

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

24th July 2023 at 7.00 pm

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

Officers: Louise Senior Head of Democratic Services
Amanda Samuels Administration Officer

Public: 0

Apologies: Councillors: 0

12510 APOLOGIES AND SUBSTITUTIONS

None.

12511 QUESTIONS FROM THE PUBLIC

Members received a letter of objection in relation to planning application CB/23/01212/FULL, 3 Holyrood Drive, Houghton Regis, Dunstable, LU5 5FW. Retrospective permission for the erection of a single storey rear extension and rear garden roof covering.

12512 SPECIFIC DECLARATIONS OF INTEREST

None.

12513 MINUTES

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

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

12514 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/23/02213/ADV](#)
[\(click for more details\)](#)

Advertisement: Proposed vinyl stickers to windows and 5 no Advertisement poster frames
Unit 2, All Saints View, High Street, Houghton Regis, Dunstable, LU5 5LQ
D Kemp

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

[CB/23/02073/FULL](#)
(click for more details)

Extend side fence height in rear garden from 2m to 2.5m (fence between numbers 2 and 3)
No 3 Caretakers Bungalow, Houghton Regis Campus, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX
Central Bedfordshire Council

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

[CB/23/01981/FULL](#)
(click for more details)

Erection of a single storey rear extension and reinsertion of the former front door.
2 Highfield House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP
Mr Denis Carroll

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

- **overdevelopment**
- **inappropriate parking**

[CB/23/02169/FULL](#)
(click for more details)

Erection of a single storey front extension and split the bungalow into two 2 bedroom dwellings and associated works.
The Bungalow, Highfield House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP
Mr Denis Carroll

Comments:
Members raised concerns regarding two outstanding issues:

- **Vehicle access arrangements yet to be confirmed**
- **Public footpath Right of Way process to be actioned**

[CB/23/02207/FULL](#)
(click for more details)

Single storey front extension
10 Gilpin Close, Houghton Regis, Dunstable, LU5 5SL
Mrs Eileen Dennis

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

[CB/23/01212/FULL](#)
(click for more details)

Retrospective permission for the erection of a single storey rear extension with green roof and rear garden roof covering.
3 Holyrood Drive, Houghton Regis, LU5 5FW
For: Karol Dujczunski
Members were reminded that the Town Council objected to this application at the meeting held on the 22nd May 2023.

Members were advised that amendments to this application have been received.

Comments: Members maintained their previous objections to this development:

- **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**

Members observed that these objections had not been addressed and points 3 and 4 of the above objections had been exacerbated.

[CB/TCA/23/00274](#)
[\(click for more details\)](#)

Works to trees within a Conservation Area: Lleylandii Hedge G1 to be reduced in height by 5m and trim to tidy, trim all remaining shrubs in rear garden to tidy.
Houghton Court, The Green, Houghton Regis, Dunstable, LU5 5DY

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

Noted:

[CB/23/02271/DOC](#)
[\(click for more details\)](#)

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.)

Lidl Regional Distribution Centre, Woodside Link Road, Part of the Houghton Regis North Site 1, Houghton Regis, LU5 5AY

[CB/23/02069/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 13 against planning permission CB/21/01242/FULL (Development of the site for E(g)(iii), B2 and B8 Uses to include Trade Counter, including details of access, servicing, landscaping, boundary treatment and associated works)
Employment Site North of Thorn Road, Thorn Road, Houghton Regis

[CB/23/02092/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 23 against planning permission CB/18/04471/FULL (48 new residential units)
Land at Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH

[CB/23/02172/DOC](#)
[\(click for more details\)](#)

Discharge of Conditions 5, 6, 13 to reserved matters application CB/21/04768/RM following Outline Application CB/12/03613/OUT (5'150 dwellings and 202'500sqm of mixed use) development of 201 new homes, with associated highways, a LAP, drainage, utilities and car parking. Of those 201 homes, 60 are to be private units for open market sale, 14 affordable housing units for the purposes of delivering the 106 obligations for the AMP1 site and 127 additional "affordable" units. Approval for access, appearance, landscaping, layout and scale
Houghton Regis North Site 1 Land on the northern edge of Houghton Regis

[CB/23/02171/NMA](#)
[\(click for more details\)](#)

Non-material amendment to planning permission CB/21/04768/RM (Reserved Matters: following Outline Application CB/12/03613/OUT (5'150 dwellings and 202'500sqm of mixed use) development of 201 new homes, with associated highways, a LAP, drainage, utilities and car parking. Of those 201 homes, 60 are to be private units for open market sale, 14 affordable housing units for the purposes of delivering the 106 obligations for the AMP1 site and 127 additional "affordable" units. Approval for access, appearance, landscaping, layout and scale) amendment sought: All Flat block windows in kitchens reduced to 1050mm high due to the required cubic capacity needed; All flat block bathroom windows that look out onto the bin/bike stores have been omitted due to health and safety issues with future cleaning/replacement and maintenance; House type 4.4.1 windows omitted from end elevations so the internal layout works; House type 3.1 double French window with sidelight added instead of 2 doors to aid ventilation; and Fog Units have been omitted to achieve the cubic capacity on kitchen storage.
Parcel 4, AMP1, Houghton Regis North 1, Sundon Road, Houghton Regis

[CB/23/02145/NMA](#)
[\(click for more details\)](#)

Non-material amendment to planning permission CB/18/04471/FULL (48 new residential units) - Amendment sought: Variation to size of some windows to house types A, B, C, D, F, & G. Variation of part of Condition 2 (external materials), change roof tile specification, glendyne slate roof tiles to a cedral riverdale composite blue black colour slate Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH

[CB/23/02160/NMA](#)
[\(click for more details\)](#)

Non-material amendment to planning permission CB/21/05047/RM: (Reserved Matters: following Outline Application CB/15/00297/OUT (Outline 'hybrid' planning application. 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 approval of the sports pavilion access, appearance and layout.) Amendment sought to site layout.
Land West of Bidwell (Houghton Regis North Site 2), Houghton Regis

[CB/23/02176/NMA](#)
[\(click for more details\)](#)

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 finish used on footpath 16.
Land To West of Houghton Regis, Watling Street, Houghton Regis

[CB/23/02165/GPDE](#)
[\(click for more details\)](#)

Prior Notification of Householder Extension: Single storey rear extension, 4.10m beyond the rear wall of the original dwelling, maximum height of 3.35m & 2.40m to the eaves 17 Park Avenue, Houghton Regis, Dunstable, LU5 5EA

[CB/23/01940/FULL](#) Part demolition of existing sports pavilion and conversion to
[\(click for more](#) ground staff welfare facilities with storage
[details\)](#) Tithe Farm Recreation Ground, Tithe Farm Road, Houghton
Regis Houghton Regis Town Council

Permissions / Approvals / Consents

None at time of going to print

Refusals:

None received.

Withdrawals:

None received.

**12515 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 7.40pm

Dated this 14th day of August 2023.

Chairman