

HOUGHTON REGIS TOWN COUNCIL

**Planning Committee
Minutes of the meeting held on
12th June 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: 1

Also present: Councillors: Y Farrell

12479 APOLOGIES AND SUBSTITUTIONS

None.

12480 QUESTIONS FROM THE PUBLIC

None.

12481 SPECIFIC DECLARATIONS OF INTEREST

None.

12482 MINUTES

To approve the Minutes of the meeting held on the 22nd May 2023.

Resolved To approve the Minutes of the meeting held on 22nd May 2023 and for these to be signed by the Chairman.

12483 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/23/01477/VOC](#)

Variation of condition number 29 of planning permission CB/16/03378/FULL (Phased Construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail Units, Cafe, 2 Reablement Suites, the conversion and Change of Use of a Grade 2 listed building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping)

Amendment sought: Proposed alteration to design to remove link between the Park Lounge and the Red House.

Creation of new external elevation facing the Red House, new hard landscaping with gated access between All Saints View and the Red House. Retain the Red House as a stand alone building.

Houghton Regis Centre (former Co-op site), High Street, Houghton Regis, LU5 5DT

For: Central Bedfordshire Council

Comments: Houghton Regis Town Council Councillors were unable to comment as there was a lack of supporting evidence of proposed or intended use of the Red House. It was requested further information be provided in order for comments to be submitted.

[CB/23/01706/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);) Reserved matters for Parcel 1 and 2 - AMP3 for 236 dwellings, access, appearance, landscaping, layout and scale.

Parcels 1 & 2, Houghton Regis North 1, Sundon Road, Houghton Regis, LU5 5GX

For: Stonebond Properties (St Albans) Limited

Comments: Houghton Regis Town Council raised no objections to this application, however it was felt that the landscaping would be improved by increasing the amount of vegetation/greenery, and would like this to be encouraged by Central Bedfordshire Council.

[CB/23/01486/VOC](#)

Variation of condition number 10 of planning permission CB/16/03379/LB (Listed Building: Phased construction of a new Independent Living Scheme for older persons comprising 168 apartments with support facilities, a restaurant & bar, retail units, cafe, 2no. reablement suites, the conversion and change of use of a Grade 2 listed building and the demolition of an existing sheltered housing scheme with associated parking and landscaping) – Variation sought: proposed alteration to design to remove link between the Park Lounge and the Red House. Creation of new external elevation facing the Red House, new hard landscaping with gated access between All Saints View and the Red House. Retain the Red House as a stand alone building.

Co-Op Supermarket, High Street, Houghton Regis, Dunstable. LU5 5QT

For: Central Bedfordshire Council

Comments: Houghton Regis Town Council Councillors were unable to comment as there was a lack of supporting evidence of proposed or intended use of the Red House. It was requested further information be provided in order for comments to be submitted.

[CB/22/03938/FULL](#)

Demolition of existing barn and garage, provision of a garage to the existing Listed building, conversion of Listed barn into a dwelling and construction of eight new dwellings with associated garages and new access road.
Red Cow Farm Cottage, Bedford Road, Houghton Regis, LU5 6JP
For: J&D 2012 Ltd

For information members were reminded that raised objections to this application for the following reasons, at the meeting held on the 21st November 2022:

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

- 1) Overdevelopment.**
- 2) The proposed layout does not compliment the setting of Red Cow Farm Cottage**
- 3) Proposed loss of the hedgerow to allow access to Plot 1. The ongoing infill developments along Bedford Road have already had an impact to the character of Bidwell, any further loss cannot be supported.**
- 4) Concern of highway safety for vehicles accessing and exiting plot 1.**
- 5) Concern of pedestrian safety when crossing the access road to plot 1 due to reduced visibility.**
- 6) Concerns over the loss of mature trees and the associated loss of their ecological benefit on the site. The Town Council wishes to lend its support to the Ecology Officers findings and report.**
- 7) Loss of trees that would otherwise compliment the setting of Listed Buildings.**
- 8) Lack of adherence to highways**

[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.
For: Ascona Retails Ltd

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

Noted:

[CB/23/01495/DOC](#)

Discharge of Condition 9 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)
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/23/01842/GPDE](#)

Prior Notification of Householder Extension: Single storey rear extension, 6m beyond the rear wall of the original dwelling, maximum height of 3m & 3m to the eaves
17 Linmere Walk, Houghton Regis, Dunstable, LU5 5PS

[CB/23/01493/DOC](#)

Discharge of Conditions 2,3,4,5 against planning permission CB/22/01837/LB: Listed Building: Alteration and extension to north west elevation, remodelling of 1970's section and replacement of various windows and doors
Springwell Cottage, Sewell Lane, Sewell, Dunstable, LU6 1RP

[CB/23/01764/DOC](#)

Discharge of Conditions 3, 4, 7, 11, 14 and 23 against planning permission CB/21/02467/VOC (Variation of condition 17 of planning permission CB/20/03300/REG3 (Erection of a three storey secondary school and sports hall providing 6 forms of entry (900) pupils, together with a 220 pupil sixth form, sports pitches including an all-weather pitch, Change condition from an Above Ground Level condition to a Pre-Occupation Condition.)
Kingsland Secondary School, Parkside Drive, Houghton Regis, Dunstable, LU5 5TH

(b) Decision Notices

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

**12484 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 7.23pm

Dated this 3rd day of July 2023.

Chairman