

**HOUGHTON REGIS TOWN COUNCIL**

**Planning Committee**

**Minutes of the meeting held on  
10<sup>th</sup> October 2022 at 7.00pm**

Present: Councillors: J Carroll  
E Cooper  
S Goodchild  
D Jones Chairman  
S Thorne  
C Slough

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

Apologies: M Kennedy

Also Councillors: T McMahan  
present:

**12218 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Councillor M Kennedy.

**12219 QUESTIONS FROM THE PUBLIC**

None.

**12220 SPECIFIC DECLARATIONS OF INTEREST**

None.

**12221 MINUTES**

To approve the Minutes of the meeting held on the 27<sup>th</sup> September 2022.

**Resolved: To approve the Minutes of the meeting held on the 27<sup>th</sup> September 2022 and for these to be signed by the Chairman.**

**12222 PLANNING MATTERS**

**(a) The following planning applications were considered:**

CB/22/03745/FULL Single storey front extension  
26 Longbrooke, Houghton Regis, LU5 5QX  
For: Mr McCarthy

**Comments: The Town Council made no objections.**

CB/22/03703/FULL Proposed two storey side and single storey front extension.  
21 Grangeway, Houghton Regis, LU5 5PR  
For: Mr M Walcott

**Comments: The Town Council made no objections.**

CB/22/03854/ADV Advertisement: 1No. front building mounted sign, 1No.  
rear illuminated building mounted sign and 1No. free  
standing illuminated entrance sign.  
Unit 1, Foster Avenue, Dunstable, LU5 5TA  
For: Siemens Healthineers UK

**Comments: The Town Council made no objections.**

CB/22/02941/FULL Proposed Front porch  
24 Drury Lane, Houghton Regis, Dunstable, LU5 5ED  
For: Mrs M Illiso

**Comments: The Town Council made no objections.**

CB/22/03223/FULL Part single storey and part two storey rear extension (part  
retrospective)  
5 Dell Road, Houghton Regis, Dunstable, LU5 5HT  
*Members were advised that amendments to this  
application had been received in respect of Revised  
Proposal/ Description*

**Comments: The Town Council made no objections.**

**The following applications were noted:**

CB/22/03852/NMA Non-material amendment to planning permission  
CB/20/04715/FULL (Demolition of existing building and  
construction of a two storey manufacturing facility (Use  
Class B2) and associated works). Amendment sought to the  
site layout  
Unit 1, Foster Avenue, Dunstable, LU5 5TA

CB/22/03857/DOC Discharge of Condition 11 against planning permission  
CB/20/04715/FULL (Demolition of existing building and  
construction of a two storey manufacturing facility (Use  
Class B2) and associated works).  
Unit 1, Foster Avenue, Dunstable, LU5 5TA

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- CB/22/03787/DOC Discharge of Condition 15 against planning permission CB/15/00297/OUT (Outline '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 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 earthworks)  
1 Airedale Gardens, Houghton Regis, Dunstable, LU5 6TN
- CB/22/03788/NMA Non-material amendment to planning permission CB/19/03232/RM (Reserved matters: Appearance, scale and landscaping for residential development of 336 dwellings on Development Parcels 5a and 5b Bidwell West, Houghton Regis. Outline application (CB/15/0297/OUT) was supported by a full Environmental Statement (ES).) - Amendment sought is omission of chimneys on plots 22, 23, 11, 12, 39, 40 and 146. Parcels 5a and 5b, Bidwell West, Houghton Regis, LU5 6JQ
- CB/22/03793/NMA Non-material amendment to planning permission CB/21/04839/DOC (Discharge of Conditions 1 and 2 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) - Brick type changed from Ibstock Bexhill Red to Ibstock Reigate Medium for Plots: 259, 260 and 261  
Dunstable Northern Bypass, Chalton, Houghton Regis, LU5 6JJ

***Permissions / Approvals / Consents***

None received.

***Refusals:***

None received.

***Withdrawals:***

None received.

**12223 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 7.25pm.**

**Dated this 31<sup>st</sup> day of October 2022**

**Chairman**