

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

16th May 2022 at 7.00pm

Present:	Councillors:	D Jones E Cooper Y Farrell C Slough	Chairman Substitute
	Officers:	Debbie Marsh Louise Senior	Corporate Services Manager Head of Democratic Services
	Public:	1	
Apologies:	Councillors:	J Carroll M S Kennedy R Morgan	
Also present: Virtual	Councillor	T McMahon S Goodchild	Central Bedfordshire Council

12015 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Carroll, Cllr Kennedy and Cllr Morgan (Cllr Cooper substituted for Cllr Morgan).

12016 QUESTIONS FROM THE PUBLIC

Friends of Windsor Drive asked:

- At last month's Planning Meeting, HRTC Council Planning Committee were requested to ask CBC what the impact had been on the recent Dacorum Council's temporary halt on any Development in the Chiltern Beechwoods Special Area of Conservation Zone of Influence, upon their Planning applications and what impact will this have on their proposals for Windsor Drive? We would like to know what response you as the Planning Committee have had from CBC.
- Given how the people of Houghton Regis had been treated to date regarding CBC Consultation, e.g. CBC listening Event regarding Windsor Drive, Theft of our Community Centre etc. what hope do HRTC have that CBC will actually listen to the findings of the CBC Statement of Community Involvement Consultation? Can we respectfully ask HRTC Planning Committee to feed back to CBC the fact that a very large number of residents, not just those in The Friends of Windsor Drive Group, had no faith or trust that CBC would listen;

- Given that Michael Grove abandoned the Tory manifesto pledge to build 300,000 homes a year with a plan to let communities BLOCK new housing developments and introduce 'street votes'. What are HRTC Planning Committee intending to do to use this information to push back on CBCs proposals for Windsor Drive and ask CBC to adopt this new Community driven strategy now rather than pushing ahead with proposals for Windsor Drive when the Community were absolutely against any development?

Members were advised that contact had been attempted with the owner of Dean Hollow to no avail, contact had been made with a neighbour of Dean Hollow who wished to undertake tree works in a Conservation Area, members would be kept updated.

12017 SPECIFIC DECLARATIONS OF INTEREST

None.

12018 MINUTES

To approve the Minutes of the meeting held on the 25th April 2022.

Resolved: To approve the Minutes of the meeting held on 25th April 2022 and for these to be signed by the Chairman.

12019 PLANNING MATTERS

(a) The following planning applications were considered:

CB/22/01423/FULL Change of Use: Retail unit to a Tanning Salon.
Unit 4, All Saints View, High Street, LU5 5LQ
For: Ms Anna Kabacinska

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

CB/22/01589/FULL Reconstruction of the existing boundary front wall
104A High Street, LU5 5BJ
For: Giovanni Martuccio

Comments: Houghton Regis Town Council had no objections to this application, however, wished to express concerns that there was no information on method of construction or what materials would be used for the reconstruction of the wall.

CB/22/01594/FULL Infill of the front canopy to form an enclosed porch
6 Townsend Terrace, LU5 5BB
For: Miss N Perring

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

CB/22/01561/FULL Single storey rear and front extensions and garage conversion
82 Hillcroft, Dunstable, LU6 1TU
For: Mr Adam Watkins

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

CB/22/01526/FULL Single storey wraparound extension.
131 Leafields, LU5 5LU
For: Andrea Dennis

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

CB/22/01664/TD Prior Notification of Telecommunications Development -
Proposed 15.0m Phase 9 super slimline Monopole and associated ancillary works.
Park Road North Woodside Estate Houghton Regis LU5 5LE
For: CK Hutchison Networks (UK) Ltd

Comments: Houghton Regis Town Council objects to the siting of the proposed telecommunication mast and associated cabinets for the following reasons:

- **Policy IS6 of the supporting SSSI, states that Telecommunications development will be permitted where: (i) it would not harm the character and appearance of the built or natural environment; or (ii) the need for the development on the proposed site would outweigh such harm. The Town Council feels strongly that due to the proposed location there would be significant harm to the character and appearance of the natural environment.**
- **The location is on a road that is 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.**
- **Due the height of the proposed mast and the size and siting of the associated cabinets, this development would have a detrimental impact on the amenity of the area.**
- **Whilst the Town Council acknowledges the reason for the siting of a mast around this area, it does not agree that the need would outweigh the harm, on this particular site.**

Noted:

- CB/22/01495/DOC Discharge of Condition 20 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/22/01452/DOC Discharge of Condition 17 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/22/01438/DOC Discharge of Condition 15 against planning permission CB/18/04641/REG3 (The development of a 20 unit, 3-storey transitional housing scheme with associated access, parking and landscaping)
Land Adjacent To St Thomas Meeting House, Windsor Drive, LU5 5SJ
- CB/22/01659/DOC Discharge of Condition 4 against planning permission CB/18/04471/FULL (48 new residential units.)
Land at Oakwell Park, Thorn Road, LU5 6JH

Permissions / Approvals / Consents***Refusals:***

None received.

Withdrawals:

- 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, LU5 6JS

12020 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.

Members were advised the Town Council had until 10am on Wednesday 1st June 2022 to submit their comments.

Members were reminded that this item was deferred from the last meeting.

Members discussed at length the Statement of Community Involvement and acknowledged that residents had lost faith in Central Bedfordshire Council and expressed their disappointment in the processes. It was recognised that Community feedback suggested that Central Bedfordshire Council do not take comments from the community on board from consultations evidenced by those that had been held and suggested that these had not been earnest engagements.

Members suggested examples of Community Centre engagement, i.e. the issues surrounding the lack of engagement in regard to The Brook development, be included in their response to Central Bedfordshire Council.

Members were advised that a training session was being planned for Town and Parish councils, by Central Bedfordshire Council, on the Statement of Community Involvement. Date to be confirmed.

Resolved: To consider the Town Councils response to Central Bedfordshire Councils Statement of Community Involvement Consultation.

12021 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 – Members were provided with the web address, link below, to the quarterly monitoring reports

https://www.centralbedfordshire.gov.uk/info/44/planning/458/planning_obligations/2

Resolved: To note the information

The Chairman declared the meeting closed at 8.08pm

Dated this 6th day of June 2022.

Chairman