

HOUGHTON REGIS TOWN COUNCIL

**Planning Committee
Minutes of the meeting held on
20th February 2023 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: Councillor M S Kennedy

Also present: Councillor: T McMahon

12364 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Kennedy.

12365 QUESTIONS FROM THE PUBLIC

None.

12366 SPECIFIC DECLARATIONS OF INTEREST

None.

12367 MINUTES

To approve the Minutes of the meeting held on the 30th January 2023.

**Resolved To approve the Minutes of the meeting held on 30th January 2023
and for these to be signed by the Chairman.**

12368 PLANNING MATTERS

(a) The following planning applications were considered:

CB/23/00127/FULL Proposed 2 storey side extension
4 Brambles Edge, Houghton Regis, Dunstable, LU5 5FS

Comments: Houghton Regis Town Council raised no objections to the application in principle, however concerns were raised regarding the proposed development in that it appeared cramped and imposing, which would lead to a loss of light and therefore would

DST

have a detrimental impact on the residents in the adjacent properties.

CB/22/04845/FULL Outbuilding at the rear of the garden (Retrospective)
1 All Saints Road, Houghton Regis, Dunstable, LU5 5HJ

Comments: Houghton Regis Town Council raised no objections to the application in principle, however queried

- **what provision was in place for the removal of fumes**
- **whether the structure was in keeping with the surrounding homes**
- **if the structure complied with building regulations.**

CB/23/00281/ADV Advertisement: 2 No. building mounted, colour coated metal signs and logo and 1 No. free standing internally illuminated colour coated metal entrance sign.
Unit 1, Foster Avenue, Dunstable, LU5 5TA

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

Noted:

CB/23/00243/DOC Discharge of Condition 21 against CB/21/03860/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.

CB/23/00244/DOC Discharge of Condition 7 against 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. Acoustics Report Land West of Bidwell, Houghton Regis, LU5 6JQ

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- CB/23/00336/DOC Discharge of Condition 1 against planning permission CB/20/00388/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. 5,150 dwellings (use class C3) 202,500 sqm of additional development in Use Classes A1,A2,A3,A4,A5,B1,B2,B8,C1,C2,D1,D2 All development, works and operations to be in accordance with the Development Parameters Schedule and Plans. Reserves matter for 153 dwellings with access, parking, landscaping and associated works)
Phase 1, Parcel 3 Houghton Regis, North Site 1, Houghton Regis
- CB/23/00259/DOC Discharge of Conditions 1 and 5 against planning permission CB/21/05047/RM (Reserved Matters: following Outline Application CB/15/00297/OUT (Outline 'hybrid' planning application. 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 the sports pavilion access, appearance and layout.)
Land west of Bidwell, Houghton Regis North Site 2
- CB/22/04962/LDCP Lawful Development Certificate Proposed: Single storey rear extension.
55 Kent Road, Houghton Regis, Dunstable, LU5 5NZ

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

**12369 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 would 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 provides 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 covers 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 were reminded that this item was deferred from the last meeting.

Members were advised that Central Bedfordshire Council had invited Town and Parish Council's to join an online Topic session, on Wednesday 1st March, to find out more about these documents and to allow Town and Parish Council's to add any final comments to their responses following this event.

Members were advised that the closing date for receipt of comments had been extended to 10am on Thursday 16th March to allow Town and Parish Council's to add any final comments to their responses following this online event.

It was agreed for Cllr Jones to attend the topic session and feed back to the committee at the next meeting.

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

12370 ELECTRIC VEHICLE (EV) BAYS CONSULTATION – CENTRAL BEDFORDSHIRE COUNCIL

055.

Central Bedfordshire Council were consulting on several Electric Vehicle (EV) Bays in the following parishes:

- Biggleswade
- Dunstable
- Gravenhurst
- Houghton Regis
- Leighton Buzzard
- Henlow
- Shefford
- Stotfold
- Maulden
- Potton

Maulden and Potton Bays were 'On-Street' and the rest were 'Off Street'.

Members were reminded that the response to this consultation was required to be with Central Bedfordshire Council by 9am on the 21st February 2023.

Members noted the bays were already in situ, at Tithe Farm Recreation Ground, but queried whether liaison had taken place between Central Bedfordshire Council and Houghton Regis Town Council regarding positioning of these bays. Members were concerned that all aspects of the positioning of the bays had been considered alongside the extensive works planned in the development of a new Pavilion. Members requested the Corporate Services Manager make enquiries with the Clerk and confirm whether discussions had been held and would feedback to the committee.

Resolved: To respond to Central Bedfordshire Councils Electric Vehicle Bays consultation that the Town Council supports the inclusion of Electric Vehicles Bays at Tithe Farm Recreation Ground.

12371 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.

QNT

Resolved: To note the information

The Chairman declared the meeting closed at 7.52pm

Dated this 13th day of March 2023.

D. J. Jones

Chairman