

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

27th June 2022 at 7.00pm

Present: Councillors: J Carroll
E Cooper
Y Farrell (Substitute)
D Jones (Chair)
S Thorne
C Slough

Officers: Debbie Marsh Corporate Services Manager
Louise Senior Head of Democratic Services

Public: 2

Apologies: Councillors: M S Kennedy
S Goodchild

12097 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Kennedy and Cllr Goodchild, (Cllr Farrell substituted)

12098 QUESTIONS FROM THE PUBLIC

Members of Friends of Windsor Drive asked whether the decision of the Town Council meeting held on the 20th June 2022, in regard to the what the Town Councils position was on possible future development on land at Windsor Drive, would be discussed at this meeting.

It was advised that it was a decision of the Town Council, as such it would not be necessary for this committee to discuss further.

12099 SPECIFIC DECLARATIONS OF INTEREST

None.

12100 MINUTES

CB/21/05575/REG3 – Following notification from Central Bedfordshire Council, members considered whether to attend the DMC on 6th July 2022 to represent the council with comments on this application. Members agreed not to have a representative at the meeting.

To approve the Minutes of the meeting held on the 6th June 2022.

Resolved: To approve the Minutes of the meeting held on 6th June 2022 and for these to be signed by the Chairman.

12101 PLANNING MATTERS

AJJ.

(a) The following planning applications were considered:

CB/22/01502/ADV Advertisement: Hoarding panels, cabin fascia signs and double sided banner.
WM Morrison Supermarkets Ltd, High Street, LU5 5EX

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

CB/22/02056/REG3 Installation of vehicular access security gates to Thorn Turn Highways Depot
Highways Depot, Grendall Lane, LU5 6GJ

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

The gates would obstruct access to a proposed new cemetery site.

CB/22/02168/FULL Proposed single storey rear extension
18 Vanbrugh Drive, LU5 5SU
For: Mr R Piniuc

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

CB/22/01984/FULL Erection of a single storey side and rear extension
100 Leafields, LU5 5LX
For: Mr J Ajayi

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

CB/22/02135/FULL 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/22/01807/FULL Application for the use of unit 4 as Class E Dentist
Unit 4 Local Centre Land West of Bidwell Houghton Regis
LU5 6JQ
For: HDD Houghton Regis

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

QJJ

CB/22/01953/FULL The creation of a vehicular access ramp to the top deck of the existing multi-storey car park (north eastern elevation) and the Change of use of the top deck from Use Class E to B8 (storage and distribution).
Decked Car Park to the North of Porz Avenue Houghton Hall Park Dunstable LU5 5FT

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

- **The proposed development would contravene the initial criteria which had been agreed for a car park rather than commercial vehicles.**
- **Assurances were required that any vehicles or items stored would not impact the treeline, and would be limited to van height.**
- **Additional concerns were raised over the hours of operation.**
- **The proposed development and removal of trees would have a detrimental visual impact on an area adjacent to the Conservation Area and the setting of Houghton Hall Park.**

CB/TCA/22/00291 Works to trees within a Conservation Area: TG1 Cypress group.
Remove/fell all to near ground level.
Dene Hollow, Sundon Road, Houghton Regis, Dunstable, LU5 5LR

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

Noted:

CB/22/02121/DOC Discharge of Condition 9 against planning permission CB/21/04958/VOC Variation (or removal) of condition number 25, of planning permission CB/16/03378/REG3 (Phased Construction of a new Independent Living Scheme 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). Change pre-occupation element for public art installation (Public Art Plan)
Former Co Op Supermarket, All Saints View, High Street, LU5 5DT

CB/22/02199/LDCP Lawful Development Certificate Proposed: A single storey rear extension.
159 Sundon Road, LU5 5NN

CB/22/02090/LDCP Lawful Development Certificate Proposed: Single storey rear extension
87 Leafields, Houghton Regis, Dunstable, LU5 5LU

DJJ.

- CB/22/02279/DOC Discharge of Condition 12 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/22/02280/NMA Non-material amendment to 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.) -Amendment sought: a minor change in the alignment of the acoustic fence.
Employment Site North of Thorn Road, Thorn Road, Houghton Regis
- CB/22/02370/GPDE Prior Notification of Householder Extension: Single storey conservatory extension with warm roof prefix conservatory roof finish, 4m beyond the rear wall of the original dwelling, maximum height of 3.39m & 2.25m to the eaves
31 Churchfield Road, Houghton Regis, LU5 5HL
- CB/22/02220/DOC Discharge of Condition 3,5,12,19 against planning permission CB/18/04471/FULL Proposed Development: 48 new residential units.
Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH

Permissions / Approvals / Consents

- CB/21/05524/FULL Double storey side and front extension, with additional floor added above the existing garage.
38 Arnald Way, LU5 5UN
- CB/22/00126/FULL Conversion of stable building with residential accommodation to a four-bedroom two storey dwelling house
Whistlebrook Stud, Sewell Lane, Sewell, Dunstable, LU6 1RP

Refusals:

None received.

Withdrawals:

- CB/22/01365/LDCP Lawful Development Certificate Proposed- change of position to boundary fence.
38 Roslyn Way, Houghton Regis, Dunstable, LU5 6JY

WST
12102

CONSULTATION: DEVELOPMENT IN THE FOREST OF MARSTON VALE

Central Bedfordshire Councils Forest of Marston Vale: Design Guidance Supplementary Planning Document (SPD) had been published for public consultation for six weeks from 10am on Wednesday 15th June 2022 to 10am on Thursday 28th July 2022.

Resolved: To note the consultation

12103 CONSULTATION: ELECTRIC VEHICLE CHARGING: GUIDANCE FOR NEW DEVELOPMENTS SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Central Bedfordshire Councils Electric Vehicle Charging: Guidance for New Developments SPD had been published for public consultation for six weeks from 10am on Wednesday 15 June 2022 to 10am on Thursday 28 July 2022.

Resolved: To note the consultation

12104 NEIGHBOURHOOD PLAN UPDATE

Members were informed that a request for non-councillor volunteers to replace two vacancies on the Steering Group had been announced on social media.

Members were advised the closing date for applications was Wednesday 29th June 2022. It was suggested that redacted applications be circulated to members of the Steering Group.

12105 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 8.03pm

Dated this 18th day of July 2022.

D. J. Jones
Chairman

