



HOUGHTON REGIS TOWN COUNCIL
Peel Street, Houghton Regis, Bedfordshire LU5 5EY

Town Mayor: **Cllr K Wattingham**
Town Clerk: **Clare Evans**

Tel: 01582 708540
Fax: 01582 861102

13th May 2019

To: Members of the Planning Committee
Cllrs: To be appointed at Town Council meeting 15th May 2019

(Copies to all 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 20th May 2019** at **7.00pm**.

Debbie Marsh

Debbie Marsh
Corporate Services Manager

THIS MEETING MAY BE FILMED/RECORDED

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.

**This meeting may be filmed by the Council for subsequent broadcast online and can be viewed at <http://www.houghtonregis.org.uk/minutes>*

Phones and other equipment may be used to film, audio record, tweet or blog from this meeting by an individual Council member or a member of the public. The use of images or recordings arising from this is not under the Council's control.

No part of the meeting room is exempt from public filming unless the meeting resolves to go into exempt session.

4. ELECTION OF VICE-CHAIR**5. MINUTES**

To approve the Minutes of the meetings held on the 23rd April 2019 and 29th April 2019.

- a) To approve the Minutes of the meetings held on the 23rd April 2019 and 29th April 2019.
(Attached)
- b) Matters arising from the Minutes. Members are advised that an email has been received in relation to enquires made in regard to the closure of the Old Red Lion, Bedford Road. It is as follows: The Old Red Lion closed on 24 April and is being marketed for sale or leasehold disposal.

Recommendation: To approve the Minutes of the meeting held on 23rd April 2019 and 29th April 2019 March and for these to be signed by the Chairman.

6. COMMITTEE FUNCTIONS

In accordance with Standing Order 4.j.v. Council is required to review its delegation arrangements to committees and sub-committees, this will be done at the Annual Meeting to be held on the 15th May 2019.

Therefore, Members will receive the extract from the approved Committee Functions & Terms of Reference which relates to this committee at the meeting. This extract sets out the functions delegated to the committee by the Town Council.

Recommendation: To note the information.

7. BUDGET REVIEW

Members are advised that due to year end being undertaken on the 14th May 2019, budget papers relating to the planning budget, for 2019/2020, will be circulated at the meeting.

Recommendation: To note the information.

8. PLANNING MATTERS

Members are advised that, on receipt of a planning application Central Bedfordshire Council will send the Town Council a full set of plans and a copy of the planning application form only. All supporting documents, that have previously been printed and posted, will only be available on their website. Therefore, members are advised that should they require sight of these documents that they request them prior to the meeting.

(a) To consider the following applications:

(This agenda will be subject to change if additional items are received before the meeting.)

CB/19/01068/FULL

Proposed change of use from dwelling to 14 bed care home - semi-independent support & accommodation for 16-21 year olds, looked after children or children in care.

Hillside, Chalk Hill, LU6 1RT
For: Iaspire Care Services Ltd
Members are informed that the previous application was withdrawn.

CB/19/00994/VOC Variation of Condition on Application CB/18/00811/RM dated 04/09/18. Vary Condition No. 1 To substitute previously listed plans (layouts, house types and landscaping) with the proposed plans (To substitute house types and garage arrangements on plots 32, 34, 49-51, 56-57, 59-60, 62-63, 72-73, 68, 70, 74, 76-80, 83-86, 88 and 91). Parcel 1 Bidwell West Thorn Road LU5 6JQ
For: Linden Homes

For noting

CB/19/01082/LDCP Lawful Development Certificate Proposed - Single storey side extension
2 Manor Park, LU5 5BX
For: Central Bedfordshire Council

(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.

9. LOCAL PLAN

Members are informed that written statements for week 1 of the Hearings Programme (Matters 1 to 5) are now available to be viewed, online.

Hearing Sessions will commence at 10am on Tuesday 21 May 2019 within the Council Chamber of Central Bedfordshire Council.

Recommendation: **To note the report.**

10. NEIGHBOURHOOD PLAN

The final amendments to the draft Neighbourhood Plan, as suggested by the Central Bedfordshire Councils Neighbourhood Involvement Officer, have been completed. Work is still being undertaken on providing suitable tender documents for prospective consultants.

Recommendation: **To note the information**

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

Woodside Link – No substantive update to report.

A5 M1 Link – The Corporate Services Manager has emailed Central Bedfordshire Councils Team Leader, Traffic Management, Highways to enquire if there is an update to when the safety audit will be undertaken. A response is awaited.

All Saints View – At the planning meeting held on the 23rd April 2019, Members requested further information in regard to the proposed remedial works. Questions posed, and subsequent replies are below.

1) Is it possible for Central Bedfordshire Council to confirm the current use of the Red House? Is it housing or commercial?

The current use of the Red Housing is commercial. The change of use was submitted in planning application CB/16/03379/LB in 2016.

