

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
31st October 2022 at 7.00pm**

Present: Councillors: M S Kennedy Chairman
J Carroll
S Goodchild
D Jones
R Morgan Substitute
S Thorne
C Slough

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

Public: 0

Apologies: Councillor: E Cooper

Also present: Councillor: T McMahon

12224 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Cooper (Cllr Morgan substituted).

12225 QUESTIONS FROM THE PUBLIC

None.

12226 SPECIFIC DECLARATIONS OF INTEREST

None.

12227 MINUTES

To approve the Minutes of the meeting held on the 10th October 2022.

**Resolved To approve the Minutes of the meeting held on 10th October 2022
and for these to be signed by the Chairman.**

12228 PLANNING MATTERS

(a) The following planning applications were considered:

CB/22/03853/FULL Erection of a single storey glass orangery extension
La Bella Calabria, 100 Parkside Drive, Houghton Regis,
LU5 5QN
For: Mr O Lajthjia

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

DJT

CB/22/03782/FULL Retrospective planning permission for change of use from amenity land to a residential, gravel parking area to the rear 2 Farriers Way, Houghton Regis, Dunstable, LU5 5FG
For: Mr R Machado

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

- **Impairment of visual amenity of the area**
- **Detrimental impact on the highway from surface material as proposed i.e. gravel parking**

CB/22/03639/FULL Proposed part single storey extension and changes to the main house entrance
14 Northview Road, Houghton Regis, Dunstable, LU5 5AH
For: Mr & Mrs Wolak

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

CB/22/04077/FULL Single storey side extension, and garage conversion.
165 Conway Close, Houghton Regis, Dunstable, LU5 5SD
For: Mr J Cummings

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

Noted:

CB/22/03902/NMA Non-material amendment to planning permission 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). Amendment to west elevation window and east elevation external fire door.

Land currently known as Houghton Regis Academy Kingsland Campus Parkside Drive Houghton Regis LU5 5PX

CB/22/03984/DOC Discharge of Condition 34 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 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8

QJT.

(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 North1 , Sundon Road, Houghton Regis, LU5 5GX

CB/22/03965/DOC Discharge of Conditions 3,10,18 against planning permission CB/21/3860/FULL Community Sports facility: Enhancements/improvements including upgrading of an existing grass pitch to a floodlit FTP, a new additional pavilion building and additional car parking. Condition 3 - materials. Condition 10 - EV charging strategy. Condition 18 - landscaping.
Tithe Farm Recreation Ground, Tithe Farm Road, Houghton Regis, LU5 5JF

Permissions / Approvals / Consents

Refusals:

CB/21/00441/FULL Erection of 7 no. dwellings with associated works
Land to the south of The Bungalow, Bedford Road, Bidwell

CB/22/01234/FULL Construction and relocation of fence to abut pathway
67 Grangeway, Houghton Regis, Dunstable, LU5 5PR

Withdrawals:

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

12229 CB/22/01953 – DECKED CAR PARK TO THE NORTH OF PORZ AVENUE, HOUGHTON HALL PARK

Further to the objection from Houghton Regis Town Council to the above application, Central Bedfordshire Council were moving towards issuing a decision on the above application.

Attached, for members consideration, were the relevant sections of the Case Officer Report and the advised conditions to address the concerns raised.

The Case Officer requested members review this document and the reasoning behind the decision and confirm if the advised conditions would be sufficient in dealing with the Town Council’s concerns.

The application had been considered in consultation with the Central Bedfordshire Council's Tree Officer and Conservation Officer who raised no objections subject to conditions.

Members discussed this matter at length and agreed that although the Town Council, in principle, was not opposed to this development, it was agreed that their objection of the proposed development having a detrimental impact on the visual amenity of the area still remained.

Members acknowledged the work that had gone into the officer's report and how the report indicated that the vans would project only a small amount above the significant tree coverage, directly to the north of the car park, this however did not satisfy the Town Councils objections.

Members agreed for Cllr Carroll to attend the DMC to speak on behalf of Houghton Regis Town Council on this application.

Members voted in favour of objecting to this application. A recorded vote was requested:

Members in favour of objecting: Cllrs J Carroll, C Slough, S Goodchild, R Morgan and M Kennedy .

Members against objecting: Cllrs S Thorne and D Jones.

Resolved: To confirm to Central Bedfordshire Council the Town Council response to the proposed conditions on this application

12230 EXPERIMENTAL WAITING RESTRICTIONS ON PARK AVENUE, HOUGHTON REGIS - A00353

Members were informed that Central Bedfordshire Council proposed to introduce experimental waiting restrictions on Park Avenue, Houghton Regis and received a copy of the notice and plan.

Members were reminded that comments should be received by Central Bedfordshire Council by the 9th November 2022.

The Town Council had no objections to this application.

Resolved: To consider the Town Councils response to the proposed experimental waiting restrictions on Park Avenue, Houghton Regis

12231 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.

QJJ-

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 7.50pm

Dated this 21st day of November 2022

D. J. Jones .

Chairman

