

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
20th December 2021 at 7.00pm**

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|------------|--------------|---|---|
| Present: | Councillors: | D Jones Y Farrell M S Kennedy R Morgan | Chairman |
| | Officers: | Debbie Marsh Louise Senior | Corporate Services Manager Head of Democratic Services |
| | Public: | 2 | |
| Apologies: | Councillor: | D Dixon-Wilkinson | |
| Remote: | Councillors: | C Slough J Carroll S Goodchild | Central Bedfordshire Council |

11886 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Dixon-Wilkinson.

11887 QUESTIONS FROM THE PUBLIC

None.

11888 SPECIFIC DECLARATIONS OF INTEREST

None.

11889 MINUTES

To approve the Minutes of the meeting held on the 29th November 2021.

Members requested clarification on application number CB/21/04863/FULL and the council's response to Central Bedfordshire Council. Members were advised that the resolution of the council was to object, however, as the original application had not been objected to, it was considered that submitting an objection to the proposed amendments was contradictory to the councils previous stance.

**Resolved To approve the Minutes of the meeting held on 29th November 2021
and for these to be signed by the Chairman.**

11890 PLANNING MATTERS

(a) The following planning applications were considered:

CB/21/05167/FULL Single storey rear extension
27 St Michaels Avenue, LU5 5DW
For: Mr G Field

Comments: No objection.

CB/21/04442/FULL Conversion of the former surgery building to a residential dwelling with outdoor garden space and vehicle parking area.
Sewell Manor, Manor Farm, Sewell Lane, Sewell, LU6 1RP
For: Mr K Sherwood

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

- **The proposed development appears cramped.**
- **The existing building is within the curtilage of a Listed Building and although the applicant has amended the previously installed brick pillars and closed board fencing, there should be no fencing around the building, in order to protect the openness of the site and the Conservation Area.**
- **This structure can be viewed from an adjacent public footpath (FP24), contrary to the declaration on the application form.**
- **Most worryingly is the previous application (CB/17/03582/FULL) which was withdrawn 13th October 2017, shows the building as it was then. What is being presented with this application as being existing is not the same and in fact poses as an unauthorised development of the building that has taken place in the meantime. The Town Council strongly requests planning enforcement investigates this matter to ascertain whether there has been a breach of planning regulations.**
- **The applicant has stated on the application form that works have not started when they have.**

CB/21/05190/FULL Erection of side extension and removal of rear conservatory
43 Northview Road, LU5 5HB

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

- **Overdevelopment.**
- **Due to the close proximity of the proposed side wall, at double storey height, this would appear overbearing and intrusive to the adjacent property in Douglas Close.**
- **The Town Council has concerns that the design does not accord with Central Bedfordshire Councils design guide.**
- **Double storey extension with no internal staircase or access.**

Noted

- CB/21/05178/DOC Discharge of Condition 11 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/21/05108/DOC Discharge of Condition(s) 2,3,4 & 5 against planning permission CB/18/03034/FULL (Change of use from offices to 2 residential dwellings)
104A High Street, LU5 5BJ
- CB/21/05265/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 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. Reserved matters planning application for 309 new homes, public open space, landscape and associated infrastructure pursuant to Conditions 3 and 4.)
Amendment sought to boundary wall details
Land at Houghton Regis North, HRN1, Houghton Regis, LU5 6JW
- CB/21/05310/DOC Discharge of Conditions 3 and 18 against planning permission CB/14/03056/FULL (Comprehensive development providing 169 residential units, including affordable housing, with associated infrastructure including car parking, drainage, pumping station, hard and soft landscaping, footway/cycleways, children's play space and informal public open space.)
Land of Bedford Road Houghton Regis
- CB/21/05356/LDCP Lawful Development Certificate Proposed: Loft conversion with rear dormer window
12 Orpington Rise, LU5 6FW

- CB/21/05329/DOC Discharge of Condition 19 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/21/05291/DOC Discharge of Condition 12 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
- CB/21/05293/DOC Discharge of Condition 13 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/21/05277/DOC Discharge of Condition(s) 2, 11, 24 against planning permission CB/21/00382/FULL (Construction of 9 residential dwellings and all ancillary works)
The Orchard, Bedford Road, LU5 6JJ

(b) The following decision notices were noted:

Permissions / Approvals / Consents

- CB/21/02286/FULL Erection of single storey side/rear extension and erection of detached outbuilding
16 Douglas Crescent, LU5 5AT
- CB/21/02304/VOC Variation (or removal) of condition number 12 of planning permission CB/18/00067/OUT-Outline Application: Formation of a new access to serve existing residential development and a residential development of up to 24 dwellings together with an enhanced footpath link and associated landscaping. A revised point of access is proposed to the north east of the permitted access.
Highfield Barns, Bedford Road, Bidwell, LU5 6JP
- 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/21/04308/FULL Single storey front and side and part single, part two storey rear extension with a rear balcony
Dalziel, Chalk Hill, LU6 1RS

Refusals:

None received.

Withdrawals:

CB/21/02105/FULL Two storey side and single storey rear extension.
116 Fensome Drive, LU5 5SH

For information

CB/TCA/21/00585 Works to trees in a conservation area: Fell Leylandii trees against boundary with neighbouring property (Numbers 1 to 8). Pollard the remaining 5 Leylandii by 20ft (Numbers 9 to 13). Replace the felled Leylandii with native hedging.
Meadowbank, Sewell Lane, Sewell, Dunstable, LU6 1RP

Members were in support of the proposed tree works.

11891 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 8.00pm

Dated this 10th day of January 2022

Chairman