2) Is it possible to provide the Town Council a schedule of works?

It is anticipated that the contractor will start work on site in June (this is subject to planning being granted early May, if planning is delayed the programme will also be delayed). There are a number of factors that will influence how long the contractors are on site; however, we anticipate work to complete towards the end of this year or early into the next.

3) There was talk of a flat roof extension, which appears to be part of All Saints Views planning approval in 2016. This did not appear on the plans, should it have done?

The work proposed under the current application is to protect the Red House building only. Linked to the question below, further works are planned, a glazed wrap-around, which form part of the All Saints Views planning approval in 2016.

4) There were comments that there is to be glass walkways/corridors connecting All Saints View and the Red House, is this correct and will the Town Council be consulted?

This is included on the All Saints View planning approval in 2016.

HRNI – Copy of an email, below, forwarded to Members on the 25th April 2019.

We wanted to take this opportunity to provide an update on our progress with the development of the HRNI site to the North of Houghton Regis. As you may already have seen construction has started onsite to deliver the initial part of the spine road which will serve the first part of the development to the North of Thornhill Primary School.

Now that the development is moving into the construction phase, we are renaming the site, with a title that represents the sustainable extension to Houghton Regis that it will create. We are delighted to announce that we will be calling the site "Linnere." We believe this name will help to celebrate the landscape-led design and quality of the new development, whilst simultaneously demonstrating the strong links with the local community and Houghton Regis.

The name Linnere means field of lime trees – a native British species which occur naturally in Houghton Regis. Linnear also appears on a 1762 map of the site and is also the name of a pedestrian route in the town. The ethos of the Linnere masterplan is to create a place where wellbeing is prioritised, and outdoor living is a way of life. The plans will deliver around 78 hectares (equivalent to 62 cricket pitches) of open green space that will be accessible to all residents in Houghton Regis, not just those living at Linnere.

We would also like to thank all those local residents, stakeholders and Councillors who have given their time to attend and participate in all of the consultation exhibitions, workshops and other events that we have held in recent years, your feedback has been invaluable to us. We look forward to continuing to work with the whole Houghton Regis community as we move into the next phase for Linnere. We will be writing to local residents and stakeholders with the same information in the coming days and issuing a press release.

HRN2 – 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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**Houghton Regis Town Council
Planning Committee
29th April 2019 at 7.30pm**

Present: Councillors: J Carroll Chairman
M Kennedy
Mrs T McMahon
C Slough
K Wattingham Substitute
T Welch

Officers: Debbie Marsh Corporate Services Manager
Louise Senior Head of Democratic Services

Public: 0

Apologies: Councillors: D Abbott
Ms S Thorne

Also present: Councillor: Mrs S Goodchild Central Bedfordshire Council

9877 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor D Abbott and Councillor Ms S Thorne (substituted by Councillor K Wattingham).

9878 QUESTIONS FROM THE PUBLIC

None.

9879 SPECIFIC DECLARATIONS OF INTEREST

None.

9880 PLANNING MATTERS

(a) The following planning applications were considered:

Non - Delegated

CB/19/00571/FULL Convert existing dwelling to 4-bedroom property and creation of independent Studio flat.
82 Churchfield Road, LU5 5HW
For: Ms A Karanja

Comments: Houghton Regis Town Council objects on the grounds of:

- Plans are unclear
- Possible HMO usage
- Lack of parking
- Out of Keeping
- Fire Service have not been consulted
- No pre-advice taken

CB/19/01218/RM

Erection of 625 dwellings in parcels 6A & 6B with associated public open spaces following Outline Planning Permission CB/15/0297/OUT
Parcels 6A & 6B Land West of Bidwell Houghton Regis North site 2
For: Taylor Wimpey

Comments: Houghton Regis Town Council would like to make the following observations and comments:

The Application

The outline applicant approved in November in 2015 was for up to 1,850 homes, roads, landscaping recreation and open space, two schools, employment and a local centre. The site extends westwards from Bedford Road, from the new A5 dual carriageway southwards to the edge of the former Chalk Quarry Nature Reserve.

The current details show 625 homes (approx. 1/3rd of the total) between Thorn Road and the A5 dual carriageway, west of Bedford Road. These details do not include the schools, employment, local centre aspects of the overall scheme.

In addition to house and flat details the Reserved Matters also cover boundary treatment, materials, parking and refuse arrangements.

NB the outline approval was granted 2 years after the Framework for the whole HRN proposal was agreed by Central Beds.

Previously, in response to the outline scheme the Town Council had concerns over highways issues and connections onto Bedford Road, allotment provision, open space / recreation provision, cemetery / burial provision, the layout of the community / changing facilities in relation to the school, and the Town Council's position of having open space transferred to it in future. A Groundwater Audit report was also sent to CBC as part of the exploration for future cemetery provision.

