



# HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Cllr E Cooper**  
Town Clerk: **Clare Evans**

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2<sup>nd</sup> December 2024

**To: Members of the Planning Committee**

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

**(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 9<sup>th</sup> December 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](#)

**Clare Evans**  
Town Clerk

***THIS MEETING MAY BE RECORDED<sup>1</sup>***

## 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.

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<sup>1</sup> 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. No part of the meeting room is exempt from public filming unless the meeting resolves to go into exempt session.*

*The use of images or recordings arising from this is not under the Council's control.*

### 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

To approve the Minutes of the meeting held on the 28<sup>th</sup> October 2024.

**Recommendation: To approve the Minutes of the meeting held on 28<sup>th</sup> October 2024 and for these to be signed by the Chairman.**

### 5. PLANNING MATTERS

**(a) To consider the following applications:**

[CB/24/03182/LB \(click for more details\)](#) Listed Building: demolition of dwelling  
Vane Cottage, Park Road North, Houghton Regis, Dunstable, LU5 5LD

Members are advised that there have been significant objections to this application over several social media platforms, it is believed that a petition has been organised by a local resident.

This application has been called in by Councillor Hamill, Houghton Regis East Ward Councillor.

Members are advised that any comments are to be submitted to Central Bedfordshire Council no later than 13th December 2024.

[CB/24/01493/FULL \(click for more details\)](#) Removal of the existing 8 metre high monopole and erection of a new 20 metre high monopole with a wraparound cabinet at its base supporting 9 no. antennas. Removal of 2 no. cabinets and their replacement with 2 no. new cabinets and ancillary development.  
Land on the West Side of Parkside Drive, Houghton Regis, LU5 5RY  
EE Ltd.

[CB/24/03338/FULL \(click for more details\)](#) Single storey rear extension following demolition of conservatory.  
80 Coopers Way, Houghton Regis, Dunstable, LU5 5US  
Mrs Robertson

[CB/24/03322/FULL \(click for more details\)](#) Loft conversion with rear and front dormers  
42 Osier Grove, Houghton Regis, Dunstable, LU5 7AB  
Mr D Livizoru

For noting

[CB/24/03040/GPDE \(click for more details\)](#) Prior Notification of Householder Extension: Single storey rear extension, 6 m beyond the rear wall of the original dwelling, maximum height of 2.95 m & 2.61 m to the eaves. Erection of single storey rear extension with rooflights.

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5 Meadow Lane, Houghton Regis, Dunstable, LU5 5HG

[CB/24/03121/DOC \(click for more details\)](#)

Discharge of Condition 12 against planning permission ref. CB/22/03938/FULL (Demolition of Existing barn and garage, provision of the 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) Verification Validation report parts 1,2 & 3  
Red Cow Farm Cottage, 6 Buttermilk Close, Houghton Regis, Dunstable, LU5 6UN

[CB/24/03282/DOC \(click for more details\)](#)

Discharge of Conditions 3, 4, and 8 against planning permission CB/23/01279/FULL (Existing two storey side extension to form a new one bed dwelling to include a single storey rear extension, associated car parking, fencing and refuse storage)  
1 Leaf Road, Houghton Regis, Dunstable, LU5 5JG

[CB/24/03317/NMA \(click for more details\)](#)

Non-material amendment to planning permission CB/22/02493/FULL (Proposed Two Storey Front & Side and Single Storey Rear Extensions) amendment sought to change in walls material from bricks to match existing, to Bexhill Red Ashdown to all new walls and also to replace existing external skin to front house wall.  
10 East Hill Road, Houghton Regis, Dunstable, LU5 5EQ

[CB/24/03413/DOC \(click for more details\)](#)

Discharge of Condition 5 against planning permission ref. CB/24/02648/FULL (Change of use from the existing 16 bedroom care home C2 use to the proposed children's care home C2 use with independent educational facility at ground floor for residents only)  
Hillside, Chalk Hill, Dunstable, LU6 1RT

[CB/24/03398/DOC \(click for more details\)](#)

Discharge of Conditions 7, 9, 14, 15 and 17 against planning permission ref. CB/22/04525/VOC (Removal of condition 10 and Variation of conditions 13, 15 and 21 of planning permission CB/19/04220/OUT (Outline Application for Residential Development for up to 100 Dwellings with all matters reserved, except access) vary condition 13 from the requirement of 14 mainstream housing together with 9 units for care/support to 13.72% of total units suitable for the elderly and condition 21 to be amended to "The development hereby permitted shall be carried out in accordance with the following approved plan: 13060as2.15 Rev D (in so far as it relates to the means of access)")  
Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ

## (b) Decision Notices

### *Permissions/Approvals/Consents:*

[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 76 dwellings including appearance, landscaping, scale and layout pursuant to outline consent CB/22/04525/VOC.  
Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ

[CB/23/03448/FULL \(click for more details\)](#)

Revised scheme: Demolition of existing outbuildings whilst retaining the existing dwelling. Erection of 26 dwellings with access road and sewers.  
Red Cow Farm House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

[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 76 dwellings including appearance, landscaping, scale and layout pursuant to outline consent CB/22/04525/VOC.  
Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ

**Refusals:**

None at time of going to print.

