

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

24th April 2023 at 7.00pm

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

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

Public: 5

Apologies: Councillors: M S Kennedy
C Slough

Also present: Councillor: Cllr Farrell

12414 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Kennedy and Cllr C Slough.

12415 QUESTIONS FROM THE PUBLIC

None.

12416 SPECIFIC DECLARATIONS OF INTEREST

None.

12417 MINUTES

To approve the Minutes of the meeting held on the 3rd April 2023.

Resolved To approve the Minutes of the meeting held on 3rd April 2023 and for these to be signed by the Chairman.

12418 PLANNING MATTERS

(a) The following planning applications were considered:

CB/23/00867/FULL Demolition of existing garage, erection of a new garage with annexe accommodation.

The Orchard, Bedford Road, Houghton Regis, Dunstable,
LU5 6JJ

For: Mrs S Edwards

CRS

Comments: Houghton Regis Town Council had no objections to this application, however concerns were raised regarding parking capacity for the site.

CB/23/01092/FULL Single storey rear extension
122 Fensome Drive
For: Mr A Ali

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

CB/21/03369/FULL Residential development of 57 affordable dwellings with associated works including the re-configuration of the roundabout to create a fourth arm and form the vehicular access Hand Post Field, North of Thorn Road, Houghton Regis
Members are advised that been amendments have been made to this application in respect of the above property. Revised plans, including additional ecological information

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

CB/23/01274/REG3 Change of Use: Installation of artificial grass and associated drainage.
The Chiltern School Kingsland Campus Parkside Drive LU5 5PX

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

CB/23/00677/FULL Single storey glass orangery extension to restaurant
La Bella Calabria 100 Parkside Drive LU5 5QN

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

Noted:

CB/23/00970/DOC Discharge of Condition 5 against planning permission CB/20/00687/FULL (Residential development of 31 affordable dwellings with formation of two vehicular accesses, sustainable urban drainage and associated landscaping). Discharge in Part of Cond 5 PV Panel Certificates and As-Built Elevations and Roof Plan.
Land to the south of The Bungalow, Bedford Road, Houghton Regis, Dunstable, LU5 6JS

CB/23/00981/DOC Discharge of Condition 2 against planning permission CB/22/01876/FULL (Replacement front garden wall, 2.1m in height and part trellis on wall.) Cond 2 Landscaping.
The Gables, East End, Houghton Regis, Dunstable, LU5 5LA

**12421 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 7.48pm

Dated this 22nd day of May 2023.

Chairman

CRH. Slough

CB/23/00918/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 4 Caretakers Bungalow, Houghton Regis Campus, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX

(b) Decision Notices

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

12419 NEIGHBOURHOOD PLAN

Following the outcome of the recent Regulation 14 public consultation, members received the final version of Houghton Regis Town Councils Neighbourhood Plan. This was the version to be submitted to Central Bedfordshire Council, ready for them to take over and progress the plan to referendum. The Neighbourhood Plan Steering Group met on the 4th April 2023, to discuss the responses to the consultation and to agree to minor amendments of the plan. These amendments had been made.

Members requested that the recommendation to Council to approve the plan for submission, be taken to the next Town Council meeting (AGM) on the 17th May 2023 so as not to delay this process any longer than is necessary. Members were mindful that due to the business to be conducted at the AGM that this item may be deferred.

Resolved: To recommend to Council the approval, for submission to Central Bedfordshire Council, of the final version of Houghton Regis Town Councils Neighbourhood Plan

12420 CENTRAL BEDFORDSHIRE COUNCIL – PUBLIC NOTICE A00353 – 18 MONTH EXPERIMENTAL ORDER CONSULTATION – PARK AVENUE, HOUGHTON REGIS

Members received communication from Central Bedfordshire Council in regard to a no waiting at any time 18 month experimental order consultation, for Park Avenue, Houghton Regis.

It was requested that feedback be sought regarding the effectivity of the restrictions, with assurances that Central Bedfordshire Council enforce the restrictions laid out in the order.

CRS