

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

30th January 2023 at 7.00pm

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

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

Apologies: Public: 0

Absent: Councillor: M S Kennedy

12334 APOLOGIES AND SUBSTITUTIONS

None.

12335 QUESTIONS FROM THE PUBLIC

None.

12336 SPECIFIC DECLARATIONS OF INTEREST

None.

12337 MINUTES

To approve the Minutes of the meeting held on the 9th January 2023.

**Resolved: To approve the Minutes of the meeting held on 9th January 2023
and for these to be signed by the Chairman.**

12338 PLANNING MATTERS

(a) The following planning applications were considered:

CB/23/00066/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
(retail), A4 (public house), A5 (take away), B1, B2, B8
(offices, industrial and storage and distribution), C1 (hotel),

DJJ

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) approval sort for layout, scale, appearance and landscaping for 188 dwellings on parcels 3 and 4, along with parking and landscaping
 Houghton Regis North Site 1 Phase 3 Parcels 3 and 4
 Houghton Regis

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

CB/22/04923/FULL Demolition of existing dwelling, garage and buildings for a residential development for 32 dwellings with access road and sewers.
 Red Cow Farm House, Bedford Road, Houghton Regis, LU5 6JP

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

- **Overdevelopment**
- **Lack of design features – aesthetically unappealing**
- **Concerns regarding an additional access road from Bedford Road as this road already hosts an inordinate number of new access points for numerous developments.**
- **The proposed layout is cramped with no areas of green spaces to soften the hard landscaping.**

CB/22/04917/REG3 Temporary Infiltration Basin
 Houghton Regis Academy, Parkside Drive, LU5 5PX

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

CB/23/00023/FULL Change of use of amenity land with the removal of the grass verge and raised kerb and replace with tarmac access and a dropped kerb
 105 Grove Road, Houghton Regis, Dunstable, LU5 5PE
 For: Mrs D Binder

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

- **Loss of amenity land**

However, if permission were to be granted for this application, members requested that strong consideration be given to the insistence of use of permeable materials to allow adequate drainage to prevent water logging.

CB/TRE/23/00004 Works to trees protected by a Tree Preservation order and in a Conservation Area: SB/TPO/2/1962 Various works to include felling, removing dead wood & reducing trees in height. Houghton Hall Visitors Centre, Park Road North, LU5 5FU

Comments: Houghton Regis Town Council had no objections to this application but requested that more information be provided in order that the Town Council could support this application. Members requested details of any replanting scheme and whether a representative from CBC could attend a meeting to further explain the works.

Noted:

CB/23/00122/NMA Non-material amendment to planning permission CB/20/00675/VOC (Variation of condition 19 of 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). Variation to approved plans list (condition 19) to amend red line and to substitute approved plans.) Amendment sought to side windows on 2 house types. Parcels 5a and 5b Bidwell West, Houghton Regis, LU5 6JQ

CB/23/00158/DOC Discharge of Condition 10 against planning permission CB/18/04471/FULL (48 new residential units). Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH

CB/23/00122/NMA Non-material amendment to planning permission CB/20/00675/VOC (Variation of condition 19 of 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). Variation to approved plans list (condition 19) to amend red line and to substitute approved plans.) Amendment sought to side windows on 2 house types. Parcels 5a and 5b Bidwell West, Houghton Regis, LU5 6JQ

None received.

Refusals:

None received.

Withdrawals:

CB/22/02056/REG3 Installation of vehicular access security gates to Thorn Turn Highways Depot
Highways Depot, Grendall Lane, Houghton Regis, LU5 6GJ

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

12339 CB/22/01876/FULL – THE GABLES, EAST END, HOUGHTON REGIS, LU5 5LA

At the planning meeting held on the 21st November 2022 members made the following comment:

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.

Members were advised that the case officer for this application had been contacted, however a response had not been received to date.

