HOUGHTON REGIS TOWN COUNCIL

Planning Committee
Minutes of the meeting held on
8th August 2022 at 7.00pm

Present:	Councillors:	M S Kennedy	Chairman
		J Carroll	
		E Cooper	
		S Goodchild	
		D Jones	
		S Thorne	
		C Slough	
	Officers:	Debbie Marsh	Corporate Services Manager
Apologies:	Public:	0	
Also present:	Councillor:	T McMahon	

12128 APOLOGIES AND SUBSTITUTIONS

None.

12129 QUESTIONS FROM THE PUBLIC

None.

12130 SPECIFIC DECLARATIONS OF INTEREST

None.

12131 MINUTES

To approve the Minutes of the meeting held on the 8th August 2022.

Resolved **To approve the Minutes of the meeting held on 8th August 2022 and for these to be signed by the Chairman.**

12132 PLANNING MATTERS

(a) The following planning applications were considered:

CB/22/02733/FULL Single storey rear extension to 23 & 25 Arnald Way and garage conversion to 25 Arnald Way
23 and 25 Arnald Way, Houghton Regis, Dunstable, LU5 5UN
Mr M Young and Mrs S Dovey

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

CB/22/01503/FULL Drop Kerb front of property to access electric vehicle charging point
2 Farriers Way, Houghton Regis, Dunstable, LU5 5FG
For: Mr R Machado

Comments: Houghton Regis Town Council had no objections, in principle, to this proposal however, it is requested that land ownership be determined prior to occupation of the land.

CB/22/02783/FULL Part two storey, part single storey rear extension and dormer to front elevation
11 Woodlands Avenue, Houghton Regis, LU5 5LJ
For: Mr L Priolo

Comments: Houghton Regis Town Council had no objections to this proposal however, it is requested that materials which are sympathetic and in keeping on a development within a Conservation Area, be used.

CB/22/02841/VOC Variation of Condition number 2 of planning permission CB/22/01423/FULL: Change of Use: Retail unit to Tanning Salon (Business viability operational needs require longer hours)
Unit 4, All Saints View, High Street, Houghton Regis, LU5 5LQ
For: Ms A Kabacinska

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

CB/22/02569/FULL Erection of warehouse unit to create additional storage space.
Miniclipper Logistics 10 Portland Close Townsend Industrial Estate Houghton Regis Dunstable LU5 5AW
For: Mr J Lynock (Smart Space)

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

Noted:

CB/22/02777/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 ClassesA1/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/22/02778/DOC	Discharge of Condition 15 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/22/02788/GPDE	Prior Notification of Householder Extension: Single storey rear extension, 6m beyond the rear wall of the original dwelling, maximum height of 2.85m & 2.74m to the eaves. 86 Houghton Road, Dunstable, LU5 5AD
CB/22/02768/NMA	Non-material amendment to 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.) Amendments sought: Change the material of the sleeping policemen across the site from flagstone paving to block pavers. Land west of Bidwell, Houghton Regis LU5 6JQ
CB/22/02671/DOC	Discharge of Conditions 6,28 against planning permission CB/18/04471/FULL Proposed Development: 48 new residential units. Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH
CB/22/02883/DOC	Discharge of Condition 9 against planning permission 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 5150 dwellings (Use Class C3); up to 202500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial, and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); 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; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans. Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

CB/22/02864/DOC	Discharge of Conditions 8,9 against planning permission CB/20/00687/FULL, residential development of 31 affordable dwellings, with formation of two vehicular accesses, sustainable urban drainage and associated landscaping. Land to the south of The Bungalow, Bedford Road, LU5 6JS

(b) Decision Notices

Permissions / Approvals / Consents

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

Refusals:
None received.

Withdrawals:
None received.

12133 4 TOWNSEND TERRACE – APPEAL NOTICE

Members received a notice of appeal for 4 Townsend Terrace.

Members were advised that the committee considered this application at the meeting held on the 29th November 2021 and made no objection.

Resolved: To note the information

12134 AMP 3 LINMERE – BARRATT HOMES NEWSLETTER

Members received a newsletter from Barratt Homes advising of plans for development on land known as AMP3, within the Linmere site. This newsletter was prior to any planning applications being submitted to Central Bedfordshire Council and was provided for information.

12135 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 7.45pm

Dated this 30th day of August 2022

Chairman