

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
27th September 2021 at 7.00pm**

Present:	Councillors:	D Jones J Carroll Y Farrell M S Kennedy R Morgan	Chairman
	Officers:	Clare Evans Louise Senior	Town Clerk Head of Democratic Services
	Public:	3	
Apologies:	Councillor:	D Dixon-Wilkinson	
Also present:	Councillors:	T McMahon S Goodchild	

11784 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Dixon-Wilkinson.

11785 QUESTIONS FROM THE PUBLIC

A member of the public queried the lack of substantive update on the agenda regarding Windsor Drive, agenda item 8. Members were advised that a meeting had been arranged for the following day. The question raised: what was the councils stand on the proposed development?

It was advised that the council did not have a stand on this as councillors had received the invitation after the agenda had been published, and as such had not had the opportunity to discuss prior to this meeting. The understanding was that the scheduled meeting was to provide information to attendees, if subsequently a planning application was brought forward, the application would be considered on its merits.

11786 SPECIFIC DECLARATIONS OF INTEREST

Cllr C Slough declared a non-pecuniary interest in application CB/21/03958/FULL as the applicant was known to him personally. Accordingly, he did not participate in any discussion around this application.

Cllr Kennedy declared a non-pecuniary interest in application CB/21/03843/FULL as the applicant was known to him personally. Accordingly, he did not participate in any discussion around this application.

11787 MINUTES

To approve the Minutes of the meeting held on the 7th September 2021.

Resolved To approve the Minutes of the meeting held on 7th September 2021 and for these to be signed by the Chairman.

11788 PLANNING MATTERS

(a) The following planning applications were considered:

CB/21/03532/ADV Advertisement: Internally illuminated fascia sign.
4 Hillborough Crescent, LU5 5NS

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

CB/21/03958/FULL Erection of first floor side/rear extension
86 Douglas Crescent, LU5 5AT
For: Mr & Mrs Page

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

CB/21/03843/FULL Single storey side extension
29 Dellmont Road, LU5 5HU
For: Mr & Mrs Dye

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

CB/21/03858/ADV Advertisement: 2 x illuminated 'Lidl' fascia signs, 1 x illuminated flagpole sign, 1 x column mounted poster display unit, 2 x small wall mounted billboards, 3 x large wall mounted billboards & 1 x directional sign.
Land at Houghton Road and Townsend Road LU5 5BQ
For: Lidl Ltd

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

CB/21/04007/FULL Erection of 7 detached dwellings with associated access, parking and landscaping
Land East of Bedford Road, South of Red Cow Farm,
Houghton Regis, Dunstable, LU5 5ES

Comments: The Town Council objects to this application for the following reasons:

Insufficient residents and visitor parking;

There is not a sufficient land available within the site for safe vehicular and pedestrian access or egress;

The proposed access is directly opposite the already approved development CB/17/02512/OUT and thereby will conflict with each other;

Whilst not a planning objection the Town Council makes the following request, that an archaeological survey is undertaken on this site.

CB/21/04107/FULL Discharge of Condition 19 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).
The Gates, Land East of Bedford Road, Bidwell, Houghton Regis

No comments were made as the application was a discharge of condition

CB/21/04114/FULL Discharge of Condition 13 (Part A) to planning permission 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) Part A - Written Scheme of Investigation for an Archaeological Investigation, by Cotswold Archaeology (Ref. MK0541), dated September 2021.
Land east of Watling Street and South of A5 M1 Link, Watling Street, Houghton Regis

No comments were made as the application was a discharge of condition

CB/21/04116/FULL Discharge of Condition 23 against planning permission 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)
Employment Site North of Thorn Road Thorn Road Houghton Regis

No comments were made as the application was a discharge of condition

(b) The following decision notices were noted:

CB/21/03967/NMA	Non-material amendment to 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) amendment sought for conditions 4 & 20 to replace approved elevation plans to facilitate a change of materials Land to West of Houghton Regis, Watling Street, Houghton Regis
CB/21/03493/DOC	Discharge of Condition 1 to planning permission CB/20/04656/FULL (Addition of porch (Retrospective)) 44 Fensome Drive, LU5 5SH
CB/21/03767/DOC	Discharge of Condition 6 against Planning Permission CB/20/01001/RM (Reserved Matters following Outline planning permission CB/12/03613/OUT for the construction of The Farmstead, which is a mixed-use complex of buildings located within the AMP2 area, and incorporating a community hall, café, office space and potential small retail units, with associated car parking.) Houghton Regis North 1, Sundon Road, Houghton Regis
CB/21/04101/GPDE	Prior Notification of Householder Extension: Single storey rear extension 11 St Andrews Lane, LU5 5EE

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

11789 4 TOWNSEND TERRACE, LU5 5BB - CB/20/03276/FULL

Members were advised that the appeal relating to the above planning application for conversion and extension of double garage into a single storey two bedroom detached dwelling, with off street parking and rear private garden had been dismissed.

Members were reminded that the town councils planning committee objected to this application.

11790 TOWNSEND FARM ROAD AND BLACKBURN ROAD – WAITING RESTRICTIONS

Members were informed that Central Bedfordshire Council were consulting on the following scheme:

- A00154 Townsend Farm Road and Blackburn Road, Houghton Regis – Waiting Restrictions

Members were advised that any comments should be submitted by the 29th September 2021.

It was considered by the HRTC Planning Committee on 27th September 2021. In response the following comments were made:

There is a (priority) post box sited in close proximity to the bus stop. This is used extensively by local businesses. The Council would support the provision of a short stay bay being provided to enable use of the post box.

There is no advanced stop line shown for cyclists at the traffic lights at the junction with Blackburn Rd. This should be provided.

The plan also shows a cycle symbol on a grass verge, this may need to be reconsidered.

Resolved: To consider the Town Councils response to the proposed waiting restrictions on Townsend Farm Road and Blackburn Road.

11791 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 8.12pm

Dated this 18th day of October 2021.

Chairman