

**HOUGHTON REGIS TOWN COUNCIL**

**Planning Committee**

**Minutes of the meeting held on**

**22<sup>nd</sup> May 2023 at 7.00pm**

Present: Councillors: C Slough Chairman  
N Batchelor  
E Billington  
J Carroll  
E Cooper  
M Herber  
D Jones

Officers: Louise Senior Head of Democratic Services

Apologies: Public: 0

Also present: Councillor: T McMahan

**12439 APOLOGIES AND SUBSTITUTIONS**

None.

**12440 QUESTIONS FROM THE PUBLIC**

None.

**12441 SPECIFIC DECLARATIONS OF INTEREST**

None.

**12442 ELECTION OF VICE-CHAIR**

Members were invited to elect a Vice-Chair for Planning Committee for 2023/2024.

Nominee: Cllr Jones Proposed by: Cllr Cooper  
Seconded by: Cllr Billington

Accordingly, Cllr Jones became the Vice-Chair of Planning for the municipal year of 2023/2024.

**12443 MINUTES**

To approve the Minutes of the meeting held on the 24<sup>th</sup> April 2023.

**Resolved To approve the Minutes of the meeting held on 24<sup>th</sup> April 2023 and for these to be signed by the Chairman.**

**12444 COMMITTEE FUNCTIONS & TERMS OF REFERENCE**

*CRS*

In accordance with Standing Order 4.j.iv. Council is required to review its delegation arrangements to committees and sub committees.

These arrangements were set out in the Committee Functions & Terms of Reference. This document set out the system of delegation to the Committees, Sub Committees and Working Groups of the Council.

Members received the extract from the approved Committee Functions & Terms of Reference which related to this committee.

*Members received, and noted, this information.*

#### **12445 CENTRAL BEDFORDSHIRE PLANNING CASE TYPE AND DESCRIPTIONS**

For information, members received a list of planning case types and descriptions which do or do not require Town Council consultation.

Members highlighted that some of the case types which sat under 'for noting', had been commented on during past meetings.

*Members received, and noted, this information.*

#### **12446 PLANNING MATTERS**

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

CB/23/00282/FULL Alterations to access and car parking to include 2.4m high mesh fencing, 2 x 2.4m high pedestrian single gates, 1 x 2.4m high pedestrian double gate, 1 x 2.4 high double vehicular gate. Creation of turning circle and 11 parking spaces and 4 taxi drop off spaces. New and replacement tarmac and zebra crossing.  
For: The Academy of Central Bedfordshire, Houghton Regis Campus, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX

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

CB/23/01289/FULL Single storey front extension  
16 Walkley Road, Houghton Regis, Dunstable, LU5 5BS  
For: Mr S Mays

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

*OKLS*

CB/23/01487/RM

Reserved Matters: following Outline Application CB/12/03613/OUT Up to 5,150 dwellings. Reserved matters sought for layout, scale, appearance, landscaping and access relating to Parcel 5, Phase 1, Linnere, Houghton Regis North Site 1 for the erection of 202 residential units (Class C3) together with associated amenity space, car parking, hard and soft landscaping and pedestrian and cycle links. Parcel 5, Phase 1, Linnere, Houghton Regis North Site 1 ilke Homes Limited

**Comments: Houghton Regis Town Council raised no objections to this application, however, respectfully request Central Bedfordshire Council, when determining this application, consider the Conservation of Fuel and Power approved document L (Building Regulation).**

CB/23/01185/FULL

Conversion and extension of double garage into a single storey two-bedroom detached dwelling, with off street parking and rear private garden.  
4 Townsend Terrace, Houghton Regis, Dunstable, LU5 5BB  
For: Mr T Starkey

**Comments: Houghton Regis Town Council raised no objections to this application, however, respectfully request Central Bedfordshire Council, when determining this application, consider the Conservation of Fuel and Power approved document L (Building Regulation).**

CB/23/01212/FULL

Retrospective permission for the erection of a single storey rear extension.  
3 Holyrood Drive, Houghton Regis, Dunstable, LU5 5FW  
For: Karol Dujczunski

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

- **Overdevelopment**
- **Detrimental impact on the visual and light amenity of neighbouring properties**
- **Proposed development including existing extension appears disproportionate in relation to the original property footprint**
- **Proposed development appears cramped for the site and reduces the overall amenity space for the occupiers alongside the existing outbuilding**

**Noted:**

CRIS

CB/23/01213/DOC Discharge of Conditions 6,7 against planning permission 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.  
For: Tithes Farm Recreation Ground, Tithes Farm Road, Houghton Regis

Members acknowledged that parking would be positioned across the back of the site. It was highlighted that custom and usage bore no weight against ownership of the site.

