

Houghton Regis Town Council
Planning Committee
20th May 2019 at 7.00pm

Present: Councillors: D Dixon-Wilkinson Chairman
J Carroll
Y Farrell Substitute
D Jones
M S Kennedy
S Thorne
T Welch

Officers: Clare Evans Town Clerk
Louise Senior Head of Democratic Services

Public: 3

Apologies: Councillor: K Wattingham

Also present: Councillors: D Abbott
Mrs T McMahan

9897 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Wattingham.

9898 QUESTIONS FROM THE PUBLIC

None.

9899 SPECIFIC DECLARATIONS OF INTEREST

Cllr Farrell requested it be known that she was a nominated substitute on the Central Bedfordshire Council Development Committee and could be called as a substitute to any of their meetings. Cllr Farrell was advised that during the Central Bedfordshire Council meeting, it would be asked of councillors if they had spoken on, or made any decisions, on applications on a Town Council level and she would be able to declare this at that point.

9900 ELECTION OF VICE-CHAIR

Nominee: Cllr Jones Nominated by: Cllr Thorn
Seconded by: Cllr Farrell

On being put to the vote Cllr Jones was elected as Vice-Chair of Planning Committee.

9901 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 29th April 2019 for consideration. The minutes from the 23rd April had not been received by some members, in light of this members agreed the minutes of the meeting held on 29th April and to defer agreement of the minutes of the meeting of 23rd April 2019 until the next Planning meeting.

Matters arising from the minutes.

Members queried whether the Old Red Lion had been registered as a community asset. Members suggested that it may prove useful to keep a register of Community Assets to hand.

Resolved To confirm the Minutes of the meeting held on 29th April 2019 and for these to be signed by the Chairman.

9902 COMMITTEE FUNCTIONS

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

Members received the extract from the approved Committee Functions & Terms of Reference which related to this committee. This extract set out the functions delegated to the committee by the Town Council.

Resolved: To note the information.

9903 BUDGET REVIEW

Members received the budget papers relating to the planning budget, for 2019/2020.

Resolved: To note the information.

9904 PLANNING MATTERS

(a) The following planning applications were considered:

Non - Delegated

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 were informed that the previous application had been withdrawn.

Comments: The Town Council objects to this application for the following reasons:

Inappropriate change of use due to its isolated setting;

Pedestrian safety concerns;

Due to this isolation those residing at the facility will be very reliant on taxi's and not on walking or using public transport;

Concerns that there are no facilities locally for those living at the facility.

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

Comments: No objections

(b) The following decision notices were noted:

For noting

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

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

9905 LOCAL PLAN

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

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

Resolved: To note the report.

9906 NEIGHBOURHOOD PLAN

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

Resolved: To note the information.

**9907 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN–
UPDATE/PROGRESS**

Woodside Link –

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

HRN1 – *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 HRN1 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.

It was suggested that as Red House was classified as a commercial building, it could be registered as a Community Asset.

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.

Resolved: **To note the information**

The Chairman declared the meeting closed at 7.32pm

Dated this 18th day of June 2019

Chairman