

**HOUGHTON REGIS TOWN COUNCIL**  
**Planning Committee**  
**Minutes of the meeting held on**  
**19<sup>th</sup> February 2024 at 7.00pm**

Present:	Councillors:	C Slough E Billington J Carroll E Cooper M Herber D Jones	Chairman
	Officers:	Louise Senior Amanda Samuels	Head of Democratic Services Administration Officer
Also present:		William Yardley Jon Dingle Martin Hughes	Head of Development, Cinch Planning Consultant, Jon Dingle Ltd Director, Polity

**12702 APOLOGIES AND SUBSTITUTIONS**

None.

**12703 QUESTIONS FROM THE PUBLIC**

Members were provided with an update regarding the conversion of the former Morrisons site (Minute number 12579, 16<sup>th</sup> October 2023) and to present proposals for a second building to the south of the site.

Members were informed that the strip-out of the existing building had been completed and fitting-out was now in progress. External works and signage would soon commence, with the completion scheduled for 1<sup>st</sup> May 2024.

The new proposal was for an additional building on the south side. The approved original plan details would be retained, but additional landscaping would be incorporated along the southern edge of the site. The proposed building would be complimentary in appearance to the existing one, although slightly taller, with windows facing into the car park.

Mr Dingle, the planning consultant, informed Members that there would be sufficient parking (spaces for 7 cars, 7 vans and 2 disabled spaces) for the proposed new development and that the team were confident of being able to demonstrate this. Peak hours were anticipated to be 09.00-10.00am, in which time 8-10 vehicles would be expected.

The change of use scheme was not restricted in its hours of operation; however, a condition of the planning permission granted by Central Bedfordshire Council was that activity could not be audible outside of the site at any time. It was stated that the additional building would act as a sound barrier, providing additional protection to residents.

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In reply to a question regarding the size of the additional development, Mr Dingle confirmed that the existing building was just over 1,000 sq m and the proposed additional building would be just under 3,000 sq m, with ground, 1<sup>st</sup> and 2<sup>nd</sup> floors.

The main concern raised at the public consultation was the level of traffic likely to result from the site. Mr Dingle responded, saying a lot of data had been collected around storage facilities and they were confident that there would be a low level of traffic and the parking would prove sufficient.

**12704 SPECIFIC DECLARATIONS OF INTEREST**

None.

**12705 MINUTES**

To approve the Minutes of the meetings held on the 8<sup>th</sup> January 2024 and 29<sup>th</sup> January 2024.

**Resolved To approve the Minutes of the meetings held on 8<sup>th</sup> January 2024 and 29<sup>th</sup> January 2024 and for these to be signed by the Chairman.**

**12706 PLANNING MATTERS**

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

CB/23/03976/ADV      Advertisement: 2 no illuminated fascia signs & 2 no  
 (click for more      illuminated box projecting signs  
 details)              Tithe Farm Post Office, 8 Hillborough Crescent, Houghton  
                                  Regis, Dunstable, LU5 5NS  
                                  Mr Cebrail Cicek

**Comments: Members expressed their disappointment that their objections raised at the 8<sup>th</sup> January meeting (Minute 12661, CB/23/03975/FULL) had been overruled and the planning application regarding this site had been approved. There were plans to reinstall a ramp for wheelchair users; however, there were no plans for reinstalling an automatic door and concerns regarding disability access continued to be raised.**

**Members felt the signage proposed on this application was disproportionate and did not reflect the community value of The Post Office; however, there were no sufficient grounds for objection.**

**Houghton Regis Town Council raised no objections to this application but requested consideration be given to the signage reflect equally the two business purposes of the unit.**

*CRS*

[CB/24/00057/FULL](#)  
(click for more  
details)

Removal and relocation of fence. Change of use of amenity land to residential garden land.  
44 Bidwell Hill, Houghton Regis, Dunstable, LU5 5EP  
Mrs Iryna Suska

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

- It was a designated area of amenity land and, as such, should be protected.
- The estate had been designed with consideration to space and open views, and the proposed fence would be to the detriment of public amenity aesthetics.
- The property was on a bend and a fence would hinder visibility for road users.

[CB/23/03551/RM](#)  
(click for more  
details)

Reserved Matters: following Outline Application CB/22/04525/VOC (Outline Application for residential development for up to 100 dwellings with all matters reserved, except access.) Full details of reserved matters for 77 dwellings including appearance, landscaping, scale and layout pursuant to outline consent CB/22/04525/VOC.

**Comments:** An application had been presented to the Committee on 27<sup>th</sup> November 2023 (Minute 12610)

Houghton Regis Town Council raised objections to this application on the grounds that their concerns had not been addressed. These were:

- The proximity of the children's playground to water.
- The Police had refused to withdraw their objections (ref: CC-DOCO-Bedfordshire Police 2/2/24) highlighting 'excessive permeability created by the PROW (Public Right of Way)' which would threaten the safety of the properties.
- The distribution and size of the dwellings was considered unsuitable. Reports from an internal consultation (ref: 2530650) had stated that the layout had been predetermined without consideration of the actual site.
- The consultation was dated 25<sup>th</sup> January while the letter from the development manager was dated 28<sup>th</sup> January. This suggested there had been insufficient time for the issues raised to be addressed.

