

**HOUGHTON REGIS TOWN COUNCIL**

**Planning Committee  
Minutes of the meeting held on  
12<sup>th</sup> December 2022 at 7.00pm**

Present: Councillors: J Carroll  
E Cooper Virtual attendance  
S Goodchild  
D Jones Chairman  
S Thorne

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

Public: 6

Apologies: Councillors: M S Kennedy  
C Slough

**12281 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Kennedy, Cllr C Slough and Cllr Cooper joined the meeting virtually.

**12282 QUESTIONS FROM THE PUBLIC**

None.

**12283 SPECIFIC DECLARATIONS OF INTEREST**

Members were reminded that Councillors Carroll, Goodchild and Jones sat on the Neighbourhood Steering Group.

**12284 MINUTES**

To approve the Minutes of the meeting held on the 21<sup>st</sup> November 2022.

**Resolved To approve the Minutes of the meeting held on 21<sup>st</sup> November 2022 and for these to be signed by the Chairman.**

**12285 PLANNING MATTERS**

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

CB/22/04454/FULL Two Storey Side Extension  
18 Thornhill Close, Houghton Regis, Dunstable, LU5 5SG  
For: Mr J Kane

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



CB/22/04405/VOC Variation of condition number 10 of planning permission CB/18/04471/FULL (48 new residential units.). Variation sought to split into two phases due to change on subcontractor. Land at Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH  
For: Miss J Buoey


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

**The Town Council stresses that the archaeological investigation of the whole site needs to be undertaken and assessed prior any development taking place. Condition 10, as detailed on the planning approval, secured this undertaking and thereby should not be revoked. This site is of significant historical and archaeological interest. The Town Council had major concerns that, should archaeological investigations and assessments be undertaken in piecemeal, significant data or records could be lost or overlooked.**

CB/22/03101/RM Reserved Matters: following Outline Application CB/21/00280/OUT (Erection of 4 chalet style bungalows) Reserved matters sought for appearance, landscaping, layout and scale.  
Land North of Highfield House, Bedford Road, Houghton Regis, Dunstable, LU5  
For: Mr D Carrol

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

**The Town Council acknowledges Central Bedfordshire Councils Tree and Landscape Officers comments in response to Outline Application CB/21/00280/OUT, that the row Cypress hedging (G1) was not considered worthy of site protection. However, the plans submitted to the Town Council and ones on which it responded to, showed this row of hedging as being retained and therefore did not make comment. The proposed landscape scheme as detailed in the Reserved Matters application, now shows this row of hedging as removed. The Town Council objects to the proposed landscape scheme as it does not go far enough to provide ecological benefits to the site. In addition to this, the proposed loss of trees within the site, however insignificant they may be in their present form, would still have a detrimental ecological impact in the medium term.**

  
CB/22/04594/FULL Erection of a detached dwelling  
52 Drury Lane, Houghton Regis, Dunstable, LU5 5ED  
For: Mr A Nasar

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

- 1) **The proposed infill development is cramped in relation to the plot size and therefore is overdevelopment.**
- 2) **The building line appears to protrude further than that of the adjacent dwelling, number 54 Drury Lane.**

CB/22/04567/RM

Reserved Matters: Erection of 77 dwellings, providing full details of reserved matters including appearance, landscaping, scale and layout. Pursuant to Outline Application CB/19/04220/OUT; Residential Development for up to 100 Dwellings with all matters reserved, except access.

Land at Bury Spinney, Thorn Road, Houghton Regis, LU5 6JQ

For: Mr M Mann

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

- 1) **The design of the proposed dwellings appears inferior to those of the standard to the adjacent sites.**

**Furthermore, the Town Council respectfully requests that the land, as proposed for footpath access, is confirmed as not subject to any ransom strip or covenants that would jeopardise the opportunity for connectivity. The Town Council welcomes the inclusion for this connectivity allowing off road access to local schools, local facilities and the Town Centre.**

**Noted:**

CB/22/04384/DOC

Discharge of Conditions 8, 9, 12, 13 and 25 against 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.)

Houghton Regis Academy, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX

CB/22/04403/LDCP

Lawful Development Certificate Proposed: Single storey rear extension.

200 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JF

*DJJ*

CB/22/04544/DOC Discharge of Condition 7 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 Classes A1/A3/A5) and associated infrastructure works including a haul road, landscaping and public realm). Land west of Bidwell, Houghton Regis LU5 6JQ

CB/22/04591/DOC Discharge of Condition 2 against planning permission CB/22/00545/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. Unit 15, Humphrys Road, Dunstable, LU5 4TP

***Permissions / Approvals / Consents***

CB/22/01953/FULL The creation of a vehicular access ramp to the top deck of the existing multi-storey car park (north eastern elevation) and the Change of use of the top deck from Use Class E to B8 (storage and distribution). Decked Car Park to the North of Porz Avenue Houghton Hall Park Houghton Regis Dunstable LU5 5FT

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, Farriers Way, Houghton Regis, Dunstable LU5 5FG

***Refusals:***

None received.

***Withdrawals:***

None received.

**12286 INCOME AND EXPENDITURE REPORT**

Members received the income and expenditure report, for the Planning Committee to date.

Members noted the income and expenditure report.

**12287 PLANNING COMMITTEE DRAFT BUDGET 2023/24**

Members received the officer draft budget for 2023/24, along with explanatory notes for the Planning Committee.

The draft budget reflected on ongoing budgetary commitments along with anticipated budgetary commitments arising from the Council Vision 2020/24.

Members noted the Planning Committee draft budget.

*AJ*

**12288 NEIGHBOURHOOD PLAN**

Members were requested to consider the attached final draft version of Houghton Regis Town Councils Neighbourhood Plan.

Whilst the plan had been reviewed by the Steering Group members, members of this committee were advised that there could still be minor changes to the text before this version was published for public consultation.

Therefore, members were requested to recommend to Town Council that minor changes to the text i.e. names of places, street names and grammatical errors, be allowed up until the plan was presented for public consultation.

It was proposed, should Council be minded to agree, that the draft plan would be subject to a 6 week public consultation early in January 2023.

Members acknowledged and wished to thank members of the Steering Group for the valuable work that had been undertaken to produce the Neighbourhood Plan.

- Resolved:**
- 1) **To recommend to Town Council the adoption of the final version of Houghton Regis Town Councils Draft Neighbourhood Plan.**
  - 2) **To request that Town Council allow minor changes to the text to be made up until the plan is presented for public consultation.**
  - 3) **To approve the costs for the neighbourhood planning consultant fees, from budget heading 401-4062, be offset by a transfer in from EMR330, to enable the Neighbourhood Plan Steering Group to be able to take the plan to referendum stage.**

**12289 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 8.34pm**

**Dated this 9<sup>th</sup> day of January 2023.**

*D. J. Jones*

**Chairman**

10/1/23