

***HOUGHTON REGIS TOWN COUNCIL***

**Planning Committee**

**Minutes of the meeting held on  
29<sup>th</sup> 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: 0

Apologies: Councillor: D Dixon-Wilkinson

Remote: Councillors: T McMahon  
S Goodchild Central Bedfordshire Council

**11868 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Dixon-Wilkinson.

**11869 QUESTIONS FROM THE PUBLIC**

None.

**11870 SPECIFIC DECLARATIONS OF INTEREST**

None.

**11871 MINUTES**

To approve the Minutes of the meeting held on the 8<sup>th</sup> November 2021.

**Resolved To approve the Minutes of the meeting held on 8<sup>th</sup> November 2021  
and for these to be signed by the Chairman.**

**11872 PLANNING MATTERS**

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

CB/21/04599/FULL Two storey side extension  
98 Cemetery Road, Houghton Regis, Dunstable, LU5 5DE  
For: M & N Sikora

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

CB/21/04742/FULL Demolition of outbuilding and erection of two storey side and single storey rear extension  
14 Woodlands Avenue, Houghton Regis, Dunstable, LU5 5LJ  
For: Mr & Mrs Bright

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

- **Overdevelopment of the site**
- **The design and scale of the proposed development would have a detrimental impact on the Conservation Area**

CB/21/05011/VOC Variation of condition number 10 of Listed Building Consent CB/16/03379/LB (Listed Building: Phased construction of a new Independent Living Scheme for older persons comprising 168 apartments with support facilities, a restaurant & bar, retail units, cafe, 2no reablement suites, the conversion and change of use of a Grade 2 listed building and the demolition of an existing sheltered housing scheme with associated parking and landscaping). New proposal: Revised plans.  
Former Co-op supermarket All saints view High street  
Houghton Regis Dunstable LU5 5DT

**Comments: No objection**

CB/21/04958/VOC Variation (or removal) of condition number 25, of planning permission CB/16/03378/REG3 (Phased Construction of a new Independent Living Scheme the conversion and Change of Use of a Grade 2 listed building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping). Change pre-occupation element for public art installation.  
Former Co-op Supermarket, All Saints View, High Street,  
Houghton Regis, Dunstable, LU5 5DT

**Comments: Houghton Regis Town Council had no objections to this application, however requested clarification of the year, in which the art installation was to be completed, as this had been omitted from the document.**

CB/21/04888/FULL Proposed front porch.  
20 Kirton Way, Houghton Regis, Dunstable, LU5 5PZ  
For: Mr S Gray

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

CB/21/04863/FULL Conversion and extension of double garage into a single storey two bedroom detached dwelling, with off street parking and rear private garden  
4 Townsend Terrace, Houghton Regis, Dunstable, LU5 5BB  
For: Mr T Starkey

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

CB/21/05038/ADV Advertisement - Two freestanding dual sided illuminated Billboard signs (6.3 metres by 3.25 metres).  
Land at junction of Houghton Road and Townsend Farm Road, Houghton Road, Houghton Regis  
For: Lidl

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

- **Landscaping proposals**
- **Light impact on those residents opposite the proposed location.**
- **The proposed location and illumination is likely to cause a distraction to those using the highway, particularly when approaching the traffic light junction.**

CB/21/02529/FULL Two storey side extension.  
44 Grangeway Footway, Houghton Regis, Dunstable, LU5 5PR  
For: Miss N Chowdhury

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

- **Overdevelopment**
- **Non-compliance of Central Bedfordshire Council's design guide**
- **Land not in the ownership of the applicant and therefore would result in the loss of amenity land**
- **Lack of parking provision which would lead to an increase to on street parking**
- **The height, scale and design is overbearing and dominant**

CB/TRE/21/00611 Works to a tree(s) protected by a Tree Preservation Order T1  
Fell  
sycamore T2 fell sycamore G1 sycamore crown lift and reduce. over  
extended laterals overhanging neighbouring gardens. Trees  
protected  
by TPO 0004/80  
Windsor Drive, Houghton Regis LU5 5HZ

**Comments: Houghton Regis Town Council had no objections to this application, however requested that confirmation be sought on whether the trees were to be replaced.**

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

- CB/21/04823/DOC Discharge of Condition's, 8 and 29, 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.)  
Dunstable Northern Bypass, Chalton, Houghton Regis, LU5 6JJ
- CB/21/04830/DOC Discharge of Condition 24 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.  
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

