

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

14th June 2021 at 7.00pm

(Meeting started at 7.20pm)

Present: Councillors: D Jones Chairman
J Carroll
D Dixon-Wilkinson
Y Farrell
M S Kennedy *(Virtual attendance)*
R Morgan

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

Public: 16

Also present: Councillors: Tracey McMahon
E Cooper

Councillor: S Goodchild Central Bedfordshire Council

11660 APOLOGIES AND SUBSTITUTIONS

None.

11661 QUESTIONS FROM THE PUBLIC

Members of the public addressed the committee in regard to Central Bedfordshire Councils consultation on Waiting Restrictions, RPZ and an Off-Street Parking Order at Various Locations within Houghton Regis in support of the All Saints View Development. Members of the public advised members that the houses along The Green, facing the village green, park in Park Avenue and as such feel that they should be included in the permit parking scheme. Some residents of Park Avenue had additional vehicles per household as they were parking company vehicles / vans in addition to their personal vehicles. With Central Bedfordshire Council no longer approving applications for dropped kerbs, members of the public raised concerns that if their properties were subject to a permit scheme it would devalue their property value. Further concerns were raised that parking restrictions of this nature would restrict visitors to those residents of Park Avenue, the proposed restrictions would also restrict workmen i.e. plumbers, gas fitters, builders and the like.

Residents also stated that they had been informed, by Tony Keaveney, Assistant Director of Housing, that All Saints View had adequate parking for the needs of the development and there would not be an impact on local parking, as such residents wanted clarification as to why now they were being charged £100 per year if there was to be no parking impact on the local vicinity. Residents highlighted their disappointment in the prioritisation of the needs of residents of All Saints View rather than the long-standing residents of Houghton Regis. Residents asked if Central Bedfordshire Council had considered the bigger picture as with so many parking restrictions, residents of Houghton Regis would not want, or be able, to visit the town centre which would, in their opinion, see the town's demise. Residents felt strongly that all of these proposals were due to the lack of foresight of Central Bedfordshire Council at the beginning of their planning stage, for All Saints View. Residents felt that they were being made to pay, via yearly permits, for this short sightedness. Residents informed members that the parking restrictions would be of no benefit to residents, as the timings (8am to 6pm, Monday to Friday) would mean most residents would not be at home, especially during weekdays. It was suggested that a 24/7 approach would be a more suitable alternative.

A member of the public addressed the committee in regard to the Windsor Drive Traffic Calming and Crossing Proposals. They informed members that the recommendation from the Traffic Management Meeting was that Officers review whether a 20mph speed limit and traffic calming measures would be appropriate in the future, due to the new housing, felt like the decision of development had already been made and that there had been a foregone conclusion. Residents had been repeatedly told, by CBC, that there had been no decision in regard to new housing in this area but on reading this it appeared it there had.

Members of the public raised safety concerns in regard to planning application CB/21/435/FULL (LIDL) update. Safety concerns were raised in relation to the proposed entrance located on Houghton Road. This road already suffered heavy congestion which would be exacerbated by the alterations to encompass an additional lane and being positioned between two sets of traffic lights. Concerns were also raised in respect of the increase in pollution to those residents living opposite the site. Although residents' objections had been raised with Central Bedfordshire Council, they had not been acknowledged.

Members thanked members of the public for attending.

11662 SPECIFIC DECLARATIONS OF INTEREST

None.

11663 MINUTES

To approve the Minutes of the meeting held on the 24th May 2021.

Members were advised that an application at 37 Sundon Road, which had been objected to, had been approved without the garage.

Members were advised that a building had been erected at 1 Leaf Road, members were requested to confirm whether they wished Cllr Jones to report this as a possible breach of planning control. Members agreed for this to be reported.

Resolved To approve the Minutes of the meeting held on 24th May 2021 and for these to be signed by the Chairman.

11664 PLANNING MATTERS

(a) The following planning applications were considered:

CB/21/02184/FULL Single storey rear extension
24 Dalling Drive, LU5 5EF
For: Mr G Meta

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

CB/21/02171/FULL Demolition of the existing single dwelling and one and a half storey detached replacement dwelling with a link to existing Honeysuckle building and associated works including replacements to existing cesspits
2 Cowslip Crescent, Sewell Lane, Sewell, LU6 1RP
For: Mr & Mrs Roberts

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

CB/21/01883/FULL Erection of 60 dwellings including access from Bedford Road and full landscaping details
Land at Bedford Road, LU5 6JS
For: Living Space Housing

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

- **Overdevelopment**
- **Pedestrian safety**
- **Increase in traffic**

The Town Council is concerned that the number of vehicle entrances and exits has increased exponentially without any consideration for the requirement to consider the overall safety of the road. The footways in the vicinity of this site are narrow or non-existent. Pedestrians will have no safe way to cross from this site to access the pavement on the other side. The footway will not allow for pedestrians to pass each other, in opposite directions, without the need for one or other to step into the road. The increase in accesses will lead to an increase and concentration of pollutants for local residents.

