

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

4th April 2022 at 7.00pm

Present:	Councillors:	D Jones J Carroll Y Farrell M S Kennedy R Morgan	Chairman
	Officers:	Debbie Marsh Louise Senior	Corporate Services Manager Head of Democratic Services
	Public:	8	
Apologies:	Councillors:	C Slough	
Also present:	Councillors:	T McMahan E Cooper S Goodchild	Central Bedfordshire Council

11995 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr C Slough.

11996 QUESTIONS FROM THE PUBLIC

Members of the public spoke on behalf of the Friends of Windsor Drive Group regarding the Local Green Space Assessment being undertaken in support of the town councils draft Neighbourhood Plan. Members were requested to put forward their support for the spend on a consultant to progress the application for Windsor Drive to become a registered Open Space. Members of the Public acknowledged that this would not offer absolute protection from the potential development of the land, they suggested it would add weight to their case to not build.

Members of the public requested urgency to be applied to not only the approval of for the spend but also in getting the Consultant in place and the application for Open Space progressed. Two specific questions were asked:

- What were the timescales being suggested for completion of this activity, i.e. engaging the specialist consultant and the application for open space being made?
- What additional support, if any, do the Neighbourhood Plan Team need from Houghton Regis Town Council and Planning Committee in specific to complete both the application for Open Space and the Neighbourhood Plan itself?

It was advised that if Members approved the budget, the assessment could go ahead as soon as the consultant was available.

It was advised that additional support would be given from the Town Council and the Planning Committee as and when it was required. A Neighbourhood Steering Group Meeting was scheduled for 13th April where it was hoped that all of the amendments to the draft plan could be concluded.

A member of the public raised concerns regarding an application for Land off Sewell Lane, Sewell (CB/22/11132/FULL) on the location of the site, the possible encouragement of ASB, changes to the road, light pollution and the impact on biodiversity.

11997 SPECIFIC DECLARATIONS OF INTEREST

None.

11998 MINUTES

To approve the Minutes of the meeting held on the 14th March 2022.

Resolved To approve the Minutes of the meeting held on 14th March 2022 and for these to be signed by the Chairman.

11999 PLANNING MATTERS

(a) The following planning applications were considered:

CB/22/00578/FULL Flat roof single-storey rear extension with associated window alterations and front porch formation
11 Constable Close, Houghton Regis, Dunstable, LU5 5ST
For: Vantu

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

CB/22/00806/FULL Single storey side and rear wraparound extension.
2 Douglas Crescent, Houghton Regis, Dunstable, LU5 5AT
For: Krzyzanowski

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

CB/22/00421/ADV Advertisement: One monolith totem sign and four temporary lamp post hanging banner signs
Former Co-op supermarket, All saints view, High Street, LU5 5DT
For: Central Bedfordshire Council

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

CB/22/00766/VOC Variation of condition number 1 of planning permission CB/20/03406/RM (Reserved Matters: following Outline Application CB/12/03613/OUT (Development to comprise: up to 5,150 dwellings and various other classes:RM sought for appearance, landscaping, layout, and scale of furniture and play equipment.) Variation sought to revise plans and gateway signage.
Houghton Regis North 1, Sundon Road, Houghton Regis

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

CB/22/00877/FULL Proposed detached garage building with pitched hipped roof and flat top crown roof.
96 Douglas Crescent, Houghton Regis, LU5 5AT

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

CB/22/01132/FULL Change of use to mixed agricultural and equestrian. Erection of stables, track room and storage, hardstanding to apron, access and landscaping.
Land off Sewell Lane, Sewell, Dunstable
For: Mr M Beary

Comments: Houghton Regis Town Council objects to this application for the following reasons.

- The proposed application would be sited in open countryside with no right of access.
- Site is not accessible for vehicles, including HGVs, that would need to remove waste.
- Site is not accessible for vehicles during construction.
- Whilst the town council acknowledges that the proposed development is of an agricultural/equestrian nature, the proposed development could set a precedent, that could lead to further applications in this area, thereby spoiling the nature and setting of Sewell.
- Concern that there could be an increase of anti-social behaviour on this site, due to its isolated location.
- Concerns that the proposed development would be detrimental on the local biodiversity.

