

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
27th September 2022 at 7.00pm**

Present: Councillors: J Carroll
Y Farrell Substitute
D Jones
R Morgan Substitute
S Thorne

Officers: Clare Evans Town Clerk
Louise Senior Head of Democratic Services

Public: 0

Apologies: Councillors: M S Kennedy
E Cooper
S Goodchild
C Slough

Also present: Councillor: T McMahan Virtual Attendance

12169 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Kennedy, Cllr C Slough, Cllr Cooper (Cllr Morgan substituted) and Cllr Goodchild (Cllr Farrell substituted).

12170 QUESTIONS FROM THE PUBLIC

None.

12171 SPECIFIC DECLARATIONS OF INTEREST

None.

12172 MINUTES

To approve the Minutes of the meeting held on the 30th August 2022.

Resolved To approve the Minutes of the meeting held on 30th August 2022 and for these to be signed by the Chairman.

12173 PLANNING MATTERS

(a) The following planning applications were considered:

QJJ

CB/22/03245/ADV Advertisement: One illuminated fascia sign and two non-illuminated fascia signs.
Units 2&3, All Saints View, High Street, Houghton Regis, LU5 5LQ
For: D Kemp

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

CB/22/03323/FULL Single storey rear extension.
3 Holyrod Drive, Houghton Regis, Dunstable, LU5 5FW
For: Karol Dujczynski

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

CB/22/03307/LDCP Lawful Development Certificate Proposed: To access drive over verge green space.
57 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5HD
For: Mrs J Bunting

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

- Loss of amenity land.

However, if Central Bedfordshire Council approved this application, it was requested that Grasscrete be used to preserve a proportion of the amenity land aesthetics.

CB/22/03176/FULL Erection of a new detached dwelling and associated parking
8 Farriers Way, Houghton Regis, Dunstable, LU5 5FG
For: Mr S Reilly

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

- That the proposed development would have a detrimental impact on the amenity of those residents adjacent to this site at 21 Millers Way.
- Overdevelopment.
- The close proximity of the proposed flank wall would appear overbearing to those residents at 21 Millers Way.

Houghton Regis Town Council understands that this site, when the land around it was first developed, was left vacant due to the substantial change in ground levels and was not included for development to avoid the impact on the area.

QJJ
CB/22/03352/REG3 Construction of 12 new parking spaces as a provision to replace spaces lost due to the construction of the new entrance road for the new Houstone School.
Houghton Regis Leisure Centre, Parkside Drive, LU5 5PX

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

CB/22/03510/FULL Resubmission of 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
For: Mr M Young and Mrs S Dovey

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

CB/22/03615/FULL Proposed single storey rear extension to replace conservatory 29 Sundon Road, Houghton Regis, Dunstable, LU5 5LL
For: Mr & 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/22/03649/FULL Proposed single storey glass orangery extension.
100 Parkside Drive, Houghton Regis, Dunstable, LU5 5QN
For: Mr Lajthjia

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

Noted:

CB/22/03413/DOC Discharge of Condition 16 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, Houghton Regis

CB/22/03398/NMA Non-material amendment to planning permission CB/20/00626/RM (Reserved Matters: Following Outline Application CB/15/00297/OUT 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes

DJS

- B1 [a-c], B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthwork's. Reserved matters sought relating to matters of appearance, landscaping, layout and scale for the construction of 109 no. dwellings)). Amendment sought: Change to affordable housing plan to facilitate a like-for-like switch of tenures of Plots 59 & 60
Parcel 1, Bedford Road, Houghton Regis
- CB/22/03518/DOC Discharge of Conditions 9 & 11 against planning permission CB/18/04471/FULL: 48 new residential units.
Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH
- CB/22/03504/NMA Non-material amendment to planning permission CB/21/00382/FULL (Construction of 9 residential dwellings and all ancillary works). Changing the facing brick type. The previously approved brick type is not available
The Orchard, Bedford Road, Houghton Regis, Dunstable, LU5 6JJ
- CB/22/03643/GPDE Prior Notification of Householder Extension: Single storey rear extension, 4.50m beyond the rear wall of the original dwelling, maximum height of 3.00m & 2.85m to the eaves.
89 Hillborough Crescent, Houghton Regis, Dunstable, LU5 5NY

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

12174 **DRAFT ON-STREET PARKING MANAGEMENT STRATEGY**

Members were informed that Central Bedfordshire Council had begun a six-week consultation on their Draft On-street Parking Management Strategy. The consultation began on Friday 12th August 2022, with the deadline for comments being 10am on Monday 26th September 2022.

The On-street Parking Management Strategy was one of the strategy documents that would form part of Local Transport Plan 4 (LTP4) for Central Bedfordshire. The

DJJ

Local Transport Plan set out the overarching strategy for managing transport in Central Bedfordshire. It identified local transport priorities and set out a framework for directing future investment. The On-street Parking Management Strategy was the first of a suite of sub-documents of LTP4 that would be developed to replace the Car Parking Strategy (2011) and the Interim Parking Management Strategy (2018). Members were reminded information had already been provided and that this item was deferred from the last meeting of this committee.

Members were advised that contact had been made with Central Bedfordshire Council in regard to a request for a slight extension for receipt of comments.

Members were advised that an extension had been issued and the consultation was due to end on 3rd October 2022.

Members welcomed the consultation element of the Street Parking Management Strategy and felt it was appropriate for Houghton Regis Town Council to be included as part of the strategy.

12175 A00335 PLAITERS WAY, DISABLED BAY PARKING CONSULTATION

Members were advised that Central Bedfordshire Council were proposing to introduce and remove disabled parking bays on Plaiters Way, Houghton Regis.

Members received the public notice and plan.

Members were informed that an extension to the date for comments to be received had been requested.

Members felt that no comments regarding the Disabled Bay parking consultation were necessary.

12176 BEECHWOODS SPECIAL AREA OF CONSERVATION – ZONE OF INFLUENCE

Members were provided with a link for the most up to date information in regard to Beechwoods Special Area of Conservation – Zone of Influence.

https://www.centralbedfordshire.gov.uk/info/44/planning/1144/important_information_regarding_current_and_proposed_residential_proposals_in_southern_central_bedfordshire

Members received this report for information.

12177 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 7.46pm

Dated this 10th day of October 2022.

 J. Jones.

Chairman