



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Cllr E Cooper**

Tel: 01582 708540

Town Clerk: **Clare Evans**

e-mail: info@houghtonregis-tc.gov.uk

3rd March 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 10th March 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 17th February 2025.

Recommendation: To approve the Minutes of the meeting held on 17th February 2025 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

CB/25/00370/FULL (click for more details)	Erection of two detached bungalows and associated works. Expansion of existing dropped kerb. 65 - 67 Cemetery Road, Houghton Regis, Dunstable, LU5 5DA Mr Brian Aitken
CB/25/00653/FULL (click for more details)	Single storey rear extension 20 Kent Road, Houghton Regis, Dunstable, LU5 5NZ Mr & Mrs Smith
CB/25/00614/FULL (click for more details)	Single-Storey rear extension with a felt roof and 3-roof lights. Chalton View, East End, Houghton Regis, Dunstable, LU5 5LB Mr K Sivagnanavel
CB/25/00531/FULL (click for more details)	Conversion of stables to form one dwelling and associated works Stables at Manor Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP Mr S McNamara
CB/25/00568/FULL (click for more details)	Installation of 1 new communications Kiosk with integrated defibrillator Footpath to the front of Unit 4 All Saints View, High Street, Houghton Regis, Dunstable, LU5 5QT Mr T Johnston
CB/25/00569/ADV (click for more details)	Advertisement: Installation of 1 advertising digital display screen to the rear of a new communications Kiosk Footpath to the front of Unit 4 All Saints View, High Street, Houghton Regis, Dunstable, LU5 5QT Mr T Johnston
CB/25/00320/RM (click for more details)	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 5150 dwellings (Use Class C3); up to 202500 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 for the appearance and finish of external features, including play equipment, spatial arrangement, street furniture, signage, for the key spaces in the areas known as Phase 3A and 3B of Masterplan Area 3.

Land to the North and East of Houghton Regis, Sundon Road, Houghton Regis
Houghton Regis Management Company

For noting

[CB/25/00361/DOC \(click for more details\)](#)

Discharge of Condition 2 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.): As built drainage drawings by the civil engineer

Houghton Regis Leisure Centre And Community Centre, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX

[CB/25/00465/DOC \(click for more details\)](#)

Discharge of Condition 2 against planning permission ref. CB/24/01548/REG3 (Erection of external fencing and enclosure. Alterations and extension to hardsurfacing and soft landscaping; and provision of external lighting)
Chiltern UTC, Parkside Drive, Houghton Regis, LU5 5PX

[CB/25/00456/DOC \(click for more details\)](#)

Discharge of Conditions 19 and 20 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

CB/25/00458/DOC (click for more details)	Discharge of Conditions 1, 4, 9, 14, and 15 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/25/00559/LDCP (click for more details)	Lawful Development Certificate Proposed: Proposed single storey rear extension, single storey side extension, hip to gable and rear roof dormer and installation of 3no. rooflights to the front elevation. 44 Leafields, Houghton Regis, Dunstable, LU5 5LX
CB/25/00426/DOC (click for more details)	Discharge of Condition 9 against planning permission ref. CB/24/00059/FULL (Proposed demolition of existing buildings and redevelopment to provide new employment floorspace for a flexible range of uses (within Classes E(g)(iii), B2 and/or B8) with ancillary offices, together with the nationalisation of accesses, provision of yard area, parking, landscaping, and other works) Unit 1, Humphrys Road, Dunstable, LU5 4TP
CB/25/00482/PASP (click for more details)	Prior Approval of the Installation or Replacement of other Solar Photovoltaics Equipment (Roof Mounted Only) : Installation of roof mounted solar PV panels. Unit 33, Woodside Industrial Estate, Humphrys Road, Dunstable, LU5 4TP
CB/25/00636/DOC (click for more details)	Discharge of Condition 6 against planning permission ref. CB/24/01548/REG3 (Erection of external fencing and enclosure. Alterations and extension to hardsurfacing and soft landscaping; and provision of external lighting.) Chiltern UTC, Parkside Drive, Houghton Regis, LU5 5PX
CB/25/00587/DOC (click for more details)	Discharge of Condition 16 against planning permission ref. CB/19/02130/FULL Demolition of existing residential dwelling and erection of 119 dwellings including the creation of a new vehicular access, recreational open space, parking infrastructure and associated landscaping and ancillary works. The Gates Land East of Bedford Road Bidwell Houghton Regis
CB/25/00561/DOC (click for more details)	Discharge of Condition 14 against planning permission ref. CB/24/03337/VOC (Variation of condition number 2 of planning permission CB/21/04756/FULL Erection of 4 detached dwelling and associated works) Variation sought to plans)) Mouse Farm, Shefford Road, Clophill, Bedford, MK45 4BT

(b) Decision Notices***Permissions/Approvals/Consents:***

None at time of going to print.

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
Monday 17th February 2025 at 7.00pm**

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

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

Apologies: Councillors: E Cooper

Also Public: 0
present:

13107 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Cooper.

13108 QUESTIONS FROM THE PUBLIC

None.

13109 SPECIFIC DECLARATIONS OF INTEREST

None.

13110 MINUTES

To approve the Minutes of the meeting held on the 6th January and 27th January 2025.

