

HOUGHTON REGIS TOWN COUNCIL

Planning Committee Minutes of the meeting held on 18th December 2023 at 7.00pm

Present: Councillors: D Jones
E Billington
E Cooper
M Herber

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

Apologies: C Slough
N Batchelor
J Carroll

Also present: Public: 0

Councillors: S Goodchild (Virtual)

12650 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllrs: Slough, Batchelor and Carroll.

12651 QUESTIONS FROM THE PUBLIC

None.

12652 SPECIFIC DECLARATIONS OF INTEREST

None.

12653 MINUTES

To approve the Minutes of the meeting held on the 27th November 2023.

**Resolved To approve the Minutes of the meeting held on 27th November 2023
and for these to be signed by the Chairman.**

12654 PLANNING MATTERS

(a) The following planning applications were considered:

CB/23/03725/LB
(click for more
details)

Listed Building: Proposed demolition of existing single
garage and garage conversion
23 Sundon Road, Houghton Regis, Dunstable, LU5 5LL
Mr & Mrs Pantlin

Comments: This application was taken in conjunction with application CB/23/03724/FULL.

Natural England had no objections to the proposed works, subject to conditioning the permanent ancillary use as an annexe, i.e. the garage could not be removed from the converted extension and classed as a separate dwelling.

Houghton Regis Town Council raised no objections to this application, subject to the stated condition being observed.

[CB/23/03724/FULL](#)
(click for more details)

Demolition of existing single garage and garage conversion.
23 Sundon Road, Houghton Regis, Dunstable, LU5 5LL
Mr & Mrs Pantlin

Comments: This application was taken in conjunction with application CB/23/03725/LB.

Houghton Regis Town Council raised no objections to this application, subject to the stated condition being observed.

[CB/23/03784/FULL](#)
(click for more details)

Demolition of existing conservatory and erection of single storey rear extension
56 Fensome Drive, Houghton Regis, Dunstable, LU5 5SH
Mr Alan Gardiner

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

[CB/23/03775/FULL](#)
(click for more details)

Erection of 6 residential dwellings with associated works
Land at Crixsey Mead, South of The Bungalow, Bedford Road, Houghton Regis
Mintridge Strategic Land

Comments: It was noted that an application had been made previously for 7 dwellings, to which Houghton Regis Town Council raised no objections. The latest iteration was for 6 dwellings to which Natural England had raised objections. This was on the basis that details had not been received relating to the mitigation scheme.

Houghton Regis Town Council raised no objections to this application, subject to the issues raised by the Rights of Way officer being satisfactorily resolved.

[CB/23/03798/FULL](#)
(click for more details)

Single storey side extension
52 Conway Close, Houghton Regis, Dunstable, LU5 5SE
Mr John Penfold

CRS

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

[CB/23/03232/RM](#)
(click for more details)

Reserved Matters: following Outline Application CB/15/00297/OUT (Outline '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 sought for landscape - Strategic Formal Play Areas - Reference Y
Land West of Bidwell, (Houghton Regis North Site 2),
Houghton Regis
Bidwell West Works Ltd

Houghton Regis Town Council raised no objections to this application, subject to the issue relating to signage being resolved.

[CB/23/03844/FULL](#)
(click for more details)

Erection of three residential dwellings with associated works and to include widening of access
Former Site of Bedford House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP
Mintridge Strategic Land

Houghton Regis Town Council raised no objections to this application.

Noted:

[CB/23/03773/DOC](#)
(click for more details)

Discharge of Condition 4 against planning permission CB/21/05552/RM (Reserved Matters: following Outline Application CB/12/03613/OUT Mixed Development, supported by an Environmental Statement, which was submitted to the council during the application's determination process. Reserved Matters sought for Access, Appearance, Landscaping, Layout and Scale for 100 homes and retail units (Use Class E))
Parcels 1 and 2 of Phase 2 of Houghton Regis North Site 1,
Land on the northern edge of Houghton Regis

[CB/23/03814/DOC](#)
(click for more
details)

Discharge of Condition 23 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, Sundon Road, Houghton Regis, LU5 5GX

[CB/23/03853/DOC](#)
(click for more
details)

Discharge of Conditions 2, 4 against planning permission CB/19/04182/FULL Erection of a new dwelling Greenside, 134 High Street, Houghton Regis, Dunstable, LU5 5DT

Comments: It was noted that Condition 2 related to a scene of archaeological investigation and Condition 4 related to pre-commencement tree works.

Permissions / Approvals / Consents

[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

Comments: The erected building was not in accordance with what was permitted. A retrospective application had been accepted to correct inaccuracies.

[CB/22/03938/FULL](#)
(click for more
details)

Demolition of existing barn and garage, provision of a garage to the existing Listed building, conversion of Listed barn into a dwelling and construction of eight new dwellings with associated garages and new access road.

Comments: 35 conditions had been attached to this agreement to mitigate environmental damage.

[CB/23/00023/FULL](#)
(click for more
details)

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

Comments: The decision had been made in order to ameliorate the parking issues at this site.

[CB/22/04024/LB](#)
(click for more details)

Listed Building: Conversion of a listed barn into a detached dwelling including removal of dilapidated single-storey side addition

Comments: The farm cottage was Grade 2 listed and the adjacent barn was applied for by reason of being in the curtilage of the cottage.

Refusals:

None received.

Withdrawals:

None received.

12655 STREET NAMING AND NUMBERING

Members were provided with two notifications for street naming and numbering:

- The Orchard, Bedford Road, Houghton Regis, LU5 6JJ.
9 new dwellings, the proposed Street Name prefix: Blenheim
- Land east of Bedford Road, South of Red Cow Farm, Houghton Regis, LU5 5ES.
7 new dwellings, the proposed street name prefix: Trinity

Members were happy to accept the proposed prefixes and it was queried whether Houghton Regis Town Council would be asked to provide suffixes. In the event that suggestions were invited, possibilities for suffix considerations were:

- Blenheim: Place, Close or Mews
- Trinity: Way, Mead or Grove

Resolved: To consider the street name proposals of Blenheim and Trinity and advise Central Bedfordshire Council accordingly.

**12656 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 7.37pm

Dated this 8th day of January 2024

Chairman

Ch. Slough