CB/23/01489/GPDE Prior Notification of Householder Extension: Single storey rear extension, 5m beyond the rear wall of the original dwelling, maximum height of 3m and 3m to the eaves.  
28 Hinton Walk, Houghton Regis, Dunstable, LU5 5RB  
For: Mr A Firlej

CB/23/01291/LDCP Single storey rear extension and loft conversion with rooflights  
101 Milton Way, Houghton Regis, Dunstable, LU5 5UE  
For: Mr C Allen

CB/23/01481/NMA Non-material amendment to planning permission CB/21/02108/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, A4, A5; B1, B2, B8; C1, C2, D1 and D2; 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; All development, works and operations to be in accordance with the Development Parameters Schedule and Plans): All matters reserved, Erection of 154 dwelling units, with access and parking, landscaping and associated works. The Outline Application was EIA Development and was accompanied by an Environmental Statement.) Amendment sought to the boundary wall between Block of Flats 189-193 & 194-202 has been relocated by around 400mm towards the Block 194-202. The footpath and a gate have been added to access the area between block of flats.  
Dunstable Northern Bypass, Chalton, Houghton Regis, LU5 6JJ  
For: Bellway Homes

CRS

- CB/23/01482/NMA Non-material amendment to planning permission CB/21/02108/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, A4, A5; B1, B2, B8; C1, C2, D1 and D2; 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; All development, works and operations to be in accordance with the Development Parameters Schedule and Plans): All matters reserved, Erection of 154 dwelling units, with access and parking, landscaping and associated works. The Outline Application was EIA Development and was accompanied by an Environmental Statement) Amendment sought: The apex glazed area removed from gable above the third floor. Brise soleil added to left gable.  
Land to the North and East of Houghton Regis, Sundon Road, Houghton Regis  
For: Bellway Homes
- CB/23/01507/DOC Discharge of Conditions 8,12 and 27 against planning permission CB/18/04471/FULL (48 new residential units.)  
Land at Oakwell Park, Thorn Road, Houghton Regis, LU5 6JH
- CB/23/01412/DOC Discharge of Condition 24 Part (2) areas 3A & 3B 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 5150 dwellings (Use Class C3); up to 202500 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. Geotechnical and Geo-environmental Interpretative Report Houghton Regis North Site 1, Land on Northern Edge of Houghton Regis

CRS

CB/23/01277/NMA

Non-material amendment to 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.) Amendment sought to east elevation curtain walling (2021MM X 2725MM) doorset (2020MM X 3000MM) added to ground floor creche space.  
Houghton Regis Academy, Parkside Drive, Houghton Regis, LU5 5PX

**(b) Decision Notices**

***Permissions / Approvals / Consents***

***Refusals:***

None received.

***Withdrawals:***

None received.

**12447 CENTRAL BEDFORDSHIRE COUNCIL - NO STOPPING ON SCHOOL ENTRANCE MARKINGS ON TITHE FARM ROAD, HOUGHTON REGIS**

Members were informed that Central Bedfordshire Council were proposing to introduce No Stopping of School Entrance markings in the vicinity of Tithe Farm Primary School.

Members received a copy of the Public Notice and plan.

Members were advised comments were to be received by Central Bedfordshire Councils Highways by the 7<sup>th</sup> June 2023.

Members highlighted the dangers surrounding the traffic issues in the neighbouring area of the school.

Members were in full support of the parking scheme.

**Resolved: To consider the Town Councils response to Central Bedfordshire Councils proposals to introduce No Stopping of School Entrance markings in the vicinity of Tithe Farm Primary School.**

**12448 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN- UPDATE/PROGRESS**

**Woodside Link** – No substantive update to report.

*CRS*

**A5 M1 Link** – No substantive update to report.

**All Saints View** – No substantive update to report.

**Linmere** – 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 7.55pm**

**Dated this 12<sup>th</sup> day of June 2023.**

**Chairman**

Chris Slough