**Withdrawals:**

None at time of going to print.

**6.     **CB/24/00677/FULL - LAND BETWEEN ARENSON CENTRE AND FOSTER AVENUE, ARENSON WAY, HOUGHTON REGIS, DUNSTABLE****

Construction of 10 industrial units (Use Class B2) with associated parking, access, landscaping, ancillary infrastructure and upgrading of public rights of way.

Notification was received from Central Bedfordshire Council regarding the above application, with comments requested by 15<sup>th</sup> November 2024.

Members were requested to provide comments via email ahead of the deadline date. Based on the responses received from councillors, the below comment was submitted.

Houghton Regis Town Council raises an objection to this application on the grounds that this parcel of land is designated as a Local Green Space in the recently approved referendum and adopted Houghton Regis Neighbourhood Plan (NHP).

Policy GSR3 of the NHP, Local Green Spaces, states that inappropriate development within the Local Green Spaces will not be supported except in very special circumstances.

The Town Council is not aware of the existence of any "very special circumstances" in this case.

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# **HOUGHTON REGIS TOWN COUNCIL**

## **Planning Committee**

**Minutes of the meeting held on  
28<sup>th</sup> October 2024 at 7.00pm**

Present: Councillors: M Herber Chairman  
E Billington  
E Cooper  
D Jones  
C Slough  
D Taylor

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

Public: 3

Apologies: Councillors: J Carroll

### **13021 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Carroll.

### **13022 QUESTIONS FROM THE PUBLIC**

None.

### **13023 SPECIFIC DECLARATIONS OF INTEREST**

None.

### **13024 MINUTES**

To approve the Minutes of the meeting held on the 7<sup>th</sup> October 2024

**Resolved: To approve the Minutes of the meeting held on 7<sup>th</sup> October 2024 and for these to be signed by the Chairman.**

### **13025 PLANNING MATTERS**

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

[CB/24/02767/FULL](#)  
[\(click for more details\)](#)

Single storey rear and side extension following demolition of conservatory  
80 Coopers Way, Houghton Regis, Dunstable, LU5 5US  
Mr Robertson

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

[CB/24/02648/FULL](#)  
([click for more details](#))

Change of use from the existing 16 bedroom care home C2 use to the proposed children's care home C2 use with independent educational facility at ground floor for residents only  
Hillside, Chalk Hill, Dunstable, LU6 1RT  
Bal Kanda

**Comments:** Members noted the Bedfordshire Police report requesting confirmation of all crime prevention measures to be carried out.

**Potential issues regarding noise levels and parking had also been highlighted.**

**Members had no objections in principle but felt there were technical issues to be addressed. It was agreed that a note to the Planning Officer in support of the police report could be included in the response.**

**Houghton Regis Town Council raised no objections to this application.**

[CB/24/02617/FULL](#)  
([click for more details](#))

Change of use of vacant land to landscaped public open space. Land to the South of Blue Waters Woodland, North of Parcel 5b and West of Parcel 5b, Bidwell West, Houghton Regis  
Vistry Group

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

[CB/24/02943/FULL](#)  
([click for more details](#))

Creation of a dropped kerb and parking area to front garden. 2 Townsend Terrace, Houghton Regis, Dunstable, LU5 5BB  
Ms Hannah Church

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

**Noted:**

[CB/24/02844/DOC](#)  
([click for more details](#))

Discharge of Condition 15 against planning permission CB22/03938/FULL (Demolition of existing barn and garage, provision of a garage next to the existing listed building, conversion of a listed barn into a dwelling and construction of eight new dwellings with associated garages and new access road)  
Red Cow Farm Cottage, 6 Buttermilk Close, Houghton Regis, Dunstable, LU5 6UN  
J and D 2012 Ltd

[CB/24/02875/DOC](#)  
(click for more details)

Discharge of Condition 5 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)  
Tithe Farm Recreation Ground, Tithe Farm Road, Houghton Regis

***Permissions / Approvals / Consents***

None received.

***Refusals:***

None received.

***Withdrawals:***

None received.

**13026 CB/23/03448/FULL - RED COW FARM HOUSE**

Members were advised of amendments to application CB/23/03448/FULL.

Members were advised that the changes made were partly in response to the Town Council objections made at the meeting held 27<sup>th</sup> November 2023 with the number of dwellings being reduced from 28 to 26 and the central area of the site re-designed to improve the layout, and revisions made to elevations to improve design quality.

In light of the amendments, confirmation was sought as to whether the Town Council's original objection still stood or could be withdrawn.

The Planning Committee's objection related to:

- Bland design that failed to be sympathetic to the historical buildings in the surrounding area
- Chaotic layout

Highways had highlighted that vehicle access remained a problem and it would not be possible to empty bins. More detail was also required regarding highway access.

Members agreed that the layout had been satisfactorily altered and that the design no longer presented the issues as per the original application. It was agreed, therefore, to withdraw the objections made on 27<sup>th</sup> November 2023.

**Resolved:** To consider the withdrawal of the Town Council's objections to planning application CB/23/03448/FULL.

**13027 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 7.16pm**

**Dated this 18<sup>th</sup> day of November 2024**

**Chairman**

**DRAFT**