Should Central Bedfordshire Council be minded to approve this application, then the town council respectfully requests that conditions are placed on the approval to mitigate and control the concerns raised above.

CB/22/00825/FULL Enlarge front porch (Retrospective).
3 Kirton Way, Houghton Regis, Dunstable, LU5 5PZ
For: Mr D Surtees

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

CB/TRE/22/00164 Works to trees protected by Tree Preservation Order
SB/77/00006:
Works to various trees to include reduction to crowns, removing
branches, deadwood and severing ivy. Sycamore Trees T14,
T34, T43,
T49, Hawthorn T37 and Ash Tree T47 removed to ground
level
Brethrens Meeting House Bedford Road, LU5 6JP

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

Noted:

CB/22/00960/DOC Discharge of Condition 19 against 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)
Linnere Park, Sundon Road, Chalton, Houghton Regis, LU5
5NP

CB/22/00884/NMA Non-material amendment to planning permission
CB/21/02338/FULL (Two storey rear extension with pitched
roof) Alterations to door and window positions on side and
rear elevations.
96 Douglas Crescent, Houghton Regis, Dunstable, LU5 5AT

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- CB/22/00810/LDCP Lawful Development Certificate Proposed:- Loft conversion over main and rear roof, with the insertion of 2 rooflights into the existing front roof slope. Proposed outbuilding (summer house) to the rear of the property.
2 Douglas Crescent, Houghton Regis, Dunstable, LU5 5AT
- CB/22/00919/DOC Discharge of Condition 9 against planning permission CB/16/03378/FULL (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.)
Co-Op Supermarket, High Street, LU5 5QT
- CB/22/01160/LDCP Lawful Development Certificate Proposed - erection of a porch
38 Kent Road, Houghton Regis, Dunstable, LU5 5NZ
- CB/22/01093/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)
Amendment to site plan to provide bin stores for central cafe unit.
Local Centre, Land West of Bidwell, Houghton Regis, LU5 6JQ
- CB/22/01056/DOC Discharge of Condition 8 against planning permission CB/19/03820/RM (New Primary School amendments to the existing Thornhill Primary School site pursuant to outline permission)
Thornhill Primary School, Grove Road, Houghton Regis, LU5 5PE
- CB/22/01058/DOC Discharge of Condition 6 against planning permission CB/19/03820/RM (New Primary School amendments to the existing Thornhill Primary School)
Thornhill Primary School, Grove Road, Houghton Regis, LU5 5P
- CB/22/01060/DOC Discharge of Condition 2 against planning permission CB/19/03820/RM (New Primary School amendments to the existing Thornhill Primary School)
Thornhill Primary School, Grove Road, Houghton Regis, LU5 5PE

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

12000 CHURCHFIELD ROAD – INFORMAL CONSULTATION

Members were informed that Central Bedfordshire Highways Department had received requests to make Churchfield Road one way and therefore, wrote to residents, in an informal manner, to gauge feeling before progressing further.

Members received a copy of the resident's letter and a plan detailing the direction of travel that was being considered along with associated parking measures, to ensure the movement of traffic was maintained.

Members acknowledged their support for the proposed one-way system, however, raised key concerns regarding the implementation of parking measures, it was suggested that a holistic approach to parking should be executed as residents in Churchfield Road had no alternative parking provisions and would be heavily impacted if parking restrictions, with no alternatives, were put in place.

Resolved: **The Town Councils response to Central Bedfordshire Councils informal consultation on proposed traffic movements in Churchfield Road is to support the proposed one-way system, however, it cannot support the proposed parking restrictions without provision being provided elsewhere. The parking restrictions would have a detrimental impact on those residents in Churchfield Road with no additional parking in place. The Town Council requests that Central Bedfordshire Council undertake a holistic review of parking in the area, not just Churchfield Road.**

12001 STREET NAMING – LAND AT FORMER CHURCH OF ST VINCENT, TITHE FARM ROAD

Members were requested to propose a street name for the development above.

