

***HOUGHTON REGIS TOWN COUNCIL***

**Planning Committee**

**Minutes of the meeting held on**

**18<sup>th</sup> October 2021 at 7.00pm**

Present:	Councillors:	D Jones J Carroll E Cooper S Thorne C Slough	Chairman  Substitute Substitute
	Officers:	Debbie Marsh Louise Senior	Corporate Services Manager Head of Democratic Services
	Public:	0	
Apologies:	Councillors:	Y Farrell R Morgan D Dixon-Wilkinson	
In attendance:		Luke Webb	Living Space Housing
Also present:		S Goodchild T McMahan	
Absent:		M S Kennedy	

**11806 APOLOGIES AND SUBSTITUTIONS**

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

**11807 QUESTIONS FROM THE PUBLIC**

None.

**11808 SPECIFIC DECLARATIONS OF INTEREST**

None.

**11809 MINUTES**

To approve the Minutes of the meeting held on the 27<sup>th</sup> September 2021.

**Resolved To approve the Minutes of the meeting held on 27th September 2021 and for these to be signed by the Chairman.**

**11810 PLANNING MATTERS**

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

CB/21/04197/FULL Single storey front extension  
30 Northview Road, LU5 5AH  
For: Mr C Done

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

CB/21/03999/FULL Erection of detached dwelling  
1 Newbury Road, LU5 5RA  
Mr & Mrs O'Dell

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

- **Loss of amenity land**
- **Parking impact**

CB/21/04042/FULL 6 metre single storey rear extension  
11 St Andrews Lane, LU5 5EE  
For: Mr I Zaharia

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

CB/21/03860/FULL Community sports facility enhancements/improvements including upgrading of an existing grass pitch to a floodlit FTP, a new additional pavilion building and additional car parking.  
Tithe Farm Recreation Ground, Tithe Farm Road, LU5 5JF  
For: Houghton Regis Town Council

**Comments: Houghton Regis Town Council noted this application.**

CB/21/02162/FULL Aluminium bi-fold doors fitted to the rear of the property with a steel lintel supporting. Porcelain tile patio fitted in rear garden and front garden converted to driveway by removing grass and laying tarmac. (Retrospective)  
16 Coopers Way, Houghton Regis, Dunstable, LU5 5US  
For: Mr S Avery

**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  
*Members were advised that this application was being reconsulted on*  
Land at Bedford Road, LU5 6JS  
For: Living Space Housing

**Comments: Houghton Regis Town Council appreciated the revisions made to the application and withdraw their previous objections. Therefore, the Town Council had no objections to the amended application of 57 dwellings.**

CB/TRE/21/00502 Works to Trees Protected by Tree Preservation Order SB/03/0005/GI&G2: Remove Norway Maple Tree, 30% crown reduction to Poplar Tree, sever ivy to Norway Maple Tree and remove broken branches. Remove 3 Leyland Cypress Trees.  
Land at Unit 17, Humphrys Road, LU5 4TB

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

**(b) The following decision notices were noted:**

- CB/21/04194/NMA Non-material amendment to planning permission CB/21/01226/full-Two storey rear extension and internal alterations following demolition of existing wc/utility and lobby at ground floor level. Amendment sought - proposed double west element of scheme to be reduced in scope, to provide a single storey rear extension with kitchen, day room, utility and cloakroom.  
24 Manor Park, LU5 5BX
- CB/21/04206/NMA Non-material amendment 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) Amendment sought: Change in cladding and sub-station detail.  
Land east of Watling Street and South of A5 M1 Link, Watling Street, Houghton Regis
- CB/21/04210/DOC Discharge of Condition 24 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 - Surface Water Drainage Scheme  
The Gates Land East of Bedford Road, Bidwell
- CB/21/04190/DOC Discharge of Condition 9 against planning permission 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 (retail), A4 (public house), A5 (take away); B1, B2, B8

(offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); 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; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans)

Land To The North Of Houghton Regis, Sundon Road

- CB/21/04167/NMA Non-material amendment to planning permission  
CB/21/00661/Full (Single storey side extension with garage conversion) amendment sought - Change to front of extension - original showed window - new drawings show door to extension external.  
133 Leafields, Houghton Regis, Dunstable, LU5 5LU
- CB/21/04383/NMA Non-material amendment to 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).) amendment sought: Amendment to approved bricks as shown on approved layout plans P19-0483\_14\_01 J Facing Materials Layout, P19-0483\_14\_02 J Facing Materials Layout and P19-0483\_14\_03 J Facing Materials Layout. Proposed amendment as follows: Wienerberger Crofters Medley - to be replaced by Weathered Wren  
Parcels 5a & 5b, Bidwell West, LU5 6JQ
- CB/21/04322/NMA Non-material amendment 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) amendment sought: Change to the approved brick type  
Land west of Bidwell, Houghton Regis. LU5 6JQ
- CB/21/04403/DOC Discharge of Condition 22 against planning permission  
CB/21/00435/FULL (Demolition of existing buildings and erection of a Class E limited assortment discount foodstore with associated car parking, access, landscaping and associated engineering works.)  
Land at Houghton Road and Townsend Farm Road, LU5 5BQ

