

HOUGHTON REGIS TOWN COUNCIL

**Planning Committee
Minutes of the meeting held on
7th September at 7.00pm**

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| Present: | Councillors: | D Jones Y Farrell R Morgan C Slough | Chairman |
| | Officers: | Clare Evans Louise Senior | The Town Clerk Head of Democratic Services |
| | Public: | 5 | |
| Apologies: | Councillors: | D Dixon-Wilkinson M S Kennedy | |
| Also present: | Councillor: | S Goodchild | |
| Absent: | Councillor: | J Carroll | |

11742 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Dixon-Wilkinson and Cllr Kennedy.

11743 QUESTIONS FROM THE PUBLIC

Safety concerns of Redhouse Court in its current state were raised by a member of the public relating to agenda item 6. The concerns were that children, dogs and adults step or run out from between parked cars without checking for moving vehicles, the danger being that there were no traffic calming measures in place, therefore cars were travelling at dangerous speeds. During evenings, when the road was clear of parked cars, the road would be used for racing vehicles. The member of public requested members consider alternative traffic calming measures in place of the proposed yellow lines.

11744 SPECIFIC DECLARATIONS OF INTEREST

None.

11745 MINUTES

To approve the Minutes of the meeting held on the 16th August 2021.

Resolved: To approve the Minutes of the meeting held on 16th August 2021 and for these to be signed by the Chairman.

11746 PLANNING MATTERS

(a) The following planning applications were considered:

Non – Delegated

CB/21/03416/ADV
Members were reminded that an extension had been granted, for comments, due to the lack of plans being available at the previous meeting.

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

Members expressed their disappointment that the relevant plans were still unavailable to view on the Central Bedfordshire Council website. 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/20/04135/FULL

Change of use of part of upper floor from Use Class E to use as a 2 bedroom flat to include small kitchen area, along with amenity space and parking.
Whistlebrook Stud, Sewell Lane, Sewell, LU6 1RP
For: Mrs D Cook

Members were advised that this application had been withdrawn, therefore did not require consideration.

CB/21/03643/FULL

Single storey side extension and garage conversion
195 Cemetery Road, LU5 5DF
For: M Bilenkyj & D Shepherd

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

CB/21/03531/FULL

Merge two units into one with new shop front, change of use to mixed use restaurant /take-away with extraction flue to the rear.
4 Hillborough Crescent, LU5 5NS

Comments: Houghton Regis Town Council had no objections to this application, however concerns were raised whether compliance had been met with the Construction Products Regulations and environmental standards relating to the flue.

CB/TCA/21/00376
Members were advised that an extension had been granted for receipt of comments.

Works to trees in a Conservation Area: Raise the canopy of 6 Beech trees and 1 Lime tree to reduce the weight.
Meadowbank, Sewell Lane, Sewell, LU6 1RP
Members will find notification attached.

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
The CBC website lists some additional documents and revised documents.

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

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

Comments: 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. However, Houghton Regis Town Council would like to acknowledge the improvements made to the scheme but maintains their previous objections.

CB/21/03851/FULL

Change of use: Compound to additional jet wash bay and screens
Esso Houghton Green Service Station, 7 The Green,
LU55LB
For: Motor Fuel Group Ltd

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

The following applications were noted:

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|------------------|--|
| CB/21/03618/DOC | Discharge of Conditions 4, 5, 6, 7, 8, 9, 10, 12, 13, 19 against planning permission CB/21/00382/FULL (Construction of 9 residential dwellings and all ancillary works) The Orchard, Bedford Road, LU5 6JJ |
| CB/21/03590/LDCP | Lawful Development Certificate Proposed: Construction of detached Garden Room Dalziel, Chalk Hill, LU6 1RS |
| CB/21/03714/DOC | Discharge of Condition 17 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/21/03700/DOC | Discharge of Condition 21 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/21/03876/LDCP | Lawful Development Certificate Proposed: Single storey rear extension 88 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JB |
| CB/21/03832/DOC | Discharge of Condition 14 against planning permission CB/15/04918/REG3 (Regulation 3 - Outline application: Erection of up to 61,336m of B1, B2 and/or B8 employment development floorspace with associated infrastructure and ancillary works. All matters reserved except means of access from Thorn Road.) Land at Thorn Turn, Thorn Road, Houghton Regis, LU6 1RT |

(b) The following decision notices were noted:

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

Members were advised that a resident had been in touch with Central Bedfordshire Council to request speed humps in this road, now that yellow lines were not going to be implemented.

The resident was concerned for childrens' safety, as they had been running out into the road.

Central Bedfordshire Council had explained that there needed to be the support of the local council, before it could be brought to them.

A motion was proposed by: Cllr Morgan, seconded by: Cllr Farrell

Resolved: To request a speed check be carried out and consult with Central Bedfordshire Council on the findings.

11748 PLANNING CONSULTATIONS

CBC had provided a list of planning applications that were received and any subsequent amendments which required re-consultation. There were many different types of applications, the list provided the case types which the town council would be consulted on.

Members acknowledged that this information was for noting, however it was requested that enquiries were made to discover what had prompted the changes listed.

11749 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 8.25pm

Dated this 27th day of September 2021

Chairman