- CB/21/04836/DOC Discharge of Conditions 32 and 33 to 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)  
Houghton Regis North Site 1 Land on the northern edge of Houghton Regis
- CB/21/04837/DOC Discharge of Condition 26 to 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 (takeaway); B1,B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; datacentre; 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)  
Dunstable Northern Bypass, Houghton Regis, North Site 1, Land on the northern edge of Houghton Regis
- CB/21/04839/DOC Discharge of Conditions 1 and 2 against planning permission CB/21/02108/RM: 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

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

- CB/21/04840/DOC Discharge of Condition 25 and 35 to 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) Houghton Regis North Site 1, Land on the northern edge of Houghton Regis
- CB/21/04841/DOC Discharge of Condition 4 to reserved matters application CB/21/02108/RM following plan 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.)

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

- CB/21/04842/DOC Discharge of Condition 5 to planning permission CB/21/02108/RM (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).  
Dunstable Northern Bypass, Charlton, Houghton Regis, Bedfordshire LU5 6JJ
- CB/21/04843/DOC Discharge of Condition 8 to planning permission CB/21/02108/RM (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).  
Dunstable Northern Bypass, Chalton, Houghton Regis, Bedfordshire LU5 6JJ
- CB/21/04844/DOC Discharge of Condition 14 and 17 against planning permission CB/21/02108/RM (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)  
Phase 1 Parcel 1, Houghton Regis North Site 1, Houghton Regis, Bedfordshire

- CB/21/04780/DOC Discharge of Condition 15 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
- CB/21/04789/DOC Discharge of Condition 20 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
- CB/21/04791/DOC Discharge of Condition 18 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
- CB/21/04801/DOC Discharge of Condition 8 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
- CB/21/04745/DOC Discharge of Condition, 10, 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
- CB/21/04641/LDCP Lawful Development Certificate Proposed: Single storey side extension  
84 Northview Road, Houghton Regis, Dunstable, LU5 5HB



- CB/21/05018/DOC Discharge of Condition 4 against planning permission CB/21/03153/FULL (Replacement of existing concrete tiled pitched roofs with new flame free bitumen felt roof covering. Also replacement of existing black plastic gutters, rainwater pipes, white fascias and soffits). Hawthorn Park Lower School, Parkside Drive, Houghton Regis, Dunstable, LU5 5QN
- CB/21/04975/DOC Discharge of Condition 10 against planning permission CB/18/04471/FULL (48 new residential units) Land at Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH
- CB/21/04845/DOC Discharge of condition 13 against planning permission CB/21/02108/RM (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) Phase 1 Parcel 1, Houghton Regis North Site 1, Houghton Regis, Bedfordshire
- CB/21/04944/DOC Discharge of Conditions 2,3 and 13 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 South of Thorn Road, Bidwell West, Houghton Regis

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

***Permissions / Approvals / Consents***

***Refusals:***

None received.

***Withdrawals:***

None received.

### **11873 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 were reminded that this item was deferred at the planning meeting held on the 8<sup>th</sup> November 2021 as Members requested further information to be provided before a response.

Contact had been made with a Casework Manager (National Transport Casework Team) at the Department for Transport who advised that the term stopping up means to remove the highway rights from a particular area.

This was to enable a development to be completed but did not necessarily mean that the area of highway would be built over.

In addition to those documents provided at the last meeting members received an additional plan which showed the proposed site plan. This plan showed how the area would look once the development was completed.

Members received the public notice, draft order, draft plan and proposed development plan.

Houghton Regis Town Council supported the proposed stopping up of the two irregular shaped areas of High Street.

**Resolved: To consider the Town Council response, to the Secretary of State, and to support the proposed stopping up of two irregular shaped areas of the High Street.**

### **11874 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** – Members were informed that applications for All Saints View independent living development for the over 55s were live.

Central Bedfordshire Council were now accepting applications from people interested in becoming part of the new shared community at All Saints View in Houghton Regis on either a rented or shared ownership basis.

At the same time, Central Bedfordshire Council had launched a brand-new website where there was an opportunity to take a virtual 360° tour of an apartment and find information about the lifestyle, location, building, care, and costs.

**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 8.30pm**

**Dated this 20<sup>th</sup> day of December 2021**

**Chairman**