

HOUGHTON REGIS TOWN COUNCIL
Planning Committee
Minutes of the meeting held on
18th July 2022 at 7.00pm

Present: Councillors: Y Farrell Substitute
S Goodchild
D Jones
S Thorne

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

Public: 4

Apologies: Councillors: M Kennedy
J Carroll
E Cooper
C Slough

Also present: Councillor: T McMahan

12120 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Kennedy, Cllr Carroll, Cllr C Slough, Cllr Cooper (Cllr Farrell substituted for Cllr Cooper). Cllr Jones chaired the meeting.

12121 QUESTIONS FROM THE PUBLIC

A member of the public requested to clarify, and amend, the minutes from the last Planning meeting, to include the recommendations of the Town Council meeting held on 20th June 2022 which related to Windsor Drive and for these to be included in the minutes of the Planning meeting.

It was advised that any decisions of the Town Council applied across all committees. It was confirmed that there was no recommendation from Town Council to planning on this matter.

12122 SPECIFIC DECLARATIONS OF INTEREST

Application CB/22/02676/VOC - Cllr Jones advised members that he was no longer a Governor at Hawthorn Park Lower School.

12123 MINUTES

To approve the Minutes of the meeting held on the 27th June 2022.

Resolved To approve the Minutes of the meeting held on 27th June 2022 and for these to be signed by the Chairman.

12124 PLANNING MATTERS



(a) The following planning applications were considered:

CB/22/02233/DB Development Brief relating to: This new neighbourhood will deliver up to 355 homes
Land to the East of Houghton Park Road, Houghton Regis
For: Homes England

Comments: Houghton Regis Town Council was in general support of the brief, however Houghton Regis Town Council could not support a planning application that had not addressed the need for the main point of access to not come from Conquest Road.

CB/22/02431/ADV Advertisement: New signage to display illuminated and non illuminated signage: six fascia signs, three free standing signs and three flag poles.
Mercedes - Benz, Unit 9, Humphrys Road, Dunstable, LU5 4TP

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

CB/22/02116/FULL Erection of a single storey side extension.
131 Sundon Road, Houghton Regis, Dunstable, LU5 5NL

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

CB/22/02534/FULL Single storey rear extension to replace conservatory
29 Sundon Road, Houghton Regis, Dunstable, LU5 5LL
For: Mr and Mrs Robson

Comments: Houghton Regis Town Council had no objections to this application, however, as this proposed development was located in the conservation area the Town Council wished assurance that suitable materials would be used, that would complement and blend in with the area.

CB/22/01979/FULL Single storey side and rear extension
2 Leaside, Houghton Regis, Dunstable, LU5 5RF
For: Mr V Sabaliauskas

Comments: Houghton Regis Town Council had not objection to the proposed development however, they raised concerns on whether the land was indeed amenity land which was there in order to contribute to the layout of the estate.

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CB/22/02493/FULL Proposed Two Storey Front & Side and Single Storey Rear Extensions
10 East Hill Road, Houghton Regis, Dunstable, LU5 5EQ
For: Mr P Rowe

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

CB/22/01874/FULL Garage conversion and swimming pool extension.
The Gables, East End, Houghton Regis, Dunstable, LU5 5LA
For: Mr and Mrs Anoquah

Comments: Houghton Regis Town Council had no objections to this application however, should Central Bedfordshire Council be minded to approve the application, that a condition be placed on the approval requiring this development be used ancillary to the main residence.

CB/22/02473/FULL Single storey front extension and rear extension
8 Peel Street, Houghton Regis, Dunstable, LU5 5EY
For: Mr and Mrs Popescu

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

CB/22/02386/FULL Change of Use: Insertion of eight high-level vents on the N/E & N/W elevations of existing Unit 5 and installation of 2.4m high palisade fencing, 5m wide double access gate and four collapsible bollards.
Unit 5, Aragon Park, Foster Avenue, Dunstable, LU5 5GN
For: City Fibre Holdings Ltd

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

CB/22/02676/VOC Variation of condition number 3 of planning permission CB/13/02090/FULL (Single storey new 4 classroom block)
Variation sought to change position of external windows and two external doors.
Hawthorn Park Lower School, Parkside Drive, Houghton Regis, Dunstable, LU5 5QN

