

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

13th March 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

Public: 2

Apologies: Councillor: M S Kennedy

Also present: Councillor: T McMahan

12383 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Kennedy.

12384 QUESTIONS FROM THE PUBLIC

None.

12385 SPECIFIC DECLARATIONS OF INTEREST

None.

12386 MINUTES

To approve the Minutes of the meeting held on the 20th February 2023.

**Resolved To approve the Minutes of the meeting held on 20th February 2023
and for these to be signed by the Chairman.**

12387 PLANNING MATTERS

(a) The following planning applications were considered:

CB/22/04735/LB Listed Building: Remedial work and re-covering in respect
of the main roof structure of the property following fire



damage and associated works of internal and external making-good and redecoration. Reconstruction of the associated garage building, including roof structure and the provision of new garage doors.

1 Houghton Court, The Green, Houghton Regis, LU5 5DY
For: Ms V Chambury

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

CB/23/00477/FULL Change of use of existing office building to a place of worship
70 High Street, Houghton Regis, Dunstable, LU5 5BJ
For: Luton Pentecostal Church

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

CB/23/00565/FULL Partial demolition of car sales room. Extension to the front and change of use of building to a shop. Introduction of 8 standard parking spaces, as well as the relocation of road tanker delivery point.
Chalk Hill Garage, Chalk Hill Service Station, Chalk Hill, LU6 1RS
For: Ascona Retails Ltd

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

Noted:

CB/23/00514/DOC Discharge of Condition 22 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.)
Land Currently Known as Houghton Regis Academy, Kingsland Campus, Parkside Drive, Houghton Regis, LU5 5PX

CB/23/00472/DOC Discharge of Condition 3 to reserved matters application CB/20/01172/RM (Reserved Matters: following Outline Application CB/18/00067/OUT Application for the appearance, layout, scale and landscaping of proposed the development for 22 dwellings)
Highfield Barns, Bedford Road, Houghton Regis, LU5 6JP

JJJ.

- CB/23/00453/DOC Discharge of Conditions 3 and 5 against planning permission CB/22/02569/FULL (Erection of warehouse unit to create additional storage space). Cond 3 Landscaping and Cond 5 Surface Water Drainage
Miniclipper Logistics 10 Portland Close Townsend Industrial Estate Houghton Regis Dunstable LU5 5AW
- CB/23/00571/DOC Discharge of Condition 7 against planning permission CB/16/3378/REG3 Phased construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail
Houghton Regis Centre, High Street, Houghton Regis, LU5 5QT

Permissions / Approvals / Consents

Refusals:

- CB/22/04594/FULL Erection of a detached dwelling
52 Drury Lane, Houghton Regis, Dunstable, LU5 5ED
- 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

Withdrawals:

None received.

**12388 CONSULTATIONS – CENTRAL BEDFORDSHIRE DESIGN GUIDE
SUPPLEMENTARY PLANNING DOCUMENT AND HOUSING POLICY
TECHNICAL GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT
CONSULTATION JANUARY 2023**

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

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

DJJ.

The consultation commenced on the 17th January 2023 and was due to end at 10am on Wednesday 1st March 2023. At the previous planning committee meeting held on the 20th February 2023, 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.

At the meeting it was agreed for Cllr Jones to attend the topic session and feed back to the committee.

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 were reminded that this item had been a deferral from the last meeting.

Members were updated on discussion aspects of the topic session. It was highlighted the document contained new guidance regarding street trees with some revision to extension in the green belt. Adoption of the document was planned for summer 2023.

Members resolved to respond to Central Bedfordshire Councils Design Guide SPD with the following comment. That Central Bedfordshire Council applies the SPD, when consideration is given to applications that are proposing to convert offices to dwellings.

Resolved: To consider the Town Councils response in regard to the consultation on Central Bedfordshire Councils Design Guide SPD and Central Bedfordshire Councils Housing Policy Technical Guidance SPD

QJT

**12389 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.

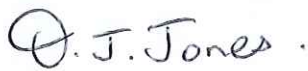
Windsor Drive – No substantive update to report.

Section 106 Monies – No substantive update to report.

Resolved: To note the information

The Chairman declared the meeting closed at 7.34pm

Dated this 3rd day of April 2023


Chairman

