

## **HOUGHTON REGIS TOWN COUNCIL**

### **Planning Committee**

**Minutes of the meeting held on**

**16<sup>th</sup> October 2023 at 7.00pm**

Present: Councillors: C Slough Chairman  
E Billington  
E Cooper  
D Jones

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

Public: 8

Apologies: Councillors: J Carroll  
N Batchelor  
M Herber

Also present: S Goodchild Central Bedfordshire Council

#### **12575 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllrs J Carroll, N Batchelor and M Herber.

#### **12576 QUESTIONS FROM THE PUBLIC**

Concerns were raised by the owners of neighbouring properties regarding application CB/23/03042/FULL, which requested a change of use from residential to a children's carehome. Members of the Public highlighted that there were several anomalies with the application:

- A covenant, signed by residents, that precluded use of properties for business purposes included on the deeds.
- Safety issues regarding a loft conversion and the conversion of the garage that had not been inspected by the planning officer.
- Inaccuracies and discrepancies on the planning application related to:
  - Number of parking bays
  - Uncertainty as to whether permission had been granted for an additional bay
  - Number of employees expected on site and the provision of employee parking
- Trees and hedges that would need to be removed to accommodate additional parking.
- Waste provision had not been considered in the application.
- Noise and lack of privacy for residents.
- Concerns related to a lack of transparency.
- Stability of the business and suitability for vulnerable children.

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- Suitability of location for vulnerable children.
- The possibility of future applications to extend the property if change of use was approved.

Members acknowledged that traffic, parking and noise were legitimate issues for consideration, and noted the concerns regarding the covenant; however, it was highlighted to residents that the remit of the Planning Committee was to comment on issues related to planning. Members stressed that the information supplied was insufficient, and further information was to be requested on:

- The covenant
- Planned alterations or extensions to the structure.
- Parking facilities
- Clarification on the number of bedrooms

Members advised Members of the Public they could request a CBC councillor call this application in to be heard by the Development Management Committee.

#### **12577 SPECIFIC DECLARATIONS OF INTEREST**

None.

#### **12578 MINUTES**

To approve the Minutes of the meeting held on the 25<sup>th</sup> September 2023.

**Resolved:** To approve the Minutes of the meeting held on 25<sup>th</sup> September 2023 and for these to be signed by the Chairman.

#### **12579 PLANNING MATTERS**

**(a) The following planning applications were considered:**

<u>CB/23/03042/FULL</u> (click for more details)	Change of use from residential dwelling to a children's carehome (c2 class) 49 Millers Way, Houghton Regis, Dunstable, LU5 5FH Ms Shafreen Khan
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**Houghton Regis Town Council raised an objection to this application on the grounds of potential traffic problems and inadequate parking provision. Members were of the opinion that the information supplied in respect of this application was insufficient to form a balanced view and requested further details of:-**

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- whether there is, as alleged, a covenant on the property preventing business use
- any plans for extensions or alterations to the property
- the number of bedrooms at the property and the number of children for whom it is intended to provide care

[CB/23/02974/FULL](#)  
(click for more details)

Erection of an end-of-terrace two storey 2 bedroom house.  
1 The Link, Houghton Regis, Dunstable, LU5 5HQ  
Mr Mark Gold, Moax Ltd

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

- Overdevelopment
- Protrusion from the building line
- Non-compliance with parking standards
- Restriction of light and infringement on openness of the area

[CB/23/02966/FULL](#)  
(click for more details)

Link extension and conversion of garage into a granny annexe.  
72 Tennyson Avenue, Houghton Regis, Dunstable, LU5 5UG  
Mr & Mrs J Weatherley

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

- Overdevelopment.