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

CB/22/02591/VOC Variation of condition number 25 of planning permission CB/21/00382/FULL (Construction of 9 residential dwellings and all ancillary works) Replace previous plans with new layout
The Orchard, Bedford Road, Houghton Regis, Dunstable, LU5 6JJ
For: Bilby Properties Ltd

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

Noted:

CB/22/02462/DOC Discharge of Condition 9 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/22/02382/DOC Discharge of Conditions 13, 26 against planning permission CB/18/04471/FULL, Proposed development: of 48 new residential units.
Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH

CB/22/02395/LDCP Lawful Development Certificate Proposed: Single storey rear extension
87 Leafields, Houghton Regis, Dunstable, LU5 5LU

CB/22/02605/DOC Discharge of Condition 5 against planning permission CB/22/00460/REG3, demolish existing single storey alcove rooms with mono-pitched roof to main school building. Construct four new single storey toilet block infill extensions, attached to main building with single storey flat roofs, and masonry walls to match existing. Minor alterations to external walls to suit new layouts. Internal remodelling of classrooms to improve function of rooms.
Hawthorn Park Lower School, Parkside Drive, LU5 5QN

CB/22/02612/GPDE Prior Notification of Householder Extension: Storey single rear extension, 5m beyond the rear wall of the original dwelling, maximum height of 3m & 3m to the eaves.
43 Recreation Road, Houghton Regis, Dunstable, LU5 5JW

CB/22/02545/DOC Discharge of Condition 16 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

Full

- CB/22/02555/LDCP Lawful Development Certificate Proposed: single storey rear extension
14 Northview Road, Houghton Regis, Dunstable, LU5 5AH
- CB/22/02502/DOC Discharge of Condition 20 against planning permission
CB/21/00382/FULL Construction of 9 residential dwellings
and all ancillary works
The Orchard, Bedford Road, Houghton Regis, LU5 6JJ
- CB/22/02304/LDCP Lawful Development Certificate Proposed: Stationing of a
replacement caravan.
Chews Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP
- CB/22/02722/GPDE Prior Notification of Householder Extension: Single storey
rear extension to be 5m depth and 2.8m height
14 Northview Road, Houghton Regis, Dunstable, LU5 5AH
- CB/22/02589/LDCP Lawful Development Certificate Proposed: Single storey rear
extension with mono-pitch tiled roof with velux roof lights
and front porch.
183 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JF

Permissions / Approvals / Consents

- CB/21/05575/REG3 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, LU5 5PX
- 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 LU5 5LE

Refusals:

- CB/22/01132/FULL Change of use to mixed agricultural and equestrian.
Erection of stables, tack room and storage, hardstanding to
apron, access and landscaping.
Land off Sewell Lane, Sewell, Dunstable

Withdrawals:

None received.

Members were advised that Central Bedfordshire Council were consulting on proposals to introduce No Waiting at Any Time restrictions on Parkside Drive. Members received a notice attached.

Members agreed it would not be necessary to submit any comments on this consultation.

Resolved: To consider the Town Councils response to the proposals to introduce No Waiting at Any Time restrictions on Parkside Drive

12126 PARKSIDE DRIVE 20MPH SPEED ZONE – CONSULTATION A00223

Members were advised that Central Bedfordshire Council were consulting on proposals to introduce a 20mph speed zone on Parkside Drive. Members received a notice and plan.

Members agreed it would not be necessary to submit any comments on this consultation.

Resolved: To consider the Town Councils response to the proposals to introduce 20mph speed zone on Parkside Drive

**12127 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN–
UPDATE/PROGRESS**

Woodside Link – No substantive update to report.

A5 M1 Link – Members were advised that improvement work to the road markings would take place between Monday 11th July - 16th September. These works were planned to be completed in 5 phases.

All Saints View – No substantive update to report.

Linnere – No substantive update to report.

Bidwell West – No substantive update to report.

Kingsland – Members were advised a planning application had been approved for a new leisure centre.

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 8.12pm

Dated this 8th day of August 2022.

Chairman 