



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Cllr J W Carroll**

Tel: 01582 708540

Town Clerk: **Clare Evans**

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22nd January 2024

To: Members of the Planning Committee

Cllrs: C Slough (Chair), E Billington, J Carroll, E Cooper, M Herber, D Jones

(Copies to other Councillors for information)

Notice of Meeting

You are hereby summoned to a Meeting of the **Planning Committee** to be held at the Council Offices, Peel Street on **Monday 29th January 2024 at 7.00pm.**

Members of the public who wish to attend the meeting may do so in person or remotely through the meeting link below.

To attend remotely through Teams please follow this link: [MEETING LINK](#)

Please follow this guidance if attending the meeting remotely: [LINK](#)

Clare Evans
Town Clerk

THIS MEETING MAY BE RECORDED¹

Agenda

1. APOLOGIES AND SUBSTITUTIONS

2. QUESTIONS FROM THE PUBLIC

In accordance with approved Standing Orders 1(e)-1(l) Members of the public may make representations, ask questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

The total period of time designated for public participation at a meeting shall not exceed 15 minutes and an individual member of the public shall not speak for more than 3 minutes unless directed by the chairman of the meeting.

3. SPECIFIC DECLARATIONS OF INTEREST & REQUESTS FOR DISPENSATIONS

Under the Localism Act 2011 (sections 26-37 and Schedule 4) and in accordance with the Council's Code of Conduct, Members are required to declare any interests which are not currently entered in the member's register of interests or if he/she has not notified the Monitoring Officer of any such interest.

Members are invited to submit any requests for Dispensations for consideration.

4. MINUTES

Pages 7 - 11

To approve the Minutes of the meeting held on the 8th January 2024.

Recommendation: To approve the Minutes of the meeting held on 8th January 2024 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

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|---|--|
| CB/23/04122/FULL (click for more details) | Demolition of commercial building and erection of 4 dwellings with associated landscaping and boundary works
Land at Manor Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP
Sewell Eco Ltd |
| CB/23/04109/LB (click for more details) | Listed Building: Conversion of threshing barn to form three office units, conversion of stable to provide a single dwelling, demolition of existing commercial unit and erection of 6 dwelling houses including associated parking, landscaping and boundary treatments
Manor Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP
Sewell Eco Ltd |
| CB/23/04105/FULL (click for more details) | Change of use stables to form 1 dwelling with associated landscaping, site access and boundary works
Stables, Manor Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP
Mr S McNamara |
| CB/23/04108/FULL (click for more details) | Redevelopment of site including the demolition of existing commercial unit (former cattle shed), conversion of stable to provide a single dwelling, conversion of threshing barn to form three office units and erection of 6 dwelling houses including associated parking, landscaping and boundary treatments
Manor Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP
Sewell (Eco) Ltd. |
| CB/24/00059/FULL (click for more details) | Proposed demolition of existing buildings and redevelopment to provide new employment floorspace for a flexible range of uses (within Classes E(g)(iii), B2 and/or B8) with ancillary offices, together with the rationalisation of accesses and provision of yard area, parking, landscaping, and all other associated works.
Unit 1, Humphrys Road, Dunstable, LU5 4TP
Legal and General Assurance (Pensions Management) Limited |
| CB/23/04115/FULL (click for more details) | Part first floor rear extension
197 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JF
Ms Kamilah Mefooz |

[CB/24/00033/FULL \(click for more details\)](#) Single storey extension. Part two storey, part single storey side and rear extension
8 East Hill Road, Houghton Regis, Dunstable, LU5 5EQ
Mr Sean Trainor

For noting:

[CB/24/00097/NMA \(click for more details\)](#) Non-material amendment to planning permission CB/23/01477/VOC (Variation of condition number 29 of planning permission CB/16/03378/FULL(Phased Construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail Units, Cafe, 2no Reablement Suites, the conversion and Change of Use of a Grade 2 listed building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping. Amendment sought: Proposed alteration to design to remove link between the Park Lounge and the Red House. Creation of new external elevation facing the Red House, new hard landscaping with gated access between All Saints View and the Red House. Retain the Red House as a stand alone building.) Amendment sought: Alteration of infill glazing to park Lounge and Multi Purpose Room from 3 no panels of glazing to 1 no panel of glazing, omitting the external access door to the Park Lounge glazing.
Houghton Regis Centre, Former Co Op Supermarket, High Street, Houghton Regis

[CB/24/00068/DOC \(click for more details\)](#) Discharge of Condition 3, 23 & 24 against planning permission CB/21/05575/REG3 (Development of a new leisure centre, incorporating landscaping and parking provisions. Demolition of the existing building and the construction of a new facility to include an eight-lane 25 metre community swimming pool, dedicated learner pool, confidence pool, fitness suite, exercise studio and two squash courts. Building to include a café, community space, creche, children's outdoor play zone and an outdoor fitness trail and public area.)
Houghton Regis Leisure Centre, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX

[CB/24/00143/DOC \(click for more details\)](#) Discharge of Condition 23 against planning permission CB/21/03860/FULL (Community sports facility Enhancements/improvements including upgrading of an existing grass pitch to a floodlit FTP, a new additional pavilion building and additional car parking)

[CB/23/03675/DOC \(click for more details\)](#) Tithe Farm Recreation Ground, Tithe Farm Road, Houghton Regis
Discharge of Conditions 6, 10, 13 against planning permission CB/22/03938/FULL - 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. Cond 6 Landscaping, Cond 10 Site Contamination Investigation and Cond 13 Noise Insulation.

	Red Cow Farm Cottage, Bedford Road, Houghton Regis, Dunstable, LU5 6JP
CB/23/03942/DOC (click for more details)	Discharge of Condition 2 against planning permission CB/22/03938/FULL (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.) Red Cow Farm Cottage, Bedford Road, Houghton Regis, Dunstable, LU5 6JP
CB/24/00108/DOC (click for more details)	Discharge of Conditions 3,5,6,13 and 14 against planning permission CB/19/04182/FULL (Erection of a new dwelling) Land adjacent, 134 High Street, Houghton Regis, LU5 5DT
CB/24/00067/DOC (click for more details)	Discharge of Conditions 8, 20, 24, 25, 26, 29, 32, 33, 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 Schedule and Plans.)

(b) Decision Notices

Permissions/Approvals/Consents:

None at time of going to print.

Refusals:

None at time of going to print.

Withdrawals:

None at time of going to print.

6. NEIGHBOURHOOD PLAN - UPDATE

Members are informed that Mr Derek Stebbing, the appointed Examiner started work on the independent examination of Houghton Regis Town Councils Neighbourhood Plan in October 2024.

During the examination process the Town Council and Central Bedfordshire Council have provided, upon request, answers to 5 questions raised. This response was provided on the 20th November 2023.

The examiner had now completed his examination but before he confirms this, he has provided a 'fact check' Report. The purpose of this pre issue stage 'fact check' Report is to identify any issues of fact that are incorrect, such as place names or figures that are referenced. Whilst there is no legal or policy provision for a 'fact check' report stage, it has nonetheless become commonplace for examiners to provide a pre-issue version of the report to the Council and qualifying body (Central Bedfordshire Council) (mirroring the legal requirement regarding the final report), so that purely factual errors can be picked up.

The examiner will not consider any comments that do not relate to factual errors. As such this is not an opportunity for representations to be made on the content of the Report.

HRTC and CBC will respond to the examiner, in regard to these errors raised, by the 23rd January 2024.

It is hoped that following consideration of these responses' confirmation will be received that the Plan can move to the referendum stage.

7. LOCAL PLAN WORKSHOPS

Pages 12 - 15

Central Bedfordshire Council are holding a workshop to help shape the new Local Plan for Central Bedfordshire.

The workshop will include an introductory presentation setting out the purpose of the Local Plan followed by two sessions on the following topics:

- Developing the vision and objectives of the Local Plan;
- Developing the approach to engagement and communication with communities, businesses and other key stakeholders.

Three sessions will be held to enable a choice of dates and times to suit availability. Each workshop is the same.

- An 'in person' workshop on Tuesday 13th February from 6:15pm-8:45pm at our main office (Priory House, Chicksands, Shefford, SG17 5TQ) or
- A 'virtual' workshop on Wednesday 28th February from 6:30pm-8:30pm, to be held on MS Teams or
- An 'in person' workshop on Thursday 7th March from 3pm-5.30pm at Priory House, Chicksands, Shefford, SG17 5TQ

Two representatives from each Town and Parish Council are invited to attend.

Members are advised that representatives can join different workshops or attend together at the same workshop.

Members are requested to confirm which event they would like to attend.

The room for the workshop at Priory House has a maximum capacity, attempts will be made to accommodate members preferences, subject to bookings and capacity.

The information being presented at each of the workshops will be the same, although the virtual workshop is slightly shorter in length. The agenda, presentation slides and supporting materials will be circulated in advance, so you they can be reviewed and prepared for the discussions at the workshops. An online survey will also be circulated following the events to collect any further feedback on the topics discussed.

If you are unable to attend either of the events, this will be the mechanism for sharing your views and aspirations at this early stage of the Local Plan process.

Recommendation: **To nominate two representatives from Houghton Regis Town Council to attend the Local Plan Workshops.**

8. STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS

Woodside Link – No substantive update to report.

A5 M1 Link – For information this major road project opened on the 11th May 2017.

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.

Recommendation: **To note the information**

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