

HOUGHTON REGIS TOWN COUNCIL

Planning Committee Minutes of the meeting held on 3rd July 2023 at 7.00pm

Present: Councillors: C Slough Chairman
N Batchelor
J Carroll
E Costello Substitute
W Henderson Substitute
M Herber
D Jones

Officers: Louise Senior Head of Democratic Services

Public: 0

Apologies: Councillors: E Billington
E Cooper

12504 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Billington (Cllr Henderson substituted) and Cllr Cooper (Cllr Costello substituted).

12505 QUESTIONS FROM THE PUBLIC

None.

12506 SPECIFIC DECLARATIONS OF INTEREST

None.

12507 MINUTES

To approve the Minutes of the meeting held on the 12th June 2023.

Resolved To approve the Minutes of the meeting held on 12th June 2023 and for these to be signed by the Chairman.

12508 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/23/01644/FULL](#) Provision of 2 additional bedrooms to the existing 14 bedroom C2 care home (semi independent support and accommodation for 16-21 year olds) to provide a total of 16 bedrooms including internal alterations only Hillside, Chalk Hill, Dunstable, LU6 1RT Iaspire Care Services Ltd.

Comments: Houghton Regis Town Council raised no objections to this application, however, ongoing concerns were raised over access.

[CB/23/01735/FULL](#) Single storey side and rear extension
49 Linnere Walk, Houghton Regis, Dunstable, LU5 5PS
Mr J Sullivan

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

[CB/23/01647/ADV](#) Advertisement: Display of one totem sign and two fascia signs Linnere Farmstead, Houghton Regis North 1, Sundon Road, Houghton Regis. LU5 5GX
The Farmstead, Houghton Regis North 1, Sundon Road, Houghton Regis

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

[CB/23/01950/FULL](#) Formation of 2 no self-service car wash bays Esso Houghton Green
7 The Green, Houghton Regis, Bedfordshire, LU5 5LB
Motor Fuel Group Ltd

Comments: Members raised concerns regarding water usage, and noted that this was not a recycled system, therefore disposal of water would be through main drains thus increasing the risk of overflow into the road during poor weather.

[CB/23/01960/FULL](#) Single storey infill extension
Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH
Mr Charlie McCloughlin

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

[CB/23/01961/LB](#) Listed Building: Removal of existing car port and construction of a single infill extension
Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH
Mr Charlie McCloughlin

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

[CB/23/01927/FULL](#) Single storey rear extension and internal garage conversion with 2 window installation side and rear, 2 Watervale, Houghton Regis, Dunstable, LU5 6FY
Mr Khurram Ramzan

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

Noted:

[CB/23/01824/DOC](#)

Discharge of Condition 24 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 5, Phase 1, Linmere, Houghton Regis North Site 1

[CB/23/01745/DOC](#)

Discharge of Conditions 15 & 19 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)

[CB/23/02004/DOC](#)

Discharge of Conditions: 1, 2 and 3 against planning permission CB/22/04735/LB - 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 door. Roof materials, garage door finishes, guttering, downpipes. Cond 1, 2 and 3
Materials.
1 Houghton Court, The Green, Houghton Regis, Dunstable, LU5 5DY

[CB/23/01934/DOC](#)

Discharge of Conditions 5,7,18,19 and 20 against planning permission CB/18/04471/FULL (48 new residential units)
Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH

- [CB/23/01990/DOC](#) Discharge of Conditions 9,12,24 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.)
Proposed site for Kingsland Secondary School, Parkside Drive, Houghton Regis
- [CB/23/01850/LDCP](#) Lawful Development Certificate Proposed: Front porch
33 Constable Close, Houghton Regis, Dunstable, LU5 5ST
Mr & Mrs Radziwillow
- [CB/23/01839/LDCP](#) Lawful Development Certificate Proposed: Proposed Single storey rear extension
17 Linmere Walk, Houghton Regis, Dunstable, LU5 5PS
Mr Vasile Drozd
- [CB/23/01900/NMA](#) Non-material amendment to planning permission CB/20/00348/RM (Resubmission: Reserved Matters : following Outline Application CB/15/00297/OUT 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 [a-c], B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks. Reserved Matters for access, appearance landscape, layout and scale for 160 dwelling on phase CA2 Upper Thorn Green.)
Amendment sought to the original materials site layout & materials schedule that has been submitted. A revised materials site layout & materials schedule illustrates the revised change of Plots 39-41 from Buff Brick to Red.
Land to West of Houghton Regis, Watling Street, Houghton Regis
Abbey Developments Ltd
- [CB/23/01709/LDCP](#) Lawful development certificate proposed: Single storey rear extension, 100 Tithe Farm Road, Houghton Regis,
Dunstable, LU5 5JB
Ms Monique Houillet

Refusals:

None received.

Withdrawals:

None received.

**12509 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 24th day of July 2023

Chairman