

**HOUGHTON REGIS TOWN COUNCIL**

**Planning Committee**

**Minutes of the meeting held on  
3<sup>rd</sup> April 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: 0

Apologies: Councillor: M S Kennedy

**12407 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Kennedy.

**12408 QUESTIONS FROM THE PUBLIC**

None.

**12409 SPECIFIC DECLARATIONS OF INTEREST**

Cllr C Slough advised members that he lived on the same street as two of the applications.

**12410 MINUTES**

To approve the Minutes of the meeting held on the 13<sup>th</sup> March 2023.

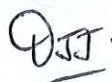
**Resolved To approve the Minutes of the meeting held on 13<sup>th</sup> March 2023 and for these to be signed by the Chairman.**

**12411 PLANNING MATTERS**

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

CB/23/00724/FULL Two storey rear, single storey side and first floor side extensions and conversion of garage to habitable space.  
108 Douglas Crescent, Houghton Regis, Dunstable, LU5 5AT  
For: Mr & Mrs S Thomas

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



CB/23/00702/FULL Two storey rear extension.  
80 Coopers Way, Houghton Regis, Dunstable, LU5 5US  
For: French

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

CB/23/00166/FULL Erection of a side and rear extension to Industrial Building -  
Class B2.  
Unit 3, Arianne Business Centre, Blackburn Road, Houghton  
Regis, Dunstable, LU5 5DZ  
For: Nella Cutlery

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

- **Overdevelopment**
- **The expansion would be detrimental to neighbouring industrial units**
- **No evidence of a bat survey completed**
- **Potential loss of tree screen**

CB/23/00876/FULL Change of use to mixed agricultural and equestrian. Erection  
of stables, tack room and storage, hardstanding to apron,  
access and landscaping.  
Land off Sewell Lane Sewell Dunstable LU6 1RP  
For: Mr M Beary

**Comments: Houghton Regis Town Council acknowledged the improvements the applicant had made since the previous application; however, objections remain on the grounds of:**

- **The proposed application would be sited in open countryside with no right of access.**
- **Site is not accessible for vehicles, including HGVs, that would need to remove waste.**
- **Site is not accessible for vehicles during construction.**
- **Concerns that there could be an increase of anti-social behaviour on this site, due to its isolated location.**
- **Concerns that the proposed development would be detrimental on the local biodiversity.**

**Should Central Bedfordshire Council be minded to approve this application, then the town council respectfully requests that conditions are placed on the approval to mitigate and control the concerns raised above.**

*QJJ*

**Noted:**



CB/23/00809/DOC Discharge of Condition 20 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.)  
Parcel 4, AMP1, Houghton Regis North 1, Sundon Road, Houghton Regis

CB/23/00810/DOC Discharge of Condition 26 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.)  
Parcel 4, AMP1, Houghton Regis North 1, Sundon Road, Houghton Regis

CB/23/00791/DOC Discharge of Condition 35 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),

*QJJ.*

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)

CB/23/00668/NMA Non-material amendment to planning permission CB/13/03217/FULL (Permission is sought for five additional caravans for Romani Gypsy families on an existing Gypsy site. The site is laid out to six separate sections and permission is sought for an additional static caravan on three of the existing pitches and two caravans (one static) on land at the top of the site. The new pitch to contain one static caravan, one touring caravan and parking for two vehicles with associated hard standing and water treatment plant. This application is part retrospective) - Amendment sought: Division of existing plot 1 into two plots (plots 1 and 1a) each with 1 static caravan, 1 touring caravan and 1 day room Plot 1, The Evergreens, Dunstable Road, Tilsworth, Leighton Buzzard, LU7 9PU

CB/23/00920/LDCP Lawful Development Certificate Proposed: Proposed use of the property for supported living accommodation for up to two dependent young persons (aged between 8 and 18) and two appropriate adults operating on a rota basis consistent with the parameters of C3 (b))  
No 3 Caretakers Bungalow, Houghton Regis Campus, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX

#### ***Permissions / Approvals / Consents***

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

#### ***Refusals:***

None received.

#### ***Withdrawals:***

None received.



Members are informed that the recent Regulation 14 light touch public consultation, on the draft Neighbourhood Plan, closed on the 20<sup>th</sup> March 2023.

The Neighbourhood Plan Steering Group is due to meet on the 4<sup>th</sup> April to consider and agree any comments/changes to the plan following consideration of all representations.

If amended the Neighbourhood Plan will need to be agreed for submission to Central Bedfordshire Council, by this committee and then by Council.

Members were advised that it was hoped the Neighbourhood Plan would be presented to the Town Council at the June meeting, however, it was advised that a guide to the timeline to go to referendum was not available.

**12413 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.

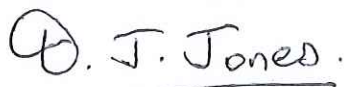
**Windsor Drive** – No substantive update to report.

**Section 106 Monies** – No substantive update to report.

**Resolved: To note the information**

**The Chairman declared the meeting closed at 7.39pm**

**Dated this 24<sup>th</sup> day of April 2023.**



**Chairman**