Members strongly request that planning considers the whole of Bedford Road and the infill sites and the impact on the environment these are having. Each site coming forward in piecemeal does not serve the whole of the town, just short-term benefit for the developer.

CB/21/02286/FULL Erection of single storey side/rear extension and erection of detached outbuilding
16 Douglas Crescent, Houghton Regis, LU5 5AT
For: Mr & Mrs Nawara

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

- **Overdevelopment**

CB/21/02304/VOC Variation (or removal) of condition number 12 of planning permission CB/18/00067/OUT-Outline Application: Formation of a new access to serve existing residential development and a residential development of up to 24 dwellings together with an enhanced footpath link and associated landscaping. A revised point of access is proposed to the north east of the permitted access.
Highfield Barns, Bedford Road, Bidwell, LU5 6JP
For: Mr West

Comments: Houghton Regis Town Council objects to this application:

Members strongly request that planning considers the whole of Bedford Road and the infill sites and the impact on the environment these are having. Each site coming forward in piecemeal does not serve the whole of the town, just short-term benefit for the developer.

Whilst members acknowledge this is a variation, non the less it is important that the whole of this road is considered at the point of officer decision.

CB/21/02105/FULL Two storey side and single storey rear extension.
116 Fensome Drive, LU5 5SH
For: KDP Construction

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

- **Overdevelopment**
- **Out of keeping**

CB/21/01911/FULL Rear and side single storey extensions to dwelling
1 School Walk, LU5 5PB
For: Mr D Williams

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

CB/21/02089/FULL Single storey front and side extension, repair the existing retaining wall
2 Roslyn Way, LU5 6JY

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

CB/21/00441/FULL
Members were advised that amendments to this application had been made

Erection of 8no. dwellings with associated works
 Land to the south of The Bungalow, Bedford Road, Bidwell
 Revised Floor Plans and Elevations
 Revised Block Plan
 Revised Design and Access Statement
 Revised Landscaping Scheme
 Revised Proposal
 Revised Site Plan

Complete resubmission which includes:

- Sustainability report
- Flood Risk and Drainage Strategy
- Transport Assessment
- Environmental Impact Assessment

Soft Landscape Management and Maintenance plan

Members were informed that the original application was considered at the planning meeting held on the 8th March 2021. The committee's comments were as follows:

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.

Comments: Houghton Regis Town Council had no objections to this application however made the following comment:

Members raised concerns over the additional traffic impacting congestion and safety along Bedford Road as there had been many planning applications resulting in increased traffic on Bedford Road.

For noting

- CB/21/02251/NMA Non Material Amendment to planning permission CB/20/00626/RM (Reserved Matters: Following Outline Application CB/15/00297/OUT '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. Reserved matters sought relating to matters of appearance, landscaping, layout and scale for the construction of 109 no. dwellings) NMA sought: Revised planting plans rev (H)
Parcel 1 Bedford Road, Houghton Regis
- CB/21/02138/DOC Discharge of Condition 1 against planning permission CB/20/03741/RM (Reserved Matters: following Outline application CB/12/03613/OUT up to 5,150 dwellings and open spaces within the development; in accordance with the Development Parameters Schedule and Plans. Provision of adventure playground equipment along with seating, and hard and soft landscaping, on land adjacent to The Farmstead, within AMP2.
Land To The North And East Of Houghton Regis, Sundon Road
- CB/21/02100/DOC Discharge of Conditions 5, 14, 18 and 19 against planning permission CB/20/01537/FULL (Erection of a mixed use Local Centre comprising 52 no. apartments, 1 no. day nursery (Use Class D1), 1 no. retail unit (Use Class A1) 4 no. retail units (Use Classes A1/A3/A5) and associated infrastructure works including a haul road, landscaping and public realm.)
Land west of Bidwell, Houghton Regis, LU5 6JQ
- CB/21/02378/DOC Discharge of Condition 6 against Planning Permission CB/20/04715/FULL (Demolition of existing building and construction of a two storey manufacturing facility (Use Class B2) and associated works)
Unit 1, Foster Avenue, Dunstable, LU5 5TA

