

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

6th November at 7.00pm

| | | | |
|---------------|--------------|---|---|
| Present: | Councillors: | C Slough N Batchelor E Billington J Carroll E Costello M Herber D Jones | Chairman (Substitute) |
| | Officers: | Louise Senior Amanda Samuels | Head of Democratic Services Administration Officer |
| | Public: | 0 | |
| Apologies: | Councillors: | E Cooper | |
| Also present: | | S Goodchild | Central Bedfordshire Council |

12581 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Cooper (Cllr Costello substituted).

12582 QUESTIONS FROM THE PUBLIC

None.

12583 SPECIFIC DECLARATIONS OF INTEREST

None.

12584 MINUTES

To approve the Minutes of the meeting held on the 25th September and 16th October 2023.

Resolved To approve the Minutes of the meeting held on 25th September and 16th October 2023 and for these to be signed by the Chairman.

12585 PLANNING MATTERS

(a) The following planning applications were considered:

CB/23/03155/FULL
(click for more
details)

Change of use to flexible range of uses (within Classes E(g)(iii), B2 and / or B8), together with associated works.
Unit 10, Humphrys Road, Dunstable, LU5 4TP
Legal and General UK Property Fund and Legal and General Assurance (Pensions Management) Limited

ORLS

Comments: It was felt that flexibility of use was to be encouraged, however, it was highlighted that there concerns regarding potential issues relating to parking and cycle safety; however, these concerns would be address, if necessary, once the new use was established.

Houghton Regis Town Council raised no objections to this application.

[CB/23/03258/FULL](#)
(click for more details)

Single storey side and rear extensions.
98 Longbrooke, Houghton Regis, Dunstable, LU5 5QY
Mrs Jean Bray

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

[CB/23/03279/FULL](#)
(click for more details)

Single storey detached annexe within the rear garden
38 Drury Lane, Houghton Regis, Dunstable, LU5 5ED
Mr Martin Newman

Comments: After extensive discussion, Houghton Regis Town Council raised no objections to this application.

[CB/23/03335/FULL](#)
(click for more details)

Part single and part two storey rear extension and front porch
3 Blackthorn Road, Houghton Regis, Dunstable, LU5 5JP
Mrs Chikondi Lawrencin

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

[CB/23/03297/FULL](#)
(click for more details)

Proposed ground floor rear extension
49 Yew Street, Houghton Regis, Dunstable, LU5 5PA
Grzegorz Kozlowski

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

[CB/23/03312/FULL](#)
(click for more details)

Single storey side and rear extension and front porch
78 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JB
Mr M Petriceanu

Comments: Houghton Regis Town Council raised no objections to this application, however it was noted that due to the location of the site, deliveries may cause temporary disruption, as such it was requested that consideration be given to delivery vehicles being restricted to outside of school drop off and collection times due to the close proximity to Tithe Farm Primary School.

Noted:

CRVS

[CB/23/03252/LDCP](#)
(click for more details)

Lawful Development Certificate Proposed (Proposed single storey rear extension)
61 Fareham Way, Houghton Regis, Dunstable, LU5 5RE

[CB/23/03362/NMA](#)
(click for more details)

Non-material amendment to planning permission
CB/20/01172/RM (Reserved Matters: (following Outline Application CB/18/00067/OUT) Application for the appearance, layout, scale and landscaping of proposed the development for 22 dwellings.) Amendment sought to vary the wording in condition 3.
Highfield Barns, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

Comments: While Houghton Regis Town Council does not have the authority to comment on non-material amendments, it was highlighted that the Council was able to comment on a variation of condition.

The original outline application was for access and had been approved. It stated that development would not begin until detailed plans of the proposed roads were approved. In addition, no building was to be occupied until the access road had been constructed. Access was still awaiting construction and there was some reluctance to amend the wording prior to this work being carried out. Houghton Regis Town Council hoped that the Planning Authority would remain firm on this point.

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

12586 CENTRAL BEDFORDSHIRE COUNCIL'S DRAFT PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT (SPD) CONSULTATION NOTIFICATION

Members were informed of a consultation on the Planning Obligations Supplementary Planning Document (SPD) being undertaken by Central Bedfordshire Council.

The Planning Obligations SPD was a guidance document that explained the Council's approach to securing planning obligations (also known as Section 106 contributions) from new developments.

CRLS

The Planning Obligations SPD set out the different types of infrastructure the Council sought contributions towards, and the supporting evidence to justify how much was collected. It also set out the approach to site viability and the prioritisation of infrastructure.

This guidance would ensure developers understood the planning obligation requirements from an early stage in the development process and make appropriate provision. This in turn would enable the creation of sustainable communities, whereby high-quality development was supported by high-quality infrastructure.

A summary of the comments received and how they had been taken into account would be presented to Executive in the Spring 2024 alongside the final Planning Obligations SPD. Once adopted, the SPD would be a material consideration in the determination of planning applications and would be used when assessing planning applications and negotiating planning obligations for new development.

Members agreed to defer this item to the next meeting to allow members more time to read the document fully.

**12587 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 7.47pm

Dated this 27th day of November 2023

Chairman

CRL Slough