

***HOUGHTON REGIS TOWN COUNCIL***

**Planning Committee**

**Minutes of the meeting held on**

**21<sup>st</sup> February 2022 at 7.00pm**

|               |              |                                                                                |                                                                                                       |
|---------------|--------------|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| Present:      | Councillors: | D Jones<br>J Carroll<br>Y Farrell<br>M S Kennedy<br>R Morgan<br>A Slough       | Chairman<br><br><br><br><br>(Substitute)                                                              |
|               | Officers:    | Debbie Marsh<br>Louise Senior                                                  | Corporate Services Manager<br>Head of Democratic Services                                             |
|               | Public:      | 4                                                                              |                                                                                                       |
| Apologies:    | Councillors: | C Slough                                                                       |                                                                                                       |
| Also present: |              | Daniel Hayman<br>Emily McKenzie<br>Rebecca Lake<br>Helen Selwyn<br>S Goodchild | (MPC)<br>(Barrett Wilson Homes)<br>(CYMK Planning)<br>(ACD Landscape)<br>Central Bedfordshire Council |

**11945 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr C Slough, Cllr A Slough substituted.

**11946 QUESTIONS FROM THE PUBLIC**

A member of the public asked for clarification in regard to the Windsor Drive information item and whether this item would be discussed. Councillor Jones confirmed that this was merely an information item for Councillors and not a discussion item.

**11947 SPECIFIC DECLARATIONS OF INTEREST**

None.

**11948 MINUTES**

To approve the Minutes of the meeting held on the 31<sup>st</sup> January 2022.

**Resolved To approve the Minutes of the meeting held on 31<sup>st</sup> January 2022 and for these to be signed by the Chairman.**

**11949 RESERVED MATTERS PRESENTATION – BARRATT HOMES**

Daniel Hayman (Market Place Communications (MPC)) – Public Consultation Consultant, Helen Selwyn (ACD) – Environmental/Landscape Consultant, Emily McKenzie (Barrett Wilson Homes) and Rebecca Lake (CYMK) – Planning and Design consultant were in attendance to present to members the Reserved Matters proposals, on behalf of Barratt Homes, for Phase 3A Linmere.

Members were presented with proposed building designs which were in the style of industrial chic, and were advised on the administrative timeline, build timescales and access within the development. Members enquired as to when the Master Plan had been approved, those in attendance believed it had been approved in 2021 however, those in attendance agreed to provide confirmation via email.

## 11950 PLANNING MATTERS

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

CB/22/00126/FULL Conversion of stable building to four-bedroom two storey dwelling house  
Whistlebrook Stud, Sewell Lane, Sewell, Dunstable, LU6 1RP  
For: Mrs Cook

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

- **Impact on the conservation area**
- **Impact on the setting of the hamlet of Sewell**
- **Inappropriate development in the Green Belt**
- **The proposed development can be viewed from the road**
- **Overdevelopment of the site despite no increase in footprint**

**The current building was there to support a business whose operation was suited for the setting. The conversion of the current building into a dwelling does not accord with Green Belt and Conservation Area policies and neither does it enhance the unique setting of Sewell. Houghton Regis Town Council accepts that some accommodation was provided to support the operation of the stables however, the continued allowance of a Lawful Certificate may have, quite concerningly, set a precedence for an automatic change of use and application for development. The proposed development should be refused in order to preserve the unique setting of Sewell.**

CB/22/00178/FULL New Dwelling House  
8 Farriers Way, Houghton Regis, Dunstable, LU5 5FG  
For: Mr S Reilly

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

- That the proposed development would have a detrimental impact on the amenity of those residents adjacent to this site at 21 Millers Way.
- Overdevelopment.
- The close proximity of the proposed flank wall would appear overbearing to those residents at 21 Millers Way.

