 against planning permission CB/19/00668/OUT (The application is an outline application for the erection of 7 dwellings and seeks approval of the access and layout only)
Land East of Bedford Road, LU5 5ES
- CB/21/01882/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 (takeaway); 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/21/01895/DOC Discharge of Condition 3 against Planning Permission CB/19/00883/RM (Reserved matters of appearance, scale and landscaping for residential development of 255 dwellings following outline CB/15/0297/OUT).
1 Bluebell Croft, LU5 6SB
- CB/21/02099/PADM Prior Notification of proposed demolition: Unit 15 in order to make the site readily available for redevelopment
Unit 15, Humphrys Road, LU5 4TP
- CB/21/02029/DOC Discharge of Conditions 9,10, against planning permission 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

CB/21/02045/DOC Discharge of Conditions 2,6,8,9,15,16,17 & 20 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 5TH

Permissions / Approvals / Consents

CB/20/04406/FULL Infill extension to undercroft
17 Holyrood Drive, LU5 5FW

CB/21/00130/FULL Proposed single storey extension to both sides, alterations to the front elevation with creation of porch and open gallery above.
The Chestnuts, 37 Sundon Road, LU5 5LL

CB/21/00509/FULL Single storey front and side extension
31 Therfield Walk LU5 5QB

CB/21/00681/FULL Single storey front extension
37 Grangeway Footway, LU5 5PR

Refusals:

None received.

Withdrawals:

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

Not proceeded with:

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

Members suggested that this could have been built under an alternative planning application, as members advised that the proposed building had already been built and was in situ. Members requested that this application be looked into.

11616 CB/19/04182/FULL LAND ADJACENT, 134 HIGH STREET

Members were advised that the application, detailed above, was recommended for approval, on Central Bedfordshire Councils Development Management Committee agenda for the meeting to be held on the 2nd June 2021.

Members were aware that the Town Council had continued to object to this application and therefore may wish to appoint a representative to attend the meeting on the 2nd June 2021.

Members agreed for Councillor Jones to attend the DMC meeting scheduled for the 2nd June 2021.

Resolved: To appoint Councillor Jones as the representative to attend the Development Management meeting to be held on the 2nd June, to speak on behalf of the Town Council in objecting to the proposed recommendation of approval.

**11617 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.

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 – No substantive update to report.

Resolved: To note the information

The Chairman declared the meeting closed at 8.01pm

Dated this 14th day of June 2021.

Chairman