

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
21st November 2022 at 7.00pm**

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

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

Public: 0

Apologies: Councillors: M S Kennedy

Also present: Councillor: T McMahon Virtual Attendance

12249 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Kennedy.

12250 QUESTIONS FROM THE PUBLIC

None.

12251 SPECIFIC DECLARATIONS OF INTEREST

None.

12252 MINUTES

To approve the Minutes of the meeting held on the 31st October 2022.

**Resolved To approve the Minutes of the meeting held on 31st October 2022
and for these to be signed by the Chairman.**

12253 PLANNING MATTERS

(a) The following planning applications were considered:

CB/22/04024/LB Listed Building: Conversion of a listed barn into a detached dwelling including removal of dilapidated single-storey side addition.
Red Cow Farm Cottage, Bedford Road, Houghton Regis,
LU5 6JP
For: J&D 2012 Ltd



Comments: Houghton Regis Town Council objected to this application for the following reason:

- 1) **Loss of trees that would otherwise compliment the setting of a Listed Building. The Town Council wishes to lend its support to the Ecology Officers findings and report.**

CB/22/03938/FULL

Demolition of existing barn and garage, provision of a garage to the existing Listed building, conversion of Listed barn into a dwelling and construction of eight new dwellings with associated garages and new access road.

Red Cow Farm Cottage, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

For: J&D 2012 Ltd

Comments: Houghton Regis Town Council objected to this application for the following reasons:

- 1) **Overdevelopment.**
- 2) **The proposed layout does not compliment the setting of Red Cow Farm Cottage**
- 3) **Proposed loss of the hedgerow to allow access to Plot 1. The ongoing infill developments along Bedford Road have already had an impact to the character of Bidwell, any further loss cannot be supported.**
- 4) **Concern of highway safety for vehicles accessing and exiting plot 1.**
- 5) **Concern of pedestrian safety when crossing the access road to plot 1 due to reduced visibility.**
- 6) **Concerns over the loss of mature trees and the associated loss of their ecological benefit on the site. The Town Council wishes to lend its support to the Ecology Officers findings and report.**
- 7) **Loss of trees that would otherwise compliment the setting of Listed Buildings.**

CB/22/03724/RM

Reserved Matters: following Outline Application 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). Reserved Matters for approval of public art works.

Land West of Bidwell, Houghton Regis North Site 2, Houghton Regis

For: Isaac Mercer Ltd

DSS.

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

CB/22/04218/LB Listed Building: Erection of illuminated and non-illuminated signs to the exterior of the building.
The Crown, East End, Houghton Regis, Dunstable, LU5 5LB
For: Stonegate Group

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

CB/TRE/22/00606 Works to trees protected by Tree Preservation Orders 04/1980 and 01/2014: Fell Ash Tree (T5) and Horse Chestnut monolith (T12). Works to Lime tree (T6), Beech tree (T7), Lime tree (T8), Sycamore (T9) and Horse Chestnut (T10). These trees fall in Part of G1, G2 and G3 and listed as T4 of TPO 4/1980. Works to Beech (T1) and Sycamore (T4), these trees are listed as T5 and T7 in TPO 01/2014.
Land North of Tennyson Avenue Between 97 And 119, Tennyson Avenue, Houghton Regis

Comments: Houghton Regis Town Council objected to this application as it was felt the documents were incomplete due to the lack of a replanting scheme and no reasons given, for these works, other than duty of care.

Noted:

CB/22/04152/DOC Discharge of Condition 17 against planning permission CB/20/01537/FULL: Erection of a mixed use Local Centre - Drainage Maintenance Report.
Land west of Bidwell, Houghton Regis LU5 6JQQ

CB/22/04289/LDCP Lawful Development Certificate Proposed: Proposed rear loft conversion and dormer extension
Woodstock, Queen Street, Houghton Regis, Dunstable, LU5 5BT

CB/22/04254/DOC Discharge of Conditions 7,8,10 and 16 against planning permission CB/22/0545/FULL Development of a single industrial warehouse unit for E(g)(iii), B2 and B8 use with ancillary offices, car parking, service areas and soft landscaping - Cond 7 Electric Vehicle Charge Management Plan, Cond 8 Landscape Maintenance Scheme, Cond 10 Arboricultural Method Statement and Cond 16 Surface Water Drainage Works
Unit 15 Humphrys Road, Dunstable, LU5 4TP

CB/22/01876/FULL Replacement front garden wall, 2.1m in height and part trellis on wall.
The Gables, East End, Houghton Regis, Dunstable, LU5 5LA

Members expressed their disappointment at CB/22/01876/FULL having been granted as this was not in keeping with the aesthetics of the area. Members also requested that this item be placed on the agenda for the meeting to be held on the 30th January 2023 in order that the Town Council could be satisfied that a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme had been received by the Planning Authority, as per Condition 2 of the Decision Notice.

Refusals:

None received.

Withdrawals:

None received.

12254 CONSULTATION – DRAFT PARKING STANDARDS FOR NEW DEVELOPMENTS SUPPLEMENTARY PLANNING DOCUMENT

Members were informed that an eight-week consultation on the Parking Standards for New Developments Supplementary Planning Document began on Tuesday 8th November 2022, with the deadline for comments being 10am on Thursday 5th January 2023.

Members were in support of this strategy.

Members requested that contact be made with the Strategic Transport Team at Central Bedfordshire Council to ascertain whether current outline planning applications, which have already been granted permission, would need to comply with this strategy when submitting their Reserved Matters applications.

Resolved: To support Central Bedfordshire Councils draft Parking Standards for New Developments Supplementary Planning Document consultation

12255 PROPOSED INSTALLATION OF TRAFFIC CALMING MEASURES ON PARKSIDE DRIVE, HOUGHTON REGIS A00357 & A00357C

Members were advised that Central Bedfordshire Council proposed to construct four sets of road humps on Parkside Drive and to install a raised zebra crossing on Parkside Drive and a raised crossing to the access road to Kingsland Skills and Enterprise Centre. These proposals were part of a wider scheme to reduce traffic speeds and create a safer environment for all road users.

Members requested it be noted that they were in favour of the proposed measures.

Resolved: To support the various proposed traffic calming measures on Parkside Drive

DJJ

12256 NOTICE OF APPEAL DECISION – 4 TOWNSEND TERRACE

For information Members received a notice of an appeal decision at 4 Townsend Terrace, Houghton Regis.

Members were advised that the applicant had addressed issues raised by the Planning Officer, however, the application was now refused on the grounds of the Beechwoods Special Area of Conservation - Zone of Influence.

12257 NOTICE OF APPEAL DECISION – LAND OFF BOSCOMBE ROAD-PORZ AVENUE

For information members received a notice of an appeal decision at Land off Boscombe Road – Porz Avenue, Houghton Regis.

Members received this report for information and noted the content.

**12258 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.

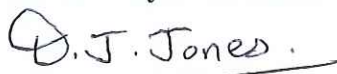
Windsor Drive – No substantive update to report.

Section 106 Monies – No substantive update to report.

Resolved: To note the information

The Chairman declared the meeting closed at 8.03pm

Dated this 12th day of December 2022.



Chairman