[CB/TRE/24/00026](#)  
(click for more  
details)

Works to a trees protected by a Tree Preservation Order (SB/TPO/77/00006):

Fell the Ash tree (T5), Sycamore tree (T6), Ash tree (T7) and Yew, Western Red, Cedar trees (G1), to the ground  
Bidwell Gospel Trust

CRLS

**Comments: The trees under consideration would be removed to create a space for recreational use. The trees had been declared healthy and Members objected to their removal and commented that this was in conflict to the Neighbourhood Plan.**

**Houghton Regis Town Council raised an objection to this application due to there being insufficient grounds for the felling of protected, established, healthy trees.**

**Noted:**

[CB/24/00233/FULL](#)  
(click for more details)

Installation of lighting to existing carpark.  
Tithe Farm Recreation Ground, Tithe Farm Road, Houghton Regis  
Houghton Regis Town Council

[CB/24/00164/NMA](#)  
(click for more details)

Non-material amendment to 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-meter 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.) amendment sought: 1. Additional Louvres on East and North Elevations As a result of MEP co-ordination. 2. Locating VRF condensers outside the plant room within the service area As a result of MEP co-ordination. Couldn't fit all the equipment within the plant room. 3. Substation and Bin store increase in building footprint This is as a result of UKPS design requirement. Please see attached e-mail. 4. Omitting the feature brickwork to the rear elevation of the substation building Removed due to the climbing risk onto the substation roof. 5. Widening of the gates to the service yard area as per UKPS requirement Omitting planters and extending the tarmac to the planter area. Please note that the outline of the planter will be marked in white line This is inline with the gate width requirement for UKPS vehicular movement.  
Houghton Regis Leisure Centre, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX  
Central Bedfordshire Council

[CB/24/00212/DOC](#)  
(click for more details)

Discharge Of Conditions 4, 5, 6, 10, and 11 against planning application CB/23/01185/FULL (Conversion and extension of double garage into a single storey two-bedroom detached dwelling, with off-street parking and rear private garden.)  
4 Townsend Terrace, Houghton Regis, Dunstable, LU5 5BB

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- [CB/24/00183/DOC](#)  
[\(click for more details\)](#) Discharge of conditions 2, 3, 4, 5, and 6 against planning application CB-22-04024-LB (Listed Building: Conversion of a listed barn into a detached dwelling including removal of dilapidated single-storey side addition.) Condition 2 Report from Albion Archaeology, 3 SWH drawings Timber frame alterations, Condition 4 Materials, Condition 5 Materials list, Condition 6 MHA drawings submitted. Red Cow Farm Cottage, Bedford Road, Houghton Regis, Dunstable, LU5 6JP
- [CB/24/00278/DOC](#)  
[\(click for more details\)](#) Discharge of Conditions 7 and 11 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/24/00285/DOC](#)  
[\(click for more details\)](#) Discharge of Condition 18 against planning permission ref. 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)) Land To The North And East Of Houghton Regis, Sundon Road, Houghton Regis
- [CB/24/00346/DOC](#)  
[\(click for more details\)](#) Discharge of Condition 1 against planning permission ref. CB/23/01706/RM Reserved Matters: following Outline Application 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);) Reserved matters for Parcel 1 and 2 - AMP3 for 236 dwellings, access, appearance, landscaping, layout and scale Parcels 1 & 2, Houghton Regis North 1, Sundon Road, Houghton Regis, LU5 5GX
- [CB/24/00318/GPDE](#)  
[\(click for more details\)](#) Prior Notification of Householder Extension: Single storey rear extension, 4.50 m beyond the rear wall of the original dwelling, maximum height of 3.40 m & 3.00 m to the eaves. 14 Gressingham Meadow, Houghton Regis, Dunstable, LU5 6GF

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<a href="#"><u>CB/23/02966/FULL</u></a> (click for more details)	Link extension and conversion of garage into a granny annexe. 72 Tennyson Avenue, Houghton Regis, Dunstable, LU5 5UG
<a href="#"><u>CB/23/04042/FULL</u></a> (click for more details)	Garage conversion (part retrospective) 49 Millers Way, Houghton Regis, Dunstable, LU5 5FH
<a href="#"><u>CB/23/03042/FULL</u></a> (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
<a href="#"><u>CB/23/03312/FULL</u></a> (click for more details)	Single storey side and rear extension and front porch 78 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JB
<a href="#"><u>CB/23/03975/FULL</u></a> (click for more details)	Subdivision of existing Post Office (Class E) into a Post Office & Barber Shop (Class E) with new shop frontage. Tithe Farm Post Office, 8 Hillborough Crescent, Houghton Regis, Dunstable, LU5 5NS

***Refusals:***

None received.

***Withdrawals:***

<a href="#"><u>CB/23/01847/FULL</u></a> (click for more details)	Change of use of amenity land to garden land and creation of a new boundary line with a new 1.95m fence 29 Constable Close, Houghton Regis, Dunstable, LU5 5ST
<a href="#"><u>CB/23/02974/FULL</u></a> (click for more details)	Erection of an end-of-terrace two storey 2 bedroom house. 1 The Link, Houghton Regis, Dunstable, LU5 5HQ
<a href="#"><u>CB/23/02672/FULL</u></a> (click for more details)	Conversion of outbuilding to provide ancillary annexe accommodation Whitehill Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP
<a href="#"><u>CB/23/02673/LB</u></a> (click for more details)	Listed Building: Conversion of the outbuilding to provide ancillary annexe accommodation Whitehill Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP

**12707 STREET NAMING AND NUMBERING**

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Members were provided with a notification of application for street naming and the developer had requested that the Town Council propose a street name for the development.

8 new dwellings and 1 Barn conversion – 9 new addresses:  
Red Cow Farm Cottage, Bedford Road, Houghton Regis, LU5 6JP

Suggestions from Members were:

- Red Cow Croft
- Red Cow Meadow
- Red Cow Close

**Resolved:**                    **To consider street name suggestions for Red Cow Farm Cottage, Bedford Road, Houghton Regis and advise Central Bedfordshire Council accordingly.**

**12708    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 8.10pm**

**Dated this 11<sup>th</sup> day of March 2024**

**Chairman**



