

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
Monday 4th September 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

Public: 0

12523 APOLOGIES AND SUBSTITUTIONS

None.

12524 QUESTIONS FROM THE PUBLIC

None.

12525 SPECIFIC DECLARATIONS OF INTEREST

None.

12526 MINUTES

To approve the Minutes of the meeting held on the 14th August 2023.

Members were updated on retrospective planning application CB/23/01212/FULL, 3 Holyrood Drive. Members were reminded that this application was received as a retrospective application and had been presented to Houghton Regis Town Council Planning Committee three times. A neighbouring resident had addressed the committee and requested that this application be called in.

Members were advised that CB/23/01212/FULL was listed for hearing at the DMC meeting taking place on 20th September 2023. Members agreed for Cllr Carroll to attend the DMC to speak on behalf of Houghton Regis Town Council on this application.

It was agreed for Cllr Carroll to attend the DMC meeting on 20th September.

Resolved To approve the Minutes of the meeting held on 14th August 2023 and for these to be signed by the Chairman.

12527 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/23/02761/REG3](#)
[\(click for more details\)](#)

Extension to the fence height, from 2m to 2.5m.
No 4 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.

Noted:

[CB/23/02531/DOC](#)
[\(click for more details\)](#)

Discharge in Part of Condition 8 Part A against planning permission CB/21/00280/OUT (erection of 4 chalet style bungalows). Part A - Archaeological Written Scheme of Investigation.
Land North of Highfield House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

[CB/23/02635/DOC](#)
[\(click for more details\)](#)

Discharge of Conditions 8, 25 and 29 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

Permissions / Approvals / Consents

None at time of going to print.

Refusals:

CB/23/00876/FULL

Change of use to mixed agricultural and equestrian. Erection of stables, tack room and storage, hardstanding to apron, access and landscaping.
Land off Sewell Lane Sewell Dunstable LU6 1RP

Withdrawals:

- CB/22/03101/RM Following Outline Application CB/21/00280/OUT (Erection of 4 chalet style bungalows) Reserved matters sought for appearance, landscaping, layout and scale.
Land North of Highfield House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP
- CB/22/04923/FULL Demolition of existing dwelling, garage and buildings for a residential development for 32 dwellings with access road and sewers.
Red Cow Farm House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

12528 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 7.07pm

Dated this 25th day of September 2023

Chairman