HOUGHTON REGIS TOWN COUNCIL

Planning Committee
Minutes of the meeting held on
6th June 2022 at 7.00pm

Present:	Councillors:	M S Kennedy	Chairman
		E Cooper	
		S Goodchild	
		D Jones	
		S Thorne	
		C Slough	
	Officers:	Debbie Marsh	Corporate Services Manager
		Louise Senior	Head of Democratic Services
	Public:	2	
Apologies:	Councillor:	J Carroll	
Also present:	Councillor:	T McMahon	

12053 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Carroll.

The Chair highlighted the importance of having a full membership of the committee to ensure quorum.

12054 QUESTIONS FROM THE PUBLIC

Members shared feedback from members of the public. Most recent feedback was whilst attending locally organised Jubilee event. It was highlighted that there were concerns regarding the quantity of development in Houghton Regis, particularly infill sites leading from Bedford Road.
Residents in Parkside were concerned that their open spaces would be built on, and residents close to Windsor Drive wanted feedback on what the council was doing regarding the proposed development on Windsor Drive.

It was highlighted that since the proposed development in the town had begun, Government policies had changed.

Members were advised that the matter in regard to the Town Councils stance on proposed development on Windsor Drive was due to be discussed at the Town Council meeting to be held on the 20th June 2022.

12055 SPECIFIC DECLARATIONS OF INTEREST

None.

12056 ELECTION OF VICE-CHAIR

Members were invited to elect a Vice-Chair for Planning Committee for 2022/23.

QJJ.

Nominee:	Cllr Jones	Nominated by:	Cllr Goodchild
		Seconded by:	Cllr Thorne

No other nominations were received. On being put to the vote, Councillor Jones was duly appointed as Vice-Chair of the Planning Committee for the municipal year 2022 - 2023.

12057 MINUTES

To approve the Minutes of the meeting held on the 16th May 2022.

Resolved: To approve the Minutes of the meeting held on 16th May 2022 and for these to be signed by the Chairman.

12058 COMMITTEE FUNCTIONS & TERMS OF REFERENCE

In accordance with Standing Order 4.j.iv. Council was required to review its delegation arrangements to committees and sub-committees.

These arrangements were set out in the Committee Functions & Terms of Reference. This document set out the system of delegation to the Committees, Sub-Committees and Working Groups of the Council.

Members received the extract from the approved Committee Functions & Terms of Reference which related to this committee.

Members received this report for information.

12059 CENTRAL BEDFORDSHIRE PLANNING CASE TYPES AND DESCRIPTIONS

Members received a list, provided by Central Bedfordshire Council, of planning case types and descriptions that required Town Council consultation.

Councillor Jones requested clarification on whether the case types that the Town Council would not ordinarily be consulted on could be challenged and commented on. The committee were advised to raise any concerns with the Corporate Services Manager as soon as they were able, so that advise could be sought from the planning officer, prior to the meeting taking place.

Members received this report for information.

12060 PLANNING MATTERS

(a) The following planning applications were considered:

CB/22/01798/FULL Proposed single storey rear and side extension
2 Grangeway, Houghton Regis, Dunstable, LU5 5PR
For: Miss J Carmichael

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

JJ.

CB/22/01932/FULL

Front and rear extensions to existing dormers, front and rear balconies with spiral stairs to rear balcony
The Gables, East End, Houghton Regis, Dunstable, LU5 5LA
For: Mr and Mrs Anoqua

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

- **The balconies would overlook the adjoining/adjacent properties which would adversely affect the amenity of those residents**
- **Overdevelopment**
- **Out of keeping on land adjoining the Conservation Area**

CB/22/01876/FULL

Replacement front garden wall, 2.1m in height and part trellis on wall.
The Gables, East End, Houghton Regis, Dunstable, LU5 5LA
For: Mr and Mrs Anoqua

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

- **The proposed development is overbearing, dominant and not in keeping with the Conservation Area**
- **The proposed development conflict with character of the area**

CB/22/01837/LB

Listed Building: Alteration and extension to north west elevation, remodelling of 1970's section and replacement of various windows and doors
Springwell Cottage, Sewell Lane, Sewell, Dunstable, LU6 1RP
For: Mr J Gridley

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

CB/22/01586/VOC

Variation of condition number 4 of planning permission CB/18/03034/FULL (Change of use from offices to 2 residential dwellings). Variation sought to change the type of windows
104 A-B High Street, Houghton Regis, Dunstable, LU5 5BJ

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

CB/22/01501/FULL

Erection of car park valet hand car wash.
WM Morrison Supermarkets Ltd, High Street, LU5 5EX

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

DJJ.

