

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

25th 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:	5	
Apologies:	Councillor:	C Slough	Attended virtually
Also present:	Councillors:	Elaine Cooper T McMahon S Goodchild	Attended virtually Attended virtually Central Bedfordshire Council

12006 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr C Slough who was unable to attend in person, he attended virtually.

12007 QUESTIONS FROM THE PUBLIC

Agenda item 7 - Council members were asked on their stance towards Central Bedfordshire Council regarding the Zone of Influence, given that Windsor drive sits within this zone.

CB/22/01365/LDCP – Members were advised that an application had been submitted in 2000 however, this was rejected. Since that application a fence has been erected in place of a fallen wall, but the boundary had been moved. Concerns were raised regarding discrepancies with the land registry boundary, it was highlighted that changing the position of the boundary fence would change the character of the area and would result in the significant loss of amenity land.

12008 SPECIFIC DECLARATIONS OF INTEREST

None.

12009 MINUTES

To approve the Minutes of the meeting held on the 4th April 2022.

Resolved To approve the Minutes of the meeting held on 4th April 2022 and for these to be signed by the Chairman.

12010 PLANNING MATTERS

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(a) The following planning applications were considered:

- CB/22/00902/FULL Replacement of shop front glazing and entrance door
6 Hillborough Crescent, LU5 5NS
- Comments: Houghton Regis Town Council had no objections to this application.**
- CB/22/01174/FULL Proposed single storey rear extension
14 Douglas Crescent, LU5 5AT
- Comments: Houghton Regis Town Council had no objections to this application.**
- CB/22/01244/ADV Advertisement: Fascia sign single sided flexface
internally illuminated. Fascia flat cut acrylic letters x 11,
non illuminated
The Townsend Centre, Blackburn Road, LU5 5BQ
- Comments: Houghton Regis Town Council had no objections to this application.**
- CB/22/01365/LDCP Lawful Development Certificate Proposed- change of
position to boundary fence.
38 Roslyn Way, LU5 6JY
- Comments: Whilst the town council acknowledges that their comments would not normally being taken into account for a Lawful Development Certificate Proposed, they did however, feel strongly about this proposal. The town council registered its objections to this proposal for the following reasons:**
- Loss of visual amenity
 - Enclosure of amenity land
 - Risk of setting a precedent.
- Noted:**
- CB/22/01383/LDCP Erection of rear extension
15 Therfield Walk, LU5 5QB
- CB/22/01410/NMA Non-material amendment to planning permission
CB/21/02286/FULL (Erection of single storey side/rear
extension and erection of detached outbuilding)
Amendment sought:- Change of external wall finish from
brick to horizontal timber cladding.
16 Douglas Crescent, LU5 5AT

- CB/21/04742/FULL Demolition of outbuilding and erection of two storey side and single storey rear extension
14 Woodlands Avenue, LU5 5LJ
- 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

Refusals:

- CB/21/02529/FULL Two storey side extension.
44 Grangeway Footway, LU5 5PR
- CB/21/05190/FULL Erection of side extension and removal of rear conservatory
43 Northview Road, LU5 5HB
- CB/21/01234/FULL Single storey infill extension. First floor and two storey rear extension.
Highfield House, Bedford Road, LU5 6JP

Members were advised that the Planning Committee had put forward objections to the refused applications.

Withdrawals:

None received.

12011 CENTRAL BEDFORDSHIRE COUNCILS' DEVELOPMENT COMMITTEE OFFICER DELEGATED AUTHORITY

Members were informed that within Central Bedfordshire Councils constitution was a section in regard to Development Management. Paragraph 4.3.141 of the constitution set out how applications would be determined by development management.

These were if:

- They were called in by a ward member or adjacent ward member within 28 days of the application being first notified.
- The application was for major development (over 10 dwellings) and there was either a Parish / Town Council objection or material consideration that could not be overcome by condition.
- The application was a major development (over 10 dwellings) and was a departure from the development plan.

There were also a number of other triggers, set out in the constitution, such as an application being made by a member/officer of the council or by the Council itself.

DJJ.

Therefore, for example, in the case of planning application CB/21/001883/FULL, erection of 57 dwellings, Land at Bedford Road, this application was determined by officers through delegated authority as the development was not called in by a ward member, the final comments of the Town Council confirmed they had no objection to the proposal and the application was not considered as a departure from the development plan (as the site was no longer in the Green Belt as a result of the adoption of the Central Bedfordshire Local Plan last year).

Members were advised any ward members and adjacent ward member can call in an application before the DMC, the ward member has 28 days from the date of first registration to call an application in.

12012 BEECHWOODS SAC ZONE OF INFLUENCE – PLANNING IMPACTS

Members were informed that Central Bedfordshire Council had recently received correspondence from Natural England that affected planning for new homes in proximity to Chilterns Beechwood Special Area of Conservation (SAC).

Beechwoods SAC is located in Dacorum and was an internationally recognised designation with habitats and species of significant ecological importance. Natural England had determined that the SAC was being damaged due to high visitor numbers.

Whilst the SAC was outside of Central Bedfordshire, a Zone of Influence (ZOI) had been identified which included a significant part of southern Central Bedfordshire, including all of the parish of Houghton Regis.

Any residential development within the ZOI had the potential to impact on the SAC and therefore must provide mitigation measures to help protect the SAC. For the time being, additional checks would be needed on planning applications within the ZOI to ensure the SAC remained protected.

Central Bedfordshire Council was working with Natural England, other impacted authorities and the National Trust, to deliver a Strategic Mitigation solution. This, however, could take time to be put in place. As such, there may be delays to some planning application decisions and the issuing of Decision Notices, whilst this work is being progressed. In the meantime, Central Bedfordshire Council were seeking to identify interim mitigation measures. Central Bedfordshire Council's website would be updated as more information became available and as the interim and strategic mitigation solutions were identified and implemented.

Members discussed the possibility of this impacting the timeframe of applications within the zone and the potential backlog this may cause during the interim period while a solution is determined.

Members highlighted that Sewell was also within the protected area.

Members requested that Central Bedfordshire Council be approached to ascertain whether or not the Town Council would be consulted on any proposed mitigation measures.

Q55

12013 STATEMENT OF COMMUNITY INVOLVEMENT CONSULTATION APRIL 2022 -CENTRAL BEDFORDSHIRE COUNCIL

Members received a letter, along with a draft consultation document, from Central Bedfordshire Council in regard to a Statement of Community Involvement Consultation.

The Town Council has until 10am on Wednesday 1st June 2022 to submit their comments.

Members agreed to defer this item to the next meeting.

**12014 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.

Linmere – 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 – Members requested the link to the s106 quarterly spending and monitoring report be provided on the next agenda, as some members were experiencing difficulties in finding the information on Central Bedfordshire Council website.

Resolved: To note the information

The Chairman declared the meeting closed at 7.54pm

Dated this 16th day of May 2022

D. J. Jones

Chairman _____