

**HOUGHTON REGIS TOWN COUNCIL**

**Planning Committee**

**Minutes of the meeting held on**

**9<sup>th</sup> January 2023 at 7.00pm**

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

Absent: Councillor: M S Kennedy

**12304 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Cooper.

**12305 QUESTIONS FROM THE PUBLIC**

None.

**12306 SPECIFIC DECLARATIONS OF INTEREST**

None.

**12307 MINUTES**

To approve the Minutes of the meeting held on the 12<sup>th</sup> December 2022.

**Resolved To approve the Minutes of the meeting held on 12<sup>th</sup> December 2022  
and for these to be signed by the Chairman.**

**12308 PLANNING MATTERS**

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

CB/22/04525/VOC Removal of condition 10 and Variation of conditions, 13 and 21 of planning permission CB/19/04220/OUT (Outline Application for Residential Development for up to 100 Dwellings with all matters reserved, except access) vary condition 13 from the requirement of 14 mainstream housing together with 9 units for care/support to 13.72% of total units

*QTT.*

suitable for the elderly and condition 21 to be amended to "The development hereby permitted shall be carried out in accordance with the following approve plan: 13060as2.15 Rev D (in so far as it relates to the means of access)"  
 Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ  
 For: Lagan Homes

**Comments: Houghton Regis Town Council had no objections to this application, however wished to raise the following concerns/comments:**

- **Condition 10: requested for this to remain in place to ensure there could be no subsequent changes at a later date**
- **Condition 13: the fairness of the request to change to 13.72% was acknowledged**
- **Condition 21: negative phraseology should be used rather than positive, with further clarity required regarding means of access.**

CB/22/04652/FULL Change of use from storage and distribution (Class B8) to flexible employment uses in Classes B2 and/or B8.  
 Unit 9, Humphrys Road, Dunstable, LU5 4TP  
 For: Intercounty Truck and Van Ltd

**Comments: Houghton Regis Town Council had no objections to this application, however it was requested that consideration be given to conditions being put in place on air, noise and light pollution due to the close proximity of residential homes.**

CB/22/04627/FULL Rear and front single storey extensions and roofed barbecue (Retrospective)  
 16 Fenwick Road, Houghton Regis, Dunstable, LU5 5RP  
 For: Mr & Mrs Balan

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

CB/22/04189/ADV Advertisement: Installation of 11 non-illuminated Signs to the exterior of the building and 3 non-illuminated signs to the freestanding post.  
 The Crown, East End, Houghton Regis, Dunstable, LU5 5LB  
 For: Stonegate Group

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

**Noted:**

*QJ*

CB/22/04763/DOC Discharge of Condition 16 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 (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). Cond 16 - Noise and Vibration Mitigation Scheme  
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

CB/22/04765/DOC

Discharge of Conditions 2,5 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 (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). Cond 2 Area Master Plan and Cond 5 Site Wide Master Plan.  
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

CB/22/04683/DOC

Discharge of Condition 12 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).  
Cond 12 Material Management Plan  
Unit 15 Humphrys Road, Dunstable, LU5 4TP

- CB/22/04663/DOC Discharge of Condition 6 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. Cond 6 - Energy and Sustainability  
Land west of Bidwell, Houghton Regis LU5 6JQ
- CB/22/04707/GPDE Prior Notification of Householder Extension: Single storey rear extension, 4.46m beyond the rear wall of the original dwelling, maximum height of 4m & 3m to the eaves.  
5 Watervale, Houghton Regis, Dunstable, LU5 6FY
- CB/22/04866/DOC Discharge of Condition 9 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 (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). Cond 9 - Advanced Infrastructure Works.  
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

***Permissions / Approvals / Consents***

***Refusals:***

None received.

***Withdrawals:***

None received.

**12309 HOUGHTON REGIS FOOTPATH NO's 4, 16 and 40 PUBLIC PATH DIVERSION ORDER**

Members received a public notice and map in regard to the above footpaths.

Members were advised that any representations about or objections to the Order may be sent in writing to the Highway Assets Intelligence Team Leader, Central

*JJJ.*

Bedfordshire Council Highways, Priory House, Monks Walk, Chicksands, Shefford, SG17 5QT or sarah.smalley@centralbedfordshire.gov.uk not later than 18 January 2023.

Members were in support of the proposed diversions for Footpaths 4, 16 and 40.

**Resolved: To respond to Central Bedfordshire Council in respect to the public path diversion order for Footpath No's 4,16 and 40.**

**12310 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 8.00pm**

**Dated this 30<sup>th</sup> day of January 2023.**

*D. J. Jones.*

**Chairman** \_\_\_\_\_

