

***HOUGHTON REGIS TOWN COUNCIL***

**Planning Committee**

**Minutes of the meeting held on**

**16<sup>th</sup> August 2021 at 7.00pm**

Present:	Councillors:	D Jones J Carroll Y Farrell M S Kennedy C Slough S Thorne	Chairman     Substitute
	Officers:	Debbie Marsh Louise Senior	Corporate Services Manager Head of Democratic Services
	Invitees:	Peter Jarman Jennie Hainsworth Lyndon Gill Jimmy Coles	MD, Wrenbridge Barton Wilmore Barton Wilmore Connect
	Public:	5	
Apologies:		D Dixon-Wilkinson R Morgan	
Also present:	Councillors:	E Cooper T McMahon S Goodchild	Virtual Virtual Central Bedfordshire Council

**11716 APOLOGIES AND SUBSTITUTIONS**

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

**11717 QUESTIONS FROM THE PUBLIC**

CB/21/01242/FULL Employment Site North of Thorn Road, Thorn Road, Houghton Regis: A member of the public, acknowledged that some of the previous issues had been addressed, however they queried whether the proposal for 24-hour use had changed. Concerns were raised regarding the size and height of the buildings closest to residential homes and the impact of noise and disturbance to those residents adjacent to the site. Concern was also raised as to whether the ecological aspirations for this site had been met.

A representative, working on behalf of the applicant, assured the resident that the applicant had worked with Central Bedfordshire Councils Environmental Officer in supporting alterations to mitigate the impact of noise and to improve the look of the site. Two changes had been made, one being the increase of the height of the fence from 5 metres to 6 ½ metres. This increase ensures noise cannot be heard. The other mitigation measure was that there was now to be a 2 ½ metre gap, from the building closest to residents, to the boundary, which will be planted with 2 rows of substantial trees to provide screening. The plan for 24-hour use of the buildings had not changed.

#### **11718 SPECIFIC DECLARATIONS OF INTEREST**

None.

#### **11719 MINUTES**

To approve the Minutes of the meeting held on the 12<sup>th</sup> July and 26<sup>th</sup> July 2021.

**Resolved: To approve the Minutes of the meeting held on 12<sup>th</sup> July and 26<sup>th</sup> July 2021 and for these to be signed by the Chairman.**

#### **11720 PLANNING MATTERS**

**(a) The following planning applications were considered:**

CB/21/01242/FULL Employment Site North of Thorn Road, Thorn Road, Houghton Regis  
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 that there had been amendments to this application in respect to landscaping and highways details

- Acoustic fence increased to 6.5 metres in height
- Fence has been moved into the site from the site boundary
- Relocate two car parking spaces within the site.

Members were provided with updated information from the applicant who was present at the meeting.  
The Chair reminded members that an offer to attend Central Bedfordshire Councils DMC meeting, where this application would be discussed, had been received. Members agreed that the Chair should attend the meeting to put across the Town Councils objections.

**Comments: Houghton Regis Town Council acknowledges the improvements that have been made to the proposed application however, the town council still objects to this application on the grounds of:**

- **Overdevelopment**
- **Overbearing to the neighbouring residential housing**
- **Impact on residents amenity in regard to the antisocial noise coming from a 24-hour operation.**

CB/21/02108/RM

Phase 1 Parcel 1, Houghton Regis North Site 1, Houghton Regis,  
Bedfordshire

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.

Members were advised that there had been amendments to this application in respect to the following:

- Updated layouts, housetype plans, and illustrative streetscenes;
- Detailed landscaping plans (both hard and soft landscaping)
- An updated Soft Landscape Management and Maintenance Plan,
- Updated Tracking Plans (fire tender, refuse vehicle and large car)

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

- CB/21/02467/VOC Variation of condition 17 of 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, Change condition from an Above Ground Level condition to a Pre-Occupation Condition.  
Kingsland Secondary School, Parkside Drive, LU5 5TH
- Comments: Houghton Regis Town Council had no objections to this application.**
- CB/21/03446/ADV Advertisement: 4 x non-illuminated wordmark signs on each elevation of the property and non-illuminated signs across the site  
Land at Thorn Turn, Thorn Road, LU6 1RT  
For: Amazon UK Services Ltd
- Comments: Houghton Regis Town Council had no objections to this application.**
- CB/21/03399/VOC Variation (or removal) of condition number(s) 10,12 and 28 of 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.) Condition 10 and 12 - Change of wording. Condition 28 - Substitute drawings.  
The Gates Land East of Bedford Road Bidwell Houghton Regis
- Comments: Houghton Regis Town Council had no objections to this application.**
- CB/21/03369/FULL Residential development of 59 affordable dwellings with associated works including the re-configuration of the roundabout to create a fourth arm and form the vehicular access  
Hand Post Field north of Thorn Road Houghton Regis  
FSG Estates Ltd

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

- **Lack of allocated green space**
- **Lack of play area within the development**
- **Highway safety in regard to amendments to the existing roundabout**
- **Lack of financial contribution to central services**
- **Provision of recreational areas reliant on neighbouring developments**
- **This development had not been included in the original master plan rendering the addition of two primary schools inadequate**
- **Lack of Travel Plan**

CB/21/03416/ADV Advertisement: 2no. internally illuminated fascia signs, 1no. internally illuminated totem sign and 1no. non-illuminated totem sign.  
Unit 1, Baytree Park, Grendall Lane, LU5 6GJ

