



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

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

Tel: 01582 708540
e-mail: info@houghtonregis-tc.gov.uk

21st January 2025

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 27th January 2025 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 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.

¹ 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 6th January 2025

Recommendation: To approve the Minutes of the meeting held on 6th January 2025 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

[CB/25/00108/FULL \(click for more details\)](#) Erection of a single storey rear extension with roof lantern.
85 Leafields, Houghton Regis, Dunstable, LU5 5LU
Mr & Mrs Hasmujaj

[CB/25/00075/FULL \(click for more details\)](#) Erection of a single storey side extension
46 Dellmont Road, Houghton Regis, Dunstable, LU5 5HU
Mr Hyman

[CB/25/00079/FULL \(click for more details\)](#) Erection of a single storey side and rear extension with roof lantern.
Demolition of rear conservatory and addition of a side window.
74 Conway Close, Houghton Regis, Dunstable, LU5 5SE
Mr Hasani

For noting

[CB/25/00035/LDCP \(click for more details\)](#) Lawful Development Certificate Proposed: Change of use of the residential home to both residential home and business use, with the kitchen to act as residential and for the baking of cookies for a made to order purpose.
31 Arnald Way, Houghton Regis, Dunstable, LU5 5UN

[CB/25/00053/NMA \(click for more details\)](#) Non-material amendment to 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). Amendment sought: Change in the design of Plot 6 garage only, from single to double
Red Cow Farm Cottage, 6 Buttermilk Close, Houghton Regis, Dunstable, LU5 6UN

(b) Decision Notices

Permissions/Approvals/Consents:

None at time of going to print.

Refusals:

[CB/24/00677/FULL \(click for more details\)](#)

Construction of 10 industrial units (Use Class B2) with associated parking, access, landscaping, ancillary infrastructure and upgrading of public rights of way.
Land Between Arenson Centre and Foster Avenue, Arenson Way, Houghton Regis, Dunstable

[CB/24/02548/FULL \(click for more details\)](#)

Retain existing site boundary fencing
2 Arnald Way, Houghton Regis, Dunstable, LU5 5UN

Withdrawals:

[CB/24/02593/ADV \(click for more details\)](#)

Advertisement: 1no D6 (digital advertisement) screen
Esso, Houghton Green Service Station, 7 The Green, Houghton Regis, Dunstable

[CB/24/03182/LB \(click for more details\)](#)

Listed Building: demolition of dwelling
Vane Cottage, Park Road North, Houghton Regis, Dunstable, LU5 5LD

0-0

HOUGHTON REGIS TOWN COUNCIL

**Planning Committee
Minutes of the meeting held on
6th January 2025 at 7.00pm**

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

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

Public: 1

Apologies: Councillors: J Carroll
M Herber

Absent: Councillors: D Taylor

13076 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Carroll and Cllr Herber.

13077 QUESTIONS FROM THE PUBLIC

None.

13078 SPECIFIC DECLARATIONS OF INTEREST

None.

13079 MINUTES

To approve the Minutes of the meeting held on the 9th December 2024.

**Resolved: To approve the Minutes of the meeting held on 9th December 2024
and for these to be signed by the Chairman.**

13080 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/24/03459/FULL](#) Single storey rear and two storey side and rear extension
[\(click for more details\)](#) 27 Linmere Walk, Houghton Regis, Dunstable, LU5 5PS
Mr G Rrapi

Comments: Members discussed the scale of the extension, but did not feel that it constituted overdevelopment. It was noted, however, that a side window would overlook a neighbouring property and would need to be obscure glazed.

Houghton Regis Town Council had no objection to this application subject to conditioning the window to be obscure glazed.

[CB/24/03469/FULL](#)
(click for more details)

Proposed site boundary timber fencing, 1350mm close board timber panel with 150mm gravel board and 450mm trellis (retrospective)
2 Arnald Way, Houghton Regis, Dunstable, LU5 5UN
Mr & Mrs Roche

Comments: This application had previously been refused on the grounds of it relating to amenity land. This was disputed by the owner who wished to appeal the decision.

The Ecologist's report stated the plans ran contrary to the adopted CBC Local Plan policies regarding the enclosure of open spaces and could not be supported.

Members were sympathetic to the owner's application and the efforts to ameliorate the fence; however, after much discussion it was agreed that it was not possible to support the application.

Houghton Regis Town Council raised an objection to this application on the grounds of it running contrary to the Local Plan policy regarding the enclosure of amenity land.

[CB/24/03544/FULL](#)
(click for more details)

Change of use from residential dwellinghouse (C3) to use as a children's home (C2).
22 Recreation Road, Houghton Regis, Dunstable, LU5 5JW
Mr P Makunde

Comments: Members noted that there had been several similar 'change of use' applications over recent months relating to domestic residences.

Members did not feel there were any issues with the proposed plans. It was noted that the area was subject to raised crime levels, but this was not thought to be grounds for objection. Safeguarding issues would be monitored and regulated by Ofsted.

Houghton Regis Town Council raised no objection to this application.

[CB/24/03487/FULL](#)
[\(click for more details\)](#)

Erection of a new front entrance porch, front and side dormers, front and rear rooflights, rear single storey infill extension with internal and external alterations.

Whistlebrook Stud, Sewell Lane, Sewell, Dunstable, LU6 1RP
Mr Arber

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

Noted:

[CB/24/03450/NMA](#)
[\(click for more details\)](#)

Non-material amendment to 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). Amendment sought: Pursuant to Condition 36 of the OPP; - Amending the description of development to remove the reference to a data centre; - Amending the Development Parameters text to reflect the removal of the data centre use; and - Amending the Development Parameter Plans 1 6, to remove development from the 'Island site'; and In respect of Condition 10 of the OPP, amending it to remove reference to a data centre.
Houghton Regis North 1, Sundon Road, Houghton Regis

[CB/24/03441/DOC](#)
[\(click for more details\)](#)

Discharge of Conditions 3, 4, 11, 15, 16, 20 and 21 against planning permission ref. CB/21/04007/FULL (Erection of 7 detached dwellings with associated access, parking and landscaping)

Land East of Bedford Road, South of Red Cow Farm, Houghton Regis, Dunstable, LU5 5ES

[CB/24/03498/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 2 against planning permission ref. CB/23/03551/RM (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/24/03508/PAD M \(click for more details\)](#) Prior Notification of proposed Demolition: Partial demolition of Unit 2 to provide a uniform frontage.
Unit 2, Humphrys Road, Dunstable, LU5 4TP
- [CB/24/03683/DOC \(click for more details\)](#) Discharge of Condition 2 against planning permission CB/23/03987/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); 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.) Reserved matters approval sought for layout, scale, appearance, landscaping and access relating to Local Centre Parcel, Phase 1)
Local Centre Parcel Phase 1 Linmere, Waterslade Way and Lime Tree Drive, Houghton Regis, LU5 7AS
- [CB/24/03713/DOC \(click for more details\)](#) Discharge of Conditions 9, 10 against planning permission ref. 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 Academy, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX
- [CB/24/03711/LDCP \(click for more details\)](#) Lawful Development Certificate Proposed: Loft conversion
17 Skye Gardens, Houghton Regis, Dunstable, LU5 6TD

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

The Chairman declared the meeting closed at 7.43pm

Dated this 27th day of January 2025

Chairman

DRAFT