- CB/21/02525/DOC Discharge of Condition 2 against planning permission CB/20/03741/RM (Reserved Matters: following Outline application CB/12/03613/OUT up to 5,150 dwellings and open spaces within the development; in accordance with the Development Parameters Schedule and Plans. Provision of adventure playground equipment along with seating, and hard and soft landscaping, on land adjacent to The Farmstead, within AMP2)
Houghton Regis North Site 1 Land on the northern edge of Houghton Regis
- CB/21/02455/NMA Non-material amendment: to planning permission CB/19/03232/RAM (Reserved matters: Appearance, scale and landscaping for residential development of 336 dwellings. Amendment to approved bricks: Proposed amendments as follows: Olde Alton Yellow Multi - to be replaced by Farnham Cream, Weinerberger Olde Cheshire Red Multi - Winterbourne Berry, Weinerberger Warm Golden Buff - Amberley Corn.
Parcels 5a & 5b, Bidwell West, LU5 6JQ
- CB/21/02380/DOC Discharge of Condition 9 against planning permission CB/20/04715/FULL (Demolition of existing building and construction of a two storey manufacturing facility (Use Class B2) and associated works)
Unit 1, Foster Avenue, Dunstable, LU5 5TA

(b) The following decision notices were noted:

Permissions / Approvals / Consents

- CB/21/00382/FULL Construction of 9 residential dwellings and all ancillary works
The Orchard, Bedford Road, LU5 6JJ

Refusals:

None received.

Withdrawals:

None received.

11665 WINDSOR DRIVE TRAFFIC CALMING AND CROSSING PROPOSALS

Members were informed that following Central Bedfordshire Councils Traffic Management Meeting on 25th May where the Traffic Calming and Tiger Crossing proposals for Windsor Drive were discussed the following decisions were made as follows:

- That the proposal to install a Tiger Crossing be implemented as advertised at the following location in Houghton Regis:
 - Windsor Drive, at a point approximately 18 metres north-west of its junction with Longbrooke.
 - The zig-zag markings on both sides of the road would extend in a southerly direction from the southern edge of the crossing for approximately 20 metres.
 - The zig-zag markings on the northbound lane of Windsor Drive would extend in a northerly direction from the northern edge of the crossing for approximately 7 metres (up to the bus cage).
 - The zig-zag markings on the southbound lane of Windsor Drive would extend in a northerly direction from the northern edge of the crossing for approximately 30 metres
- That Officers reviewed the design and ensure that there was enough space on the footpath at the location of the Tiger Crossing.
- That the proposal to install flat topped raised tables in Windsor Drive, Houghton Regis were not implemented.
- That Officers reviewed whether a 20mph speed limit and traffic calming measures would be appropriate in the future due to the new housing development in this area

11666 TRAFFIC REGULATIONS ORDER (TRO'S) PROPOSALS - VARIOUS LOCATIONS

Central Bedfordshire Council were consulting on Waiting Restrictions, an RPZ and an Off Street Parking Order at Various Locations within Houghton Regis to support the All Saints View Development.

A00107 – Whitehouse Close, Clarkes Way, Redhouse Court, Park Avenue and Drury Lane

A00108 – Park Lane – RPZ

A00114 – All Saints View, Sapphire Place, Off Street Parking

Members received notices and plans with further information.

Although the deadline for the receipt of any comments is the 9th June 2021, the Town Council has been provided with an extension to the 15th June 2021.

Members were advised that letters of objection had been received in regard to A00107 and A00108 local residents.

Members discussed residents' comments and agreed to object to all of the traffic calming measures.

Resolved: **Houghton Regis Town Council agreed to object to the traffic calming measures and requested that Central Bedfordshire Council be contacted to seek justification for these proposals.**

11667 PLANNING APPLICATION CB/21/435/FULL (LIDL) - UPDATE

Members were advised of an update in regard to the proposed development.

The main points were:

- A ghost right turn had now been proposed along Houghton Road (note HGVs would not enter or exit the site by this route)
- The entrance to the rear along Blackburn Road would be for cars and HGV access
- There were still only 2 car charging points – the response from the agent as below:

Lidl are proposing rapid chargers, rather than fast chargers. They are significantly more effective than fast chargers and can charge compatible cars to 80% charge in half an hour which reflects the average shopping time in store. However, they are considerably more expensive than fast chargers to install and maintain it is therefore not proposed to provide any additional chargers. It should be noted that two rapid chargers are also comparable with recent permissions for Lidl's in the immediate area at Houghton Regis 1 and Biggleswade.

- Additional tree planting had been provided across the site
- A noise and lighting assessment were submitted as part of the application – the proposed opening hours were within this document 7am-10pm Monday-Friday and 10am-5pm Sunday (subject to Sunday Trading)
- The existing advertisement hoarding around the site will be removed – Lidl will want to erect their own advertisements, and this will be subject to a separate application for advertisement consent
- On the technical S.278 drawings the old “access” along Houghton Road opposite to the proposed Lidl access was shown as being removed and replaced with footpath.

Members received site and landscape plans. Members were reminded that a full set of plans were on Central Bedfordshire Council's website.

Members advised that on attending the DMC residents' points will be raised on their behalf by Councillor Morgan who would be attending the DMC.

11668 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 9.25pm

Dated this 5th day of July 2021

Chairman

DRAFT