Members discussed links to the area and appropriate possibilities for the street name. members agreed to stay with the tree theme already in the local area. Members agreed to propose Buddleia or Birch to Central Bedfordshire Council.

Resolved: **The Town Council considered and proposed the following street names, to Central Bedfordshire Council, for the development at Land at Former Church of St Vincent, Tithe Farm Road.**

- **Buddleia**
- **Birch**

12002 PROPOSED 5G TELECOMMUNICATIONS INSTALLATION FOR H3G UK

Members received a letter, accompanied by various drawings, from WHP Telecoms Ltd, informing the Town Council of a proposed installation prior to the submission of a formal planning application.

Members discussed the proposed location of the telecommunications installation and agreed it would be better located on a road that was not a greenway into Houghton Regis. It was acknowledged that a previous tree height installation had needed further works as the height of the trees interfered with its efficiency.

Houghton Regis Town Council objected to the proposed application.

Resolved: To respond to WHP Telecoms Ltd in respect to a proposed telecommunications installation in Park Road North, Woodside Estate, prior to the submission of a formal planning application, with the following comments:
Houghton Regis Town Council objects to the siting of the proposed telecommunication mast and associated cabinets for the following reasons:

- The location is on a road that is a considered to be one of a number of roads viewed as a green gateway into the town.
- The siting would cause loss of amenity space.
- The circumference of the mast and the associated cabinets would have a detrimental impact on the amenity of the area.

12003 NEIGHBOURHOOD PLAN – LOCAL GREEN SPACE ASSESSMENT

Members were advised that although there were areas identified as Local Green Spaces within the Town Councils draft Neighbourhood Plan, an exercise in assessment and evidence gathering needed to be undertaken in order to support these sites being included as Local Green Space designations.

Designation of Local Green Space must be done in accordance with criteria contained in the National Planning Policy Framework.

As members were already aware, Bedfordshire Rural Communities Charity (BRCC) had provided support for the Regulation 14 public consultation, these costs were met from government funding and not town council budget.

BRCC were able to provide support to assess ten green spaces, as identified by Houghton Regis Town Council's Neighbourhood Plan Steering Group, as to their suitability for designating as Local Green Spaces within the emerging Houghton Regis Neighbourhood Plan.

The Houghton Regis Town Council Neighbourhood Plan Steering Group did not have authority to spend money from the Town Councils Neighbourhood Plan budget therefore the group were requesting funding of up to £1,650 for the assessment work plus a further £350 for any associated map work and printing costs.

Members were advised that all orders were placed via the Corporate Services Manager and not directly by the group themselves.

Members were advised that if the recommendation was agreed, the assessment could go ahead as soon as the relevant parties were available. It was advised that a meeting of the Neighbourhood Plan Steering Group was due to be held on 13th April 2022, in order that the group could finalise the draft plan.

Members noted the request for funding was to be taken from budget 4062/401 Neighbourhood Plan. Members suggested and agreed that the funding should come from an Earmarked Reserve budget and proposed to use budget code 330.

Resolved: To agree to a budget of £2,000 being made available from the Town Councils EMR 330 (Community Development) for the assessment of the green spaces contained within the Town Councils Draft Neighbourhood Plan along with any associated map work and printing costs.

12004 APPLICATION STREET TRADING CONSENT – GRENDALL LANE

Members asked to consider comments in regard to a fast-food van selling food and hot and cold drinks, in a location in Grendall Lane between the hours of 11am to 9pm. The applicant had not specified which days of the week they would wish to trade.

The applicant provided a hand drawn map of the area and indication of whereabouts the van would be located.

Members raised concerns over placement as potential parking issues could be obstructive to HGV's servicing industrial estates, other road users and pedestrians.

Members requested that the Town Councils response be sent to Central Bedfordshire Council objecting on the grounds above. Members were keen to add that the Town Council is not against local enterprise, it just felt that this area was not suited to this type of provision.

Resolved: To object to the street trading application on land at Grendall Lane.

12005 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 8.36pm

Dated this 25th day of April 2022.

Chairman