**Houghton Regis Town Council understands that this site, when the land around it was first developed, was left vacant due to the substantial change in ground levels and was not included for development to avoid the impact on the area.**

CB/22/00387/FULL Single Storey rear extension  
7 The Lindens, Houghton Regis, Dunstable, LU5 5DQ  
For: Mr G Bright

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

CB/TCA/21/00677 Works to trees in a Conservation Area: T1 Ash and T2  
Cherry -  
Reduce by 33% to maintain health and vitality; T3 Ash -  
Pollard to 10 metres for safety reasons as there is large  
amount of deadwood in the top of the tree; and T4 Sycamore  
- Reduce lateral growth over sheds and crown clean.  
Whitehill Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP

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

CB/21/05047/RM Reserved Matters: following Outline Application  
CB/15/00297/OUT (Outline 'hybrid' planning application.  
Development to comprise: Up to 1,850 residential (C3)  
dwellings (including affordable housing), 2FE Primary  
School (D1), employment land (Use Classes B1 [a-c], B2 &  
B8), local centre comprising retail (A1, A2, A3, A4 &  
A5) and community/leisure uses (D1 & D2), layout of public  
open spaces including sports pitches and changing rooms,  
natural wildlife areas and all associated works and operations  
including engineering operations and earthworks) Reserved  
matters for approval of the sports pavilion access,  
appearance and layout.  
Land West of Bidwell (Houghton Regis North Site 2)  
Houghton Regis

**Comments: Houghton Regis Town Council made no objection to this proposal but did raise concerns that the parking provision would prove inadequate for the number of pitches proposed.**

**Members also requested that a follow up enquiry be raised with Central Bedfordshire Council's Leisure, Libraries and Countryside, to confirm that the pitches were of the standard as approved by Sports England.**

**Noted:**

- CB/22/00085/DOC Discharge of condition 12 against 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.) Land West of Bidwell, Houghton Regis, LU5 6JQ
- CB/22/00161/DOC Discharge of Condition 21 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 Regis
- CB/22/00172/LDCP Lawful Development Certificate Proposed: Proposed loft conversion with rear dormer and front velux windows 18 Brookfield Avenue, Houghton Regis, Dunstable, LU5 5TS
- CB/22/00423/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 from brickwork to render. Land west of Bidwell, Houghton Regis LU5 6JQ
- CB/22/00389/DOC Discharge of Condition 14 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/22/00390/DOC Discharge of Condition 7 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/22/00392/DOC Discharge of Condition 5 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

***Permissions / Approvals / Consents***

None received.

***Refusals:***

None received.

***Withdrawals:***

None received.

**11951 BUDGET FOR 2022/23**

Members received the approved budget and explanation for 2022/23 for information.

Members noted the information.

**11952 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** – At the Partnership Committee meeting held on 25th January 2022, it was mentioned that Central Bedfordshire Council were in the process of commissioning site investigations at Windsor Drive to help understand some of the things that had been asked about the land – such as what possible improvements could be made to the land and how much of the site, if any, could be built on.

These works had been booked in and it was proposed they would take place in the coming months therefore, members of the public would start to see contractors on the land.

Towards the end of this month, it was expected that a Topography Survey would be carried out. This was an unintrusive survey to measure things like the height and position of slopes and woodland. This would be followed by more detailed site

investigations throughout March and into April, which would involve using equipment to take soil samples to monitor things like gas and water levels. This would happen during daylight hours and every effort would be made to keep disruption to a minimum. The work would take place on sections of the land, so the public could continue to use Windsor Drive.

The contractors would then feedback their findings in May, so it was unlikely that any decisions on next steps would be made until June at the earliest. It was stressed that these investigations were not an indication that a decision had been made – Central Bedfordshire Council remained committed to involving the public should it get to the stage where any proposals were developed. At present there were still a lot of questions from stakeholders that cannot be answered, and this work would help to provide answers.

Central Bedfordshire Council appreciated that seeing contractors on site might lead to questions from the public. Communications would be shared to explain about these works, as well as an update on CBC's Facebook page.

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

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

**The Chairman declared the meeting closed at 8.19pm**

**Dated this 14<sup>th</sup> day of March 2022.**

**Chairman**