

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
8th November 2021 at 7.00pm**

Present: Councillors: D Jones Chairman
J Carroll
Y Farrell
M S Kennedy
R Morgan
C Slough

Officers: Debbie Marsh Corporate Services Manager
Louise Senior Head of Democratic Services

Public: 1

Apologies: Councillors: D Dixon-Wilkinson

Also present: Councillors: T McMahon
S Goodchild Central Bedfordshire Council

11830 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Dixon-Wilkinson.

11831 QUESTIONS FROM THE PUBLIC

None.

11832 SPECIFIC DECLARATIONS OF INTEREST

None.

11833 MINUTES

To approve the Minutes of the meeting held on the 18th October 2021.

**Resolved To approve the Minutes of the meeting held on 18th October 2021
and for these to be signed by the Chairman.**

11834 PLANNING MATTERS

(a) The following planning applications were considered:

CB/21/03507/FULL Repositioning of garden wall and new fencing
25 Fenwick Road, LU5 5RP
For: J Stone

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

- **Enclosure of amenity land. This land is not in the ownership of the applicant.**
- **Overdevelopment**
- **Height along with the proposed re-alignment, the proposed fence would be overbearing and be visually detrimental to those residents living at numbers 31 to 39 Fenwick Road**

CB/21/04308/FULL Single storey front and side and two storey rear extension
Dalziel, Chalk Hill, LU6 1RS
For: Mr & Mrs P Hannington

Comments: Houghton Regis Town Council acknowledges that the site of the proposed development has extensive land, it does however object to this application on the grounds of:

- **Overdevelopment in the Green Belt**

The Town Council would support a less excessive proposal.

CB/21/04768/RM Reserved Matters: following Outline Application
CB/12/03613/OUT (5'150 dwellings and 202'500sqm of mixed use) development of 202 new homes, with associated highways, a LAP, drainage, utilities and car parking. Of those 202 homes, 60 are to be private units for open market sale, 14 affordable housing units for the purposes of delivering the 106 obligations for the AMP1 site and 128 additional "affordable" units. Approval for access, appearance, landscaping, layout and scale
Houghton Regis North Site 1 Land on the northern edge of Houghton Regis

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

- **Density too high**
- **Insufficient parking**
- **Overdevelopment**
- **Cramped and poor design – thereby conflicts with Central Bedfordshire Councils Design Guide**
- **Gardens below minimum area as recommended in Central Bedfordshire Councils Design Guide**

(b) The following decision notices were noted:

- CB/21/04501/NMA Non-material amendment to planning permission
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.) Change of brick specification from 'Michelmersh Black Wire Cut' facing brick to 'Brickability Lanzarote Black' smooth facing brick.
Kingsland Secondary School, Parkside Drive, LU5 5PY
- CB/21/04555/NMA Non-material amendment to planning permission
CB/19/00883/RM (Reserved matters of appearance, scale and landscaping for residential development of 255 dwellings following outline CB/15/0297/OUT) Amendment sought: Omission of the proposed car port link between plots 224-232 (apartments) and Plot 233.
Parcels 4a and 4b Bidwell West LU5 6JQ
- CB/21/04500/DOC Discharge of Condition 3 against planning permission
CB/19/03323/VOC (Variation of condition 13 of planning permission CB/17/05378/FULL - Demolition of large mechanical storage unit and abutting dwelling and erection of 4 no. semi-detached cottages)
Stable Cottage, Manor Farm, Sewell Lane, Sewell, LU6 1RP
- It was queried that the cottages specified in this application were already erected. Members requested that this be queried with Central Bedfordshire Council planning department.
- CB/21/04770/NMA Non-material amendment to planning permission
CB/20/00449/RM (Reserved Matters: following Outline Application CB/12/03613/OUT planning permission with the details of access, appearance, landscaping, layout and scale) Amendment to a turning head between plots 9 and 10 which includes footpaths being provide and 2 visitor spaces being lost.
Land To The North And East Of Houghton Regis, Sundon Road
- CB/21/04639/LDCP Lawful Development Certificate Proposed: Erection of a single storey rear extension
34 St Michaels Avenue, Houghton Regis, LU5 5DN

Permissions / Approvals / Consents

Refusals:

None
received.

Withdrawals:

None received.

11835 DEPARTMENT OF TRANSPORT – PUBLIC NOTICE – HIGH STREET

Members were advised that the Secretary of State had given notice of a proposal to make an Order under section 247 of the Town and Country Planning Act 1990 in order to authorise the stopping up of two irregular shaped areas of High Street, at Houghton Regis in Central Bedfordshire.

Members received copies of the public notice, draft order and draft plan.

Members requested further information to be provided before a response from the Town Council could be considered. This item would be included on the next planning agenda.

Resolved: To defer this item to the next planning meeting

11836 NATIONAL HIGHWAYS' ROUTE STRATEGIES

Members were advised that Highways England were keen to undertake a thorough review of how the strategic road network was currently performing and to understand the needs of their strategic partners, road users and local communities, to inform where their network may need potential investment in the future.

Members were invited to use an online feedback tool which had been created to capture as many views as possible.

The online tool was open until 30 November 2021.

Members suggested that the link be promoted on the Town Council's social media sites to encourage as much feedback as possible.

Members suggested to make not comment in response to Highways England Route Strategies consultation but to comment on the lack of improvements to road markings on the A5 link road.

Resolved: To make no comment in response to Highways England Route Strategies consultation.

**11837 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 7.43pm

Dated this 29th day of November 2021.

Chairman