**Comments: Houghton Regis Town Council Planning Committee were unable to comment on this application as there were documents missing from the website detailing essential information.**

CB/21/03353/FULL Change of use from a storage & distribution warehouse (Class B8) to commercial bean sprout growing facility and wholesaler (Sui Generis), including external works to the building and yard  
Unit 33, Humphrys Road, Dunstable, LU5 4TP  
Legal and General UK Property Fund and Legal and General Assurance (Pensions Management) Limited

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

CB/21/03164/FULL New parking area to the front garden and dropped kerb  
6 Townsend Terrace, LU5 5BB  
For: Miss N Perring

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

CB/21/03522/FULL Erection of a new agricultural building  
Thorn Farm, Thorn Road, Houghton Regis, Dunstable, LU5 6JH

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

CB/TCA/21/00375 Works to trees in a conservation area.  
Meadowbank, Sewell Lane, Sewell

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

*The following applications were noted*

CB/21/03338/GPDE Prior Notification of Householder Extension: Proposed rear conservatory  
6 Pintail Croft, LU5 6GB

CB/21/03508/DOC Discharge of Condition 8 of 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/21/03505/NMA Non-material amendment to planning permission  
CB/19/01218/RM (Reserved Matters: Erection of 625 dwellings in parcels 6A & 6B with associated public open spaces following outline permission CB/15/0297/OUT).  
Amendment sought - To change Worcestershire red brick on plots not started and replace with Kimbolton red and Takeley red bricks  
Parcels 6A & 6B Land West of Bidwell, North site 2

CB/21/03397/DOC Discharge of Condition 2 against planning permission  
CB/18/02275/FULL- (Erection of 12 dwellings with associated access, parking, landscaping and amenity space)  
Samples of Materials  
Land at Former Church of St Vincent, Tithe Farm Road, Houghton Regis

CB/21/03385/DOC Discharge of Condition 14 against 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) Materials  
The Gates, Land East of Bedford Road, Bidwell, Houghton Regis

- CB/21/03506/NMA Non-material Amendment to planning permission CB/20/03087/RM (Reserved Matters: following Outline Application CB/15/04918/REG3 (Erection of up to 61,336m<sup>2</sup> 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.) In summary the layout of the parking spaces within the Multi Storey Van Storage Structure are being adjusted in line with the requirements of the occupier. No additional parking spaces will be created.  
Land at Thorn Turn, Thorn Road, Houghton Regis LU6 1RT
- CB/21/03461/DOC Discharge of Conditions 4,5,6,9,10,11,12,13,14,15,16, 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

**(b) Decision Notices**

*Permissions / Approvals / Consents*

*Refusals:*

None received.

*Withdrawals:*

None received.

**11721 CB/21/01883/FULL – LAND AT BEDFORD ROAD, LU5 6JS**

Members were informed that a representative from Living Space Housing, the applicant, had been unable to attend the meeting to present to the committee their proposed plans for this site.

Members agreed to defer this item to a future agenda.

**11722 WAITING RESTRICTION – PARKSIDE DRIVE**

Members were advised that Central Bedfordshire Council proposed to introduce a no waiting at any time restriction on Parkside Drive, Houghton Regis.

Comments were being sought and need to be with Central Bedfordshire Council by the 18<sup>th</sup> August 2021.

Members agreed that there were no objections to this application.

**Resolved: To consider the Town Councils response, to Central Bedfordshire Council, in regard to the proposed waiting restriction on Parkside Drive of no objections to this application.**

**11723 PROPOSED PUBLIC BRIDLEWAY DIVERSION – GROVE FARM**

Members were advised that Central Bedfordshire Council had received an application proposing to divert part of public bridleways 22 and 46.

Comments were being sought and needed to be with Central Bedfordshire Council by the 26<sup>th</sup> August 2021.

Members agreed that there were no objections and to support this application.

**Resolved: To consider the Town Councils response to the proposed diversion of part of public bridleways 22 and 46 of no objections and to support this application.**

**11724 NEIGHBOURHOOD PLAN UPDATE**

For information Members were advised that the Houghton Regis Neighbourhood Plan had now reached its final draft state.

The next stage was to commence the formal public consultation of the draft plan (known as Regulation 14, as in accordance with the Neighbourhood Planning Regulations 2012).

The public consultation would start on Monday, 9th August and would last for just over 6 weeks, closing on Friday, 24th September. This should give enough time to allow the Plan to be brought to the attention of people living, working, undertaking business or services in Houghton Regis and in the neighbouring areas.

Following the consultation responses and any amendments to the draft Plan, it was hoped that the draft Plan would be submitted to Central Bedfordshire Council, in the autumn of 2021, for them to check that all procedures had been followed correctly and that all required documents had been submitted. Central Bedfordshire Council would then arrange for an independent examiner to check that the plan met the basis conditions. Finally, if the plan passed those tests, Central Bedfordshire Council would arrange to hold a public referendum, so that everyone who lives in the neighbourhood plan area could decide whether they support it – this was likely to be early in 2022.

If more than 50% of the voters were in favour of the plan, Central Bedfordshire Council must bring the plan into force.

**11725 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN–  
UPDATE/PROGRESS**

**Woodside Link** – No substantive update to report.

**A5 M1 Link** – Members were advised that Highways England had been contacted and confirmed they were awaiting responses from two questions before a date could be given for the new markings.

**All Saints View** – Members were advised that photographs would be available on social media soon.



**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 8.59pm**

**Dated this 7<sup>th</sup> day of September 2021**

**Chairman**