12340 NEIGHBOURHOOD PLAN UPDATE

At the town council meeting held on the 19th December 2022 members agreed to adopt the final version of Houghton Regis Town Councils Draft Neighbourhood Plan ready for a light touch Regulation 14 public consultation (minute number 12301).

Members were advised that this consultation commenced on the 23rd January 2023 and would end on the 6th March 2023. Although a light touch consultation, all statutory and non-statutory bodies had been contacted. Information fliers had been delivered to all households informing residents of the consultation, banners had been displayed around the town, social media posts had been made and copies of the flier had been displayed in town council noticeboards.

Members were requested to make a recommendation to town council that funds continued to be drawn from EMR 330, for the 2023/2024 financial period, for the progression of the plan to examination stage.

QJJ

Resolved: To recommend to Town Council that funds continue to be drawn from EMR 330, for the 2023/2024 financial period, for the progression of the plan to examination stage.

12341 ADOPTION OF CENTRAL BEDFORDSHIRE SUPPLEMENTARY PLANNING DOCUMENTS – ELECTRIC VEHICLE CHARGING & FOREST OF MARSTON VALE DESIGN GUIDANCE

Members were informed that the following Supplementary Planning Documents (SPDs) were adopted by Central Bedfordshire Council on 6th December 2022:

- Electric Vehicle Charging: Guidance for New Developments SPD
- Forest of Marston Vale: Design Guidance SPD

The SPDs supported policies in the adopted Local Plan were a material consideration in the determination of planning applications submitted to the Council.

The Electric Vehicle Charging SPD set out the requirements for electric vehicle charging points to be provided for all new developments in Central Bedfordshire and provided guidance on the types, design, layout and standards of electric vehicle charging, as well as the information that developers were required to provide at the planning application stage. As such, the adoption of this document was a positive step towards Central Bedfordshire Councils 2050 Vision for developing cleaner and greener modes of travel.

The Forest of Marston Vale Design Guidance SPD set out how the 30% tree cover target for the Forest of Marston Vale should be achieved, including guidance on the number of trees required, tree planting options and some design guidance for this.

The SPDs, together with Consultation Statements and Adoption Statements, were available to view on Central Bedfordshire Council's website.

The Adoption Statements explained where paper copies of the documents would be made available to view and the process for applying for a judicial review of the decision to adopt the SPDs.

Resolved: To note the information.

12342 CONSULTATIONS – CENTRAL BEDFORDSHIRE DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT AND HOUSING POLICY TECHNICAL GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT CONSULTATION JANUARY 2023

Members were advised that Central Bedfordshire Council commenced a six week consultation on two new planning guidance documents.

- Design Guide SPD
- Housing Policy Technical Guidance Supplementary Planning Document

The consultation commenced on the 17th January 2023 and was due to end at 10am on Wednesday 1st March 2023.

Central Bedfordshire Councils Design Guide SPD

Policy HQ1 of the adopted Local Plan set out the requirement for high quality design in Central Bedfordshire. National planning policy placed great emphasis on the need to deliver high quality new development and required Local Authorities to have up to date design guidance in place. Central Bedfordshire Council updated the Design Guide to take account of the changes to planning policy, guidance and legislation since the current Design Guide was adopted in 2014. The new Design Guide set out the key principles and standards of design for all new development in Central Bedfordshire.

Central Bedfordshire Councils Housing Policy Technical Guidance SPD

The delivery of the right quantity, quality and type of new housing was fundamental to achieving sustainable communities. The housing policies in the adopted Local Plan set a clear planning framework to support Central Bedfordshire Council to deliver appropriate housing development within Central Bedfordshire. The Housing Policy Technical Guidance SPD provided further detail to support these policies, setting out how the policies would be applied, what was expected from development and how applications would be assessed. The SPD covered the mix of house types required, housing for older people, affordable housing and self-build and custom housing. It also included guidance on Sustainability, First Homes and Community Led Housing.

Members agreed to defer consideration of this item to the next meeting.

12343 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 8.21pm

Dated this 20th day of February 2023.

D. J. Jones.

Chairman