- CB/21/04357/DOC Discharge of Condition 5 and 6 against planning permission CB/21/000435/Full (Demolition of existing buildings and erection of a Class E limited assortment discount foodstore with associated car parking, access, landscaping and associated engineering works)  
Land at Houghton Road and Townsend Farm Road, Houghton Road
- CB/21/04358/DOC Discharge of Condition 7 to planning permission CB/21/00435/Full (Demolition of existing buildings and erection of a Class E limited assortment discount foodstore with associated car parking, access, landscaping and associated engineering works)  
Land at Houghton Road and Townsend Farm Road, Houghton Road
- CB/21/04360/DOC Discharge of condition 19 against planning permission CB/21/00435/Full (Demolition of existing buildings and erection of a Class E limited assortment discount foodstore with associated car parking, access, landscaping and associated engineering works)  
Land at Houghton Road and Townsend Farm Road, Houghton Road

***Permissions / Approvals / Consents***

***Refusals:***

None received.

***Withdrawals:***

None received.

**11811 PEEL STREET/TITHE FARM ROAD CAR PARK – CENTRAL BEDFORDSHIRE COUNCIL EXPERIMENTAL TRAFFIC ORDER A00157**

Members were advised that an experimental traffic order came into operation on the 29<sup>th</sup> September 2021 at the location above. For reference Members received the Public Notice and plan.

Members were advised that comments needed to be submitted to Central Bedfordshire Council by 17<sup>th</sup> March 2022.

Members raised concerns that the imposed restrictions had impacted parking in surrounding areas and agreed that parking in Houghton Regis should be looked at holistically.

Members requested a letter be sent to Central Bedfordshire Council emphasising that the Town Council's opinion in that there needed to be a holistic approach to parking in Houghton Regis. Members requested this item be placed the agenda for the meeting to be held during February 2022.

**Resolved:**                    **To defer the consideration of the Town Councils response to Central Bedfordshire Councils experimental Traffic Order A00157 at Peel Street/Tithe Farm Road car park.**

#### **11812    TEMPORARY FOOTPATH CLOSURE – PART OF FOOTPATH NO. 40**

Members were advised that a temporary footpath closure came into effect on the 11<sup>th</sup> October 2021 on part of Footpath No. 40. Members received the Notice and plan.

This temporary closure was required to replace bridge joints on the footbridge.

#### **11813    NEIGHBOURHOOD PLAN UPDATE**

As members were aware, the Town Councils Neighbourhood Plan Steering Group had recently undertaken a statutory Regulation 14 consultation in regard to the Town Councils draft Neighbourhood Plan.

It was expected to take a number of weeks to collate, process and respond to all the feedback that had been received. Following this, work would then start on the document again.

Once all revisions had been made and the Town Council submitted the plan to Central Bedfordshire Council (under Regulation 15). Regulation 15 is the point at which Central Bedfordshire Council would take over the arrangements moving forward. Central Bedfordshire Council would then start a submission consultation (Regulation 16) which had to take place prior to the Examination.

The submission consultation was a 6-week consultation but a circa 8-week period from submission of the plan to end of the consultation, taking into account Central Bedfordshire Council reviewing the submitted documentation, arranging the consultation and collating all comments to be sent to the appointed Examiner. This consultation would be open to all, but it was statutory consultees and anyone who responded to the Regulation 14 consultation that Central Bedfordshire Council would notify. It was expected that any comments received at this stage were raising objection to the plan as submitted or reinforcing previous points which had not been taken onboard.

During this consultation, arrangements would be discussed and made with Houghton Regis Town Council in regard to looking at suitable referendum dates.

It was anticipated that the Examination would take in the region of 6-10 weeks however, this is dependent on a number of factors – Examiner concerns, questions that need clarification from Houghton Regis Town Council, speed of response to these, Examiner availability. There would then be a period of notice required prior to the referendum taking place therefore, it could be that the referendum could take place in the Spring 2022 however, it was more likely to be early Summer.

Members were advised that 252 responses had been received.

#### **11814    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.

**Linmere** – No substantive update to report.

**Bidwell West** – No substantive update to report.

**Kingsland** – No substantive update to report.

**Windsor Drive** –

Members were informed that Central Bedfordshire Council had invited local councillors, from both the Town Council and Central Bedfordshire Council, to a site visit on the 28th September 2021. This visit was used to informally discuss councillor's views on the current use of the land. It was understood that the Friends of Windsor Drive were also invited to a site visit.

Central Bedfordshire Council confirmed that it remained their intention to consult publicly on the future use of the land.

Members advised that information shared at the meeting could have been more definitive and some information, based on questions asked, was unavailable.

Members discussed whether to continue to include Windsor Drive on future agendas. It was agreed that it was to remain on future agendas.

**Section 106 Monies** – No substantive update to report.

**Resolved:**    **To note the information**

**The Chairman declared the meeting closed at 8.04pm**

**Dated this 8<sup>th</sup> day of November 2021.**

**Chairman**