

***HOUGHTON REGIS TOWN COUNCIL***

**Planning Committee**

**Minutes of the meeting held on**

**14<sup>th</sup> March 2022 at 7.00pm**

Present:	Councillors:	D Jones J Carroll Y Farrell C Slough	Chairman
	Officers:	Debbie Marsh Louise Senior	Corporate Services Manager Head of Democratic Services
	Public:	0	
Apologies:	Councillors:	M S Kennedy R Morgan	
Remote attendance:	Councillors:	T McMahon E Cooper S Goodchild	Central Bedfordshire Council

**11971 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllrs: M Kennedy and R Morgan.

**11972 QUESTIONS FROM THE PUBLIC**

None.

**11973 SPECIFIC DECLARATIONS OF INTEREST**

CB/22/00460/REG3 - Cllr Jones advised members that he was no longer a Governor at Hawthorn Park Lower School enabling him to speak on their application.

**11974 MINUTES**

To approve the Minutes of the meeting held on the 21<sup>st</sup> February 2022.

**Resolved To approve the Minutes of the meeting held on 21st February 2022 and for these to be signed by the Chairman.**

**11975 PLANNING MATTERS**

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

CB/22/00537/OUT Outline Application: Construction of 27 detached two-bedroom properties and 2 three bedroom properties after demolition of existing bungalow with some matters reserved. The Bungalow, Bedford Road, Houghton Regis, LU5 6JS  
For: Mrs B O'Brian

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

- **Overdevelopment**
- **The proposed development does not complement the existing natural environment.**
- **Inappropriate development. This proposal would harm the character and appearance of the local area. Whilst the Green Belt policy has been removed from the Local Plan, these infill sites are chipping away at the character and the setting of Bidwell.**
- **Cramped design**
- **Poor layout – terracing appearance**
- **Lack of amenity areas and community green space**
- **Insufficient parking provision**
- **The removal of a public footpath would block any cohesion from this and the adjoining sites to the town. This would be an entirely isolated development.**
- **Highway concerns, in regard to the increase of yet more vehicle movements accessing and exiting Bedford Road.**
- **This site has not been identified as part of the Strategic Development sites and therefore should not be automatically included due to its proximity to them.**

CB/22/00507/FULL Front and rear ground floor extension.  
3 Evans Close, Houghton Regis, LU5 5TF  
For: Ms K Powell

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

CB/22/00455/FULL Two storey side extension, and single storey front extension.  
116 Fensome Drive, Houghton Regis, LU5 5SH  
For: Mr K Dujczynski

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

CB/22/00604/FULL Single storey side extension  
3 Cemetery Road, Houghton Regis, LU5 5BZ  
For: Marcin Chadzynski

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

CB/22/00545/FULL Development of a single industrial warehouse unit for E(g)(iii), B2 and B8 use with ancillary offices, car parking, service areas and soft landscaping.  
Unit 15 Humphrys Road, Dunstable, LU5 4TP  
For: Legal and General Assurance (Pensions Management) Ltd

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

CB/22/00460/REG3 Demolish existing single storey alcove rooms with mono-pitched roof to main school building. Construct four new single storey toilet block infill extensions attached to main building with single storey flat roofs and masonry walls to match existing. Minor alterations to external walls to suit new layouts. Internal remodelling of classrooms to improve function of rooms  
Hawthorn Park Lower School, Parkside Drive, LU5 5QN  
For: Mr Lavelle

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

- CB/22/00603/NMA Non-material amendment to planning permission CB/20/03300/REG3 (Erection of a three storey secondary school and sports hall). Amendment sought: Proposal to remove ten ash trees from existing tree line.  
Kingsland Secondary School, Parkside Drive, Houghton Regis
- CB/22/00499/DOC Discharge of Conditions 4,5,7,9,10,12 and 13 against planning permission CB/21/00382/FULL (Construction of 9 residential dwellings and all ancillary works)  
The Orchard, Bedford Road, Houghton Regis, LU5 6JJ
- CB/22/00697/DOC Discharge of Conditions 2, 3, 4, 5, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22 against planning permission CB/21/01883/FULL (Erection of 57 dwellings including access from Bedford Road and full landscaping details)  
Land at Bedford Road, LU5 6JS
- CB/22/00605/LDCP Lawful Development Certificate Proposed: single storey rear extension  
14 Douglas Crescent, LU5 5AT
- CB/22/00818/GPDE Prior Notification of Householder Extension  
2 Douglas Crescent, LU5 5AT

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***Permissions / Approvals / Consents***

***Refusals:***

None received.

***Withdrawals:***

None received.

**11976 LAND OF BOSCOMBE ROAD – PORZ AVENUE, LU5 5UL – APPEAL NOTICE**

Members received an appeal notice in regard to the re-submission of planning permission CB/19/01919/FULL. Erection of 19 No. B2 industrial units with associated parking, access and landscaping and upgrading of public rights of way. Application reference: CB/20/00757/FULL

Central Bedfordshire Council forwarded all previous representations made to The Planning Inspectorate and the appellant. These would be considered by the Inspector when determining the appeal.

Any additional comments or modifications or withdrawal representations must be received by the Inspectorate by 24 March 2022.

For reference, Members also received the Town Council comments in regard to both of these applications.

Members agreed to maintain their previous comments on this application and not submit any further comments.

**Resolved: To maintain the Town Councils previous representation.**

**11977 THE GATES, LAND EAST OF BEDFORD ROAD, BIDWELL – STREET NAMING**

Members were advised that Central Bedfordshire Council had received an application for Street Naming for the development at the address above.

Central Bedfordshire Council requested the Town Council consider and propose 5 or so street name suggestions for the development.

Members were advised that these proposals needed to be with Central Bedfordshire Council by Friday 18<sup>th</sup> March 2022.

Members discussed options for street names and agreed to suggest to Central Bedfordshire Council types of gates as street names.

**Resolved: To propose 5 or more street name suggestions, to Central Bedfordshire Council, for the development at The Gates, Land East of Bedford Road, Bidwell.**

**11978 PEEL STREET/TITHE FARM ROAD CAR PARK – CENTRAL BEDFORDSHIRE COUNCIL EXPERIMENTAL TRAFFIC ORDER A00157**

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

Members were advised that Central Bedfordshire Council had been contacted to obtain any updated information in regard to the experimentation traffic order. They confirmed that they had not received much feedback on the scheme, and it appeared to be working well. Initially there were complaints in regard to the 2-hour parking restriction being in force during the weekend, however, since this has been changed to Mon-Fri, there had been no further objections.

Should the Town Council wish to may any further comments, they have until the 17<sup>th</sup> March 2022 to do so.

Members acknowledged the order was in place for 18 months, however, members agreed that they would not support an extension of the experimental order without a holistic review of parking in Houghton Regis having been undertaken by Central Bedfordshire Council.

**Resolved:**                    **To not support an extension of the experimental Traffic Order A00157, at Peel Street/Tithe Farm Road car park, without a holistic review of parking in Houghton Regis having been undertaken by Central Bedfordshire Council.**

#### **11979 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.

Safety concerns were raised regarding the line marking on A5 M1 Link and pedestrian lights. Members were advised Luton Borough Council hold the SLA for Traffic lights in the area and a traffic light damaged by an accident was yet to be repaired or replaced. It was requested that the Town Council highlight the dangerous situation for pedestrians crossing into Lewsey Farm from Houghton Regis as these issues had been ongoing for a considerable time.

**Resolved: To note the information**

**The Chairman declared the meeting closed at 8.13pm**

**Dated this 4<sup>th</sup> day of April 2022.**

**Chairman**