

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

26th July 2021 at 7.00pm

Present:	Councillors:	D Jones J Carroll Y Farrell S Goodchild M S Kennedy C Slough	Chairman Substitute
	Officers:	Debbie Marsh Louise Senior	Corporate Services Manager Head of Democratic Services
	Public:	1	
Apologies:	Councillor:	R Morgan	
Also present:	Councillors:	T McMahon E Cooper	Virtual Virtual
Absent:		D Dixon-Wilkinson	

11710 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Morgan (Councillor Goodchild substituted)

11711 QUESTIONS FROM THE PUBLIC

None.

11712 SPECIFIC DECLARATIONS OF INTEREST

Application CB/21/03153/FULL - Councillor Jones advised members that he had been a Governor at Hawthorn Park Lower School but had since resigned. This was yet to be reflected on his register of interests.

11713 MINUTES

To approve the Minutes of the meeting held on the 5th July 2021.

Resolved To approve the Minutes of the meeting held on 5th July 2021 and for these to be signed by the Chairman.

11714 PLANNING MATTERS

(a) The following planning applications were considered:

CB/21/02969/VOC Variation of Condition 13 of 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) Change of play area design and equipment specification
Parcels 6A & 6B Land West of Bidwell Houghton Regis, North site 2

Comments: Houghton Regis Town Council advised that more information was required to gain an effective comparison of the original and variation plans.

CB/21/02662/RM Reserved Matters: following Outline Application CB/19/00668/OUT (Outline application for the erection of 7 detached dwellings with associated access, turning and parking) Reason: approval of appearance, landscaping and scale.
Land East of Bedford Road, LU5 5ES
For: TrioSquare Ltd

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

- **Overdevelopment**
- **Ecological impact**
- **Excess traffic impact on Bedford Road**

CB/21/03039/FULL Single storey front extension and conversion of garage to habitable room
46 Northview Road, LU5 5HB
For: Mrs A England

Comments: Houghton Regis Town Council had no objections to this application, however concerns were raised regarding traffic visibility at the roundabout due to the protrusion of the property.

CB/21/03022/FULL Single storey side and rear extensions.
11 Orchard Close, LU5 5DG
For: Mr R Toms

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

CB/21/03153/FULL Replacement of existing concrete tiled pitched roofs with new flame free bitumen felt roof covering. Also replacement of existing black plastic gutters, rainwater pipes, white fascias and soffits.
Hawthorn Park Lower School, Parkside Drive, LU5 5QN
For: Hawthorn Park Lower School

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

CB/TRE/21/00313 Works to trees protected by a Tree Preservation Order:
SB/62/00002/W2 Fell Pine (T1) to ground level. Fell
Sycamore (T2) to ground level.
16 Moore Crescent, LU5 5GZ

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

The loss of the trees would be detrimental to the setting and the surrounding area, the Planning Committee does not feel a justifiable reason has been given for the felling of the trees.

CB/21/03163/FULL Remove existing front porch and replace with new single
storey front extension
5 Cemetery Road, LU5 5BZ
For: Mr R Sarmple

Houghton Regis Town Council had no objections to this application.

For noting:

CB/21/03047/DOC Discharge of condition 4 of planning permission
CB/19/03820/RM (Reserved Matters: New Primary School
amendments to the existing Thornhill Primary School site
pursuant to outline permission CB/12/03613/OUT)
Thornhill Primary School, Grove Road, LU5 5PE

CB/21/02976/DOC Discharge of Conditions 3,14,15,18 & 22 against planning
permission CB/19/00668/OUT (Outline application for the
erection of 7 detached dwellings with associated access,
turning and parking)
Land East of Bedford Road, Houghton Regis, LU5 5ES

CB/21/03116/DOC Discharge of conditions 4, 5, 6 and 16 to 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/21/03102/DOC Discharge of Condition 23 to planning permission
CB/19/02130/FULL (Demolition of existing residential
dwelling and erection of 119 dwellings including the
creation of a new vehicular access, recreational open space,
parking infrastructure and associated landscaping and
ancillary works)
The Gates, Land East of Bedford Road, Bidwell, Houghton
Regis

- CB/21/03144/DOC Discharge of conditions 16 & 17 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 & 5b, Bidwell West, LU5 6JQ
- CB/21/03221/LDCP Lawful Development Certificate: Hip to gable loft conversion including a front facing rooflight and rear facing dormer window with Juliet balcony
34 St Michaels Avenue, LU5 5DN

(b) The following decision notices were noted:

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

**11715 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 7.57pm

Dated this 16th day of August 2021.

Chairman