[CB/23/03054/FULL](#)  
(click for more details)

Conversion of garage to habitable space, part first floor side extension and single storey rear extension.  
75 Fensome Drive, Houghton Regis, Dunstable, LU5 5SF  
Mr Marian Pavel

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

- Overdevelopment
- Garage would look incongruous
- Inappropriate for the street scene

[CB/23/03093/FULL](#)  
(click for more details)

Change of use from Class E(a) (retail) to Class B8 (self-storage), external alterations and associated works to car park and landscaping  
Former Site Of Morrisons, High Street, Houghton Regis  
Cinch Self-Storage

**Comments: Members noted that this application, after ten years lack of use, with its proposals for tidying and smartening up, improvement of the landscaping and the promise of future maintenance, is very welcome.**

**Members nonetheless expressed their frustration and disappointment that the aspirations for the site, suggested in the Houghton Regis Town Centre Action Plan (2022) and the Houghton Regis Neighbourhood Plan (presently under examination by the Planning Inspectorate) will not be able to be implemented.**

[CB/23/02795/ADV](#)  
(click for more details)

Advertisement: installation of 2 fascia signs, 1 illuminated, 1 illuminated projecting sign and 2 non illuminated vinyl signs  
Unit 1 Collie Place Off Thorn Road Houghton Regis  
Dunstable LU5 6TW  
Mr Andy Horwood, Tesco

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

[CB/23/03152/FULL](#)  
(click for more details)

Single storey rear extension  
41 East Hill Road, Houghton Regis, Dunstable, LU5 5EH  
Mrs Mary Cook

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

[CB/23/03040/FULL](#)  
(click for more details)

New front porch  
14 Bridgeman Drive, Houghton Regis, Dunstable, LU5 5SR  
Mr Rayment

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

[CB/TRE/23/00436](#)  
(click for more details)

Works to trees protected by Tree Preservation Order (TPO/05/0001/G1): T1 and T3 to be reduced in size by 50% due to location near boundary fence  
Amenity ground to rear of 53, 55 and 57 Bidwell Hill, Houghton Regis, Dunstable, LU5 5EP

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

- Proximity to the boundary fence was the only reason provided for these works.
- Insufficient information available for the reason for the works

**Noted:**

[CB/23/03027/DOC](#)  
(click for more details)

Discharge in Part 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.) Cond 20 Written Scheme of Archaeological Resource Management.  
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/23/02790/DOC](#)  
[\(click for more details\)](#)

Discharge of Condition 35 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.  
Houghton Regis North Site1, Land on the Northern edge of Houghton Regis

[CB/23/03011/DOC](#)  
[\(click for more details\)](#)

Discharge of Condition 4 against planning permission 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

[CB/23/03071/LDCP](#)  
[\(click for more details\)](#)

Lawful Development Certificate Proposed: Single storey rear extension, and new porch to front elevation  
7 Burford Walk, Houghton Regis, Dunstable, LU5 5RX

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<a href="#"><u>CB/23/03253/GPDE</u></a> <a href="#"><u>(click for more details)</u></a>	Prior Notification of Householder Extension: Single storey rear extension, 4m beyond the rear wall of the original dwelling, maximum height of 3m & 3m to the eaves. 61 Fareham Way, Houghton Regis, Dunstable, LU5 5RE
<a href="#"><u>CB/23/03225/GPDE</u></a> <a href="#"><u>(click for more details)</u></a>	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 44 Olma Road, Dunstable, LU5 5AF
<a href="#"><u>CB/23/03166/DOC</u></a> <a href="#"><u>(click for more details)</u></a>	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) Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

### ***Permissions / Approvals / Consents***

<a href="#"><u>CB/23/00023/FULL</u></a> <a href="#"><u>(click for more details)</u></a>	Change of use of amenity land with the removal of the grass verge and raised kerb and replace with tarmac access and a dropped kerb 105 Grove Road, Houghton Regis, Dunstable, LU5 5PE
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### ***Refusals:***

None received.

### ***Withdrawals:***

None received.

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**12580 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 8.41pm**

**Dated this 6<sup>th</sup> day of November 2023**

**Chairman**



