

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
Monday 25th September 2023 at 7.00pm**

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

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

Public: 0

Apologies: Councillor: M Herber

Also present: Councillors: T McMahon
S Goodchild Central Bedfordshire Council

12554 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Herber.

12555 QUESTIONS FROM THE PUBLIC

None.

12556 SPECIFIC DECLARATIONS OF INTEREST

None.

12557 MINUTES

To approve the Minutes of the meeting held on the 4th September 2023

**Resolved To approve the Minutes of the meeting held on 4th September 2023
and for these to be signed by the Chairman.**

12558 PLANNING MATTERS

(a) The following planning applications were considered:

CB/23/01847/FULL Change of use of amenity land to garden land and creation of
(click for more a new boundary line with a new 1.95m fence
details) 29 Constable Close, Houghton Regis, Dunstable, LU5 5ST
Mr Iulian Abuzatoaiei

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

- **Enclosure of amenity land**
- **Restricting the openness and view to local residents**
- **Causing a visual obstruction of the view of traffic to road users**

Noted:

CB/23/02751/DOC
(click for more details)

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.)
Houghton Regis North Site1, Land on the Northern edge of Houghton Regis

CB/23/02752/DOC
(click for more details)

Discharge of Conditions part 32 and part 33 (parcels 1 & 2 of Phase 2 only) 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 C1 ss 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)
Houghton Regis North Site 1, land to the northern edge of Houghton Regis

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[CB/23/02808/DOC](#)
[\(click for more](#)
[details\)](#)

Discharge of Condition 26 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/23/02812/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).
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/23/02913/GPDE](#)
[\(click for more](#)
[details\)](#)

Prior Notification of Householder Extension: Single storey rear extension, 5 m beyond the rear wall of the original dwelling, maximum height of 3.19 m & 2.70 m to the eaves. 58 Coopers Way, Houghton Regis, Dunstable, LU5 5US

[CB/23/02827/DOC](#)
[\(click for more](#)
[details\)](#)

Discharge in Part of Condition 25 (relating to Parcels 1 and 2 of Phase 2 only) against planning permission CB/12/03613/OUT [\(click for more details\)](#)
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),

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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. Cond 25 Construction Environmental Plan.

Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

TM4:42 PM

[CB/23/02912/DOC](#)
(click for more details)

Discharge of Condition 6 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. Cond 6 Site Wide Design Code.

Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/23/02796/DOC](#)
(click for more details)

Discharge of Conditions 5, 6, 13, & 17 against planning permission CB/22/00545/FULL Development of a single industrial warehouse unit for E(g)(iii), B2 and B8 use with ancillary offices, car parking, service areas and soft landscaping.

Unit 15, Humphrys Road, Dunstable, LU5 4TP

Permissions / Approvals / Consents

None received.

Refusals:

None received.

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Withdrawals:

None received.

12559 CENTRAL BEDFORDSHIRE COUNCIL PUBLIC NOTICE A00409 – CHURCHFIELD ROAD ONE WAY AND WAITING RESTRICTIONS

Members were advised that Central Bedfordshire Council propose to consult on a one-way system and waiting restrictions on Churchfield Road. These proposals were considered necessary for facilitating the passage on the road and for preserving the amenity of the area. The proposal was part of a scheme to reduce traffic conflicts and improve the management of parking.

Members were provided with the public notices and plans for these schemes.

Members were advised that the Planning Committee had been granted an extension to submit their comments by 26th September 2023.

Members welcomed these proposals and were generally supportive of them, however, certain reservations about aspects of the schemes were highlighted, set out below, and members suggested that the proposals should not be implemented until necessary alternative parking was provided for residents and visitors.

A00409OW

It was noted that "the proposal was part of a scheme to reduce traffic conflicts and improve the management of parking". Houghton Regis Town Council has not been advised of the overall nature of this scheme. Before signifying its unreserved approval of these proposals, it would wish to be informed of the other elements of the scheme and the time scale envisaged for its implementation.

With the stated aims of the proposal in mind, Houghton Regis Town Council did not agree that Dellmont Road should remain two-way. It was felt that this would lead to more numerous traffic conflicts rather than reducing them. A preference was expressed for Dellmont Road to flow from West to East (i.e. exiting onto Tithe Farm Road).

It was further noted that the plan accompanying the proposal stated it was "Option 3 - Dellmont Road remains two-way". There were therefore at least two other options available. It was queried whether these alternative options treat Dellmont Road differently, if so, members requested sight of the alternatives in order that these options should also be considered.

CR/S

A00409WR

It was highlighted that an amendment was required to paragraph 8 in the list of works. It should read "...extending in a south-westerly direction...", not north-westerly.

Concerns were expressed about the treatment of the turning circle at the northern end of Churchfield Road. The turning circle was no longer needed or used for its original purpose. Currently, it was used by residents in the vicinity as an irregular parking area. It was highlighted that totally encasing the turning circle with double yellow lines would simply add to the pressure on parking in the area, provision for which was already inadequate and which was already being tightened by these proposals. Houghton Regis Town Council would like to see the turning circle re-purposed in some way to assist local residents.

The question was also raised about enforcement of these restrictions, once implemented, and whether it would be consistent, noting that the maximum pressure on parking space was during the evening and at night.

Resolved: To consider the Town Councils response to Central Bedfordshire Councils proposals to introduce a one-way system and waiting restrictions in Churchfield Road.

**12560 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 16th day of October 2023

Chairman

CRH Slough