Recommendation

It is recommended that the Town Council welcomes the details in the Reserved Matters and raises no overall objections.

The Town Council may wish to comment on

- the level of parking provision and the layout particularly in relation to the areas adjoining the flats where some occupiers may be a little distant from their homes (e.g. with shopping, etc)
- the lack of details on dwellings which are suitable for people with access and mobility issues,
- the poor level of boundary landscaping where the parcels face onto the adjoining open space, particularly where public footpaths are intended,
- the lack of detail of access routes for pedestrians and cyclists, children, parents with pushchairs, etc to nearby facilities – schools, local centre, recreation areas etc.
- the issue of affordability – whether these will be accessible to local families in terms of either the financial levels or housing waiting-lists, and key-workers.

The Reserved Matters application covers Parcels 6A and 6B here. The application relates to 625 dwellings, a mix of dwellings in varying sizes and flats, in 14 types. The area is situated between Thorn Road and the dual carriageway, and between Thorn Springs and Bidwell Spinney.

(NB application CB/19/00883/RM shows details for a further 255 dwellings on parcels 4A and 4B further south in HRN2.)

Brief Description

The general layout of 6A and 6B follows that of the approved Masterplan with three main access points onto Thorn Road, a looping distributor road within the site serving smaller residential access roads and groups of dwellings. An area of public open space with a large play area is located at the centre of the 'loop'.

The details with this application do not show links to the proposed footpaths and cycleways, which enable residents to access facilities such as the schools and local centre.

Plans and elevations have been submitted for the various house types, with a simple palette of materials – red and buff brickwork, some render, red and grey roofing and timber weather boarding, broadly reflecting the materials in the older cottages in Bidwell.

The mix of dwellings is 473 houses plus a mix of 88 flats and 64 affordable flats. A tenure plan shows the affordable and shared ownership units located mostly to the north and eastern side of the site. They are mixed in with ownership and rental dwellings to avoid a simple concentration in one position.

Annex A: Initial Comments by Houghton Regis Town Council

Framework: The proposals need to be set out more clearly to show how they reflect the Framework scheme for the area, especially with regard to landscaping and non-vehicular access arrangements. Each Reserved Matters application needs to show how each 'parcel' relates to the broader landscaping proposals for HRN - the pieces within a jigsaw - to achieve an integrated whole.

Landscaping - tree- planting around the edges of the site appears to be very low density. With the layout and densities shown it will take many years for the landscaping to mature. It would be preferable to use a combination of retained existing trees* and hedgerows where possible, introduction of a variety of tree sizes as part of the new landscaping, and denser planting patterns with provisions for later thinning. The tree species mix should be native species appropriate to the area and soil type.

As well as the proposed grassed areas, native woodland flower species should be introduced so that when established, the landscaping reflects the habitat and ecosystems of the former copses and field edges.

Planting adjoining the rear of properties, which back onto the landscaped areas / public paths, should have spiky species (rose, briars, fruiting brambles, etc) to deter intruders.

**The degree of tree and hedgerow removal which has taken place along the roadside is alarming - mature trees and hedgerows especially should be retained - using TPO provisions, where they could add to the appearance of the new area and preserve wildlife habitats and ecosystems until the new landscaping has had time to become established.*

Parking provisions - appears to be inadequate, requires confirmation that the number of spaces meets Central Beds parking standards for residents and visitors

Layout - generally no objections. The plans for the parcels need to highlight how the layout relates to the network of foot and cycle paths to facilitate non-car access to shops, schools, recreation etc. Existing rights of way in the area should be highlighted and the connections from the new development made clear

Appearance: The buildings and cottages in Bidwell and Thorn exhibit a generally plain design for rural brick-built dwellings, with however interest and detailing is created in the brick detailing around the windows, eaves, chimneys, lintels etc. The proposed house-types could be easily adapted to

reflect this level of detailing so that the scheme is more reflective of the area. There are no details within the plans of features such as solar panels, electric car charging points, etc.

- Social and affordable housing is not pepper-potted throughout the development, the Town Council is firm on its stance that social and affordable housing should be spread throughout developments and not concentrated in one or two areas;
- Plans contain no details of solar panels or charging points for electric cars,
- No details of service charges for freehold properties detailing the potential cost to owners / residents. Potential buyers need to be made aware of future potential costs;
- Social and affordable housing should have easier, more considered access to public transport;
- Majority of social and affordable housing is to be built in phase 3. The Town Council wishes to see the development of social and affordable housing to be available in each of the phases.
- Lack of play area in north eastern block. The Town Council would like developers to consider the inclusion of play equipment for less able-bodied users;
- Houghton Regis Town Council were disappointed in the lack of consultation from Wimpey Homes.

The Chairman declared the meeting closed at 8.20pm

Dated this day of

Chairman

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