CB/22/01989/FULL	Erection of single storey side and rear extension following demolition of existing shed and veranda 9 The Cloisters, Houghton Regis, Dunstable, LU5 5JN For: Mr A Baranowski **Comments: Houghton Regis Town Council had no objections to this application.**
CB/22/01686/FULL	Dormer with openable windows, and obscure glazing. 1 Alabaster Avenue, Houghton Regis, Dunstable, LU5 5AZ For: Mr L Staszak **Comments: Houghton Regis Town Council had no objections to this application provided the planned obscure window is adhered to.**
CB/21/05575/REG3 ***Re-consultation***	Development of a new leisure centre, incorporating landscaping and parking provisions. Demolition of the existing building and the construction of a new facility to include an eight-lane 25 metre community swimming pool, dedicated learner pool, confidence pool, fitness suite, exercise studio and two squash courts. Building to include a café, community space, creche, children's outdoor play zone and an outdoor fitness trail and public area. Houghton Regis Academy, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX Re-consultation following the submission of additional documents, listed below: • Revised landscaping details • Lighting details • Archaeology report • Play area details • Flood Risk Assessment • Transport Statement Addendum **Comments: Houghton Regis Town Council had no objections to this application.**

Noted:

CB/22/01776/DOC	Discharge of Condition(s) 4 and part 3 of s106 against planning permission CB/18/04471/FULL (48 new residential units) Land at Oakwell Park, Thorn Road, Houghton Regis, LU5 6JH
CB/22/01732/DOC	Discharge of Conditions 7 and 15 against planning 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

DJJ.

CB/22/01866/DOC	Discharge of Condition 11 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. Local Centre, Land West of Bidwell, Houghton Regis, LU5 6JQ
CB/22/01835/DOC	Discharge of Condition 2 against planning permission CB/18/04471/FULL Application Site: Land at Oakwell Park, Thorn Road, Houghton Regis, LU5 6JH Proposed Development: 48 new residential units. Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH
CB/22/02012/NMA	Non-material amendment to planning permission CB/19/04220/OUT (Outline Application for Residential Development for up to 100 Dwellings with all matters reserved, except access) amendment sought Variation to wording of condition 13. Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ Members requested clarification on the reason for the rewording of condition 13.
CB/22/02029/DOC	Discharge of Condition 9 against planning permission CB/21/02108/RM (Reserved Matters: following Outline Application CB/12/03613/OUT (Outline 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, A4, A5; B1, B2, B8; C1, C2, D1 and D2; 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; All development, works and operations to be in accordance with the Development Parameters Schedule and Plans): All matters reserved, Erection of 154 dwelling units, with access and parking, landscaping and associated works. The Outline Application was EIA Development and was accompanied by an Environmental Statement) Dunstable Northern Bypass, Chalton, Houghton Regis LU5 6JJ

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

12061 NEIGHBOURHOOD PLAN UPDATE

The Houghton Regis Neighbourhood Plan Steering Group continued to review each chapter of the plan, with the support of the town councils planning consultant.

The Local Green Space assessment was still ongoing. There were a few pieces of information that the group needed to provide by way of evidence. Efforts were underway in seeking this evidence.
The Government had introduced a First Homes Policy. Central Bedfordshire Council had advised that they would implement this policy when clear guidance was available however, all Neighbourhood Plans, in development, were required to make reference to this policy. This amendment would initiate another 6-week Regulation 14 consultation. What form this consultation would need to be i.e. online only or not, was awaiting confirmation.

Proposed timeline:
Completion of revised policies – August/September
Regulation 14 consultation – October/November
Submission to Central Bedfordshire Council – December/January 2023

Members received this report for information.

12062 CENTRAL BEDFORDSHIRE COUNCIL – TOWN AND PARISH CONFERENCE

Councillor Kennedy and the Corporate Services Manager attended an online Town and Parish Council topic session, hosted by Central Bedfordshire Council, on the 25th May 2022.

The session covered:
Briefing on First Homes
First Homes Policy was a mandatory requirement from Government however, until there was clear guidance from Government, CBC did not need to implement it. Although CBC did not have a policy, reference to this requirement did need to be detailed within all developing and draft Neighbourhood Plans.

Current and future planning policy consultations
Attendees were provided with details of upcoming consultations:

- Electric Vehicle Charging provision in new developments - 13th June 2022 to 25th July 2022.
- Design Guide Supplementary Planning Document – November/December 2022

Update on the Local Plan Review
Central Bedfordshire Council were currently undertaking an evaluation of all the policies. The outcome of this evaluation would be presented to Council in the Autumn. The outcome could be no review required, partial review required, or full review required.

Members received this report for information.

12063 DEVELOPMENT IN THE CHILTERN BEECHWOODS SPECIAL AREA OF CONSERVATION ZONE OF INFLUENCE

Central Bedfordshire Council had information on their website which was being updated.

The following link provided the most up to date information:
Development in the Chiltern Beechwoods Special Area of Conservation Zone of Influence

Members received this report for information. .

12064 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 – No substantive update to report.

Resolved: To note the information

The Chairman declared the meeting closed at 8.36pm

Dated this 27th day of June 2022

D. J. Jones

Chairman