

HOUGHTON REGIS TOWN COUNCIL

**Planning Committee
Minutes of the meeting held on
5th July 2021 at 7.00pm**

Present: Councillors: D Jones Chairman
J Carroll
Y Farrell *(Part meeting)*
M S Kennedy *(Part meeting, virtually)*
R Morgan
C Slough

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

Public: 1

Also present: Councillor: S Goodchild Central Bedfordshire Council

Absent: Councillor: D Dixon-Wilkinson

11698 APOLOGIES AND SUBSTITUTIONS

None.

11699 QUESTIONS FROM THE PUBLIC

None.

11700 SPECIFIC DECLARATIONS OF INTEREST

None.

11701 MINUTES

To approve the Minutes of the meeting held on the 14th June 2021.

Resolved To approve the Minutes of the meeting held on 14th June 2021 and for these to be signed by the Chairman.

11702 PLANNING MATTERS

(a) The following planning applications were considered:

CB/21/02338/FULL Two storey rear extension with pitched roof
96 Douglas Crescent, LU5 5AT
For: Mr S Dawkins

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

Cllr Farrell joined the meeting 7.20pm

CB/21/02519/FULL Proposed single storey side extension
22 Fareham Way, LU5 5RE
Mr D North

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

CB/21/02371/FULL Proposed rear extension and loft conversion.
2 Holyrood Drive, LU5 5FW
For: Mr D Dujczynski

Comments: Houghton Regis Town Council had no objections to this application, however, concerns were raised regarding the parking impact of a 5 bedroom house.

CB/21/02496/FULL Rear single storey extension.
43 Watling Place, LU5 5DP
For: Mr M Etherden

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

CB/21/02640/FULL Removal of existing conservatory, two storey rear, part single and part two storey side extension
63 Churchfield Road, LU5 5HN
For: Mr & Mrs Dunworth

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

Cllr Morgan joined the meeting virtually 7.30pm

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.
Members were advised there were amendments to this application in respect of landscaping and highways details
Employment Site North of Thorn Road, Thorn Road, Houghton Regis

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.

The town council has concerns that the orientation of the proposed development could overshadow the adjacent allotments and thereby render them not fit for use.

**CB/21/01883/FULL
Members were
advised there were
amendments to this
application.**

Erection of 60 dwellings including access from Bedford Road and full landscaping details
Land at Bedford Road, Houghton Regis, LU5 6JS
For: Living Space Housing
Amendments are as follows:
Additional supporting information received including Planning Statement, Landscape Visual Impact Assessment, Site Investigation Report and Flood Risk Assessment and Drainage Strategy.

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.

For noting

CB/21/02537/DOC	Discharge of Condition 3 against planning permission CB/18/02275/FULL (Erection of 12 dwellings with associated access, parking, landscaping and amenity space) Land At Former Church of St Vincent, Tithe Farm Road
CB/21/02658/DOC	Discharge of Condition 2 to planning permission CB/20/00687/FULL (Residential development of 31 affordable dwellings with formation of two vehicular accesses, sustainable urban drainage and associated landscaping): Materials Schedule Land to the south of The Bungalow, Bedford Road, LU5 6JS
CB/21/02622/DOC	Discharge of Condition 13 against planning permission CB/19/01218/RM (Reserved Matters: Erection of 625 dwellings in parcels 6A & 6B with associated public open spaces following Outline Planning Permission CB/15/0297/OUT) Parcels 6A & 6B, Land West of Bidwell, North Site 2

(b) The following decision notices were noted:

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

11703 TRAFFIC ORDER – REDHOUSE COURT

Members were advised that Central Bedfordshire Council were consulting on Waiting Restrictions at Redhouse Court. The Town Council were informed that double yellow lines were already on the ground and have been for some time, but it became apparent when problem parking occurred during the fair, that Central Bedfordshire Council do not hold a copy of the legal order required to enforce this.

Members received the notice and plan. The deadline for receipt of comments was 7th July 2021.

Members supported this Traffic Order, however, requested further clarification on the road name and signage placement.

11704 HOUGHTON REGIS NORTH (HRN) STAKEHOLDER MEETINGS

Members were advised that Central Bedfordshire Council were trying to arrange a HRN stakeholder meeting and had requested the name of the representative for Houghton Regis Town Council, in order for them to be invited to attend.

Currently, a meeting date of the 14th July 2021 at 5.30pm was being proposed. For information, this meeting would be held remotely via Teams.

Members confirmed that Cllr D Jones had been appointed to the HRN Stakeholder Committee, at the town councils AGM, and would be in attendance at the meeting.

Recommendation: To appoint Cllr Jones of the planning committee to attend HRN stakeholder meetings, as a representative of Houghton Regis Town Council.

**11705 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN–
UPDATE/PROGRESS**

Woodside Link – Members raised concerns that there had been continuous reckless driving along this stretch of road. Members highlighted that there had been a Road Safety Audit promised by Central Bedfordshire Council due to the dangers to pedestrians.

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

Monitoring reports show the details of secured and received Planning Obligation contributions for each Parish.

Within the Parish report there was a planning obligation table detailing the status of the planning obligation contribution which had been secured. The table would be blank when the contribution had not yet been received.

Spend State would show as Uncommitted when a contribution had been received but not allocated.

Secured where the funds had been approved for a project but not fully spent.

Spent when the funds had been fully spent.

The reports were produced in PDF format and also Excel for the parishes that have a large number of contributions, within the Excel version there were pivot tables and a slicer which allowed you to analyse the data. Where there were multiple spend states for a contribution, this would be recorded as a separate record for each element in Excel.

Receipt of contributions and their intended use

Developers and Landowners / applicants of planning permissions were able to submit revised schemes for development on the same piece of land. It was then for the developer to decide which scheme they wish to implement. Each new revision required them to enter into a new agreement or unilateral undertaking. Central Bedfordshire Council only collected contributions secured from the schemes implemented.

When a development had begun the Section 106 monies would not be received until the developer had reached their trigger point.

Each Section 106 Agreement will state how to spend contributions. Where a specific purpose had been written into the agreement, the contribution must legally be used for that purpose only.

To reflect changes in the costs of provisions most contributions secured were index linked. This allowed contributions to remain in line with the economy.

Resolved: To note the information

The Chairman declared the meeting closed at 8.13pm

Dated this 26th day of July 2021

Chairman