Resolved: To approve the Minutes of the meeting held on 6th January and 27th January 2025 and for these to be signed by the Chairman.

13111 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/25/00134/FU](#) Partial single and two storey rear extensions
[LL \(click for more details\)](#) 32 Churchfield Road, Houghton Regis, Dunstable, LU5 5HL
Mr Khalid Khdir

Comments: This application was in line with other extensions in the same area; however, Members questioned the parking availability for a four-bedroom property.

Houghton Regis Town Council raised no objection to this application.

[CB/25/00267/FU
LL \(click for
more details\)](#)

Partial single/two storey rear extensions with rooflights and two storey side extension
27 Linnere Walk, Houghton Regis, Dunstable, LU5 5PS
Mr G Rrapi

Comments: Houghton Regis Town Council had not previously raised an objection to this application (Minute 13080) on the proviso that the side window be obscure glazed. CBC had subsequently refused the application on the grounds of:

- 1. The extension failed to be subservient to the main dwelling.**
- 2. Privacy infringement from a side window.**
- 3. Insufficient parking.**

It was acknowledged that there had been some effort to address the subservience issue and that the side window had been removed. Members felt that parking still remained problematic, however.

Houghton Regis raised no objection to this application but noted that parking remained an issue.

[CB/25/00206/AD
V \(click for more
details\)](#)

Advertisement: 2 Fascia signs with illuminated letters.
Unit 2C, Thorn Road, Houghton Regis, Dunstable, LU5 6TZ
Mr Justin Yates

Comments: While the majority of Members had no objection to the application, there was some concern regarding the introduction of an illuminated sign in the proximity of known bat runs. Although the illumination strength fell below the maximum levels permitted, it was questioned whether, when agreeing to the signage, due consideration had been given to the bat survey of the area. An environmental report had not been presented to clarify the situation.

Houghton Regis Town Council raised no objections to the proposed illuminated signage, subject to the following conditions:

1. **Confirmation should be provided regarding the colour temperature of the white LEDs, which should not exceed 3500K.**
2. **All recommendations within the submitted bat survey report must be fully implemented and adhered to.**

The stated illuminance level of 300 cd/m² is considered acceptable under Policy CC8 "Pollution and Land Instability."

Noted:

[CB/25/00210/N
MA \(click for
more details\)](#)

Non-material amendment to planning permission CB/24/00059/FULL (demolition of existing buildings and redevelopment to provide new employment floorspace for a flexible range of uses (within Classes E(g)(iii), B2 and/or B8) with ancillary offices, together with the rationalisation of accesses and provision of yard area, parking, landscaping, and all other associated works) amendment sought proposed rewording of conditions 12, 17, 21 and 22 to delay trigger points so as to allow demolition works to be undertaken before they need to be discharged
Unit 1, Humphrys Road, Dunstable, LU5 4TP

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

The Chairman declared the meeting closed at 7.13pm

Dated this 10th day of March 2025

Chairman

Development Management

Central Bedfordshire Council

Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ
www.centralbedfordshire.gov.uk



Mrs Senior
Houghton Regis Town Council
Peel Street

Date 11 February 2025

Houghton Regis
LU5 5EY

Dear Mrs Senior,

Application No: CB/24/03544/FULL
Location: 22 Recreation Road, Houghton Regis, Dunstable, LU5 5JW
Proposal: Change of use from residential dwellinghouse (C3) to use as a children's home (C2).

I have received amendments to this application in respect of the above property.

Additional information received:

- Floor Plans - 11.02.25
- North and West Elevations - 11.01.25
- Roof Plan - 11.02.25
- Site Plan - 11.02.25
- South and East Elevations - 11.02.25
- Applicant's responses to call-in form - 11.02.25

Internal consultees should follow the consultee procedure available on the [intranet](#). Comments should be submitted by no later than 04 March 2025.

Ward Councillors and other external consultees can view this application by visiting <http://www.centralbedfordshire.gov.uk/planning-register> and entering the application reference 24/03544. Please provide any comments by no later than 04 March 2025.

For consultees unable to access documents via the website, please contact us to arrange access another way.

Consultee comments will be published to our website as they are received.

Yours sincerely,

Fenella Hackney
Senior Planning Officer

Submitting Consultee Comments Online Guidance

1. Open webpage: <http://www.centralbedfordshire.gov.uk/planning-register>
2. Enter the case reference in the search field: 24/03544

Application quick search

Type in the planning application number in the following format: YY/00000 to find the matching application. Please enter the number as shown on the correspondence that you have received from us.

Application Number:

3. The case summary will be displayed
4. Click on CB/24/03544/FULL (click for more details)

1 to 1 of 1 Results

You searched for: Application Number:

Please note these pages contain multiple entries, please select carefully.

For more details about each application please click on the relevant application number.

Please take care to choose the correct application type (ie FULL, LB, ADV).

Application Number: ***"Your case reference"* (click for more details)**

Application registered	Consultation period	Awaiting decision	Decided	Appeal	Appeal decided
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5. Select "Consultation" from the right hand side.
6. Scroll down to Public Representations - Submit a Public Comment Online.

Development Management

Central Bedfordshire Council

Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ
www.centralbedfordshire.gov.uk



Mrs Senior
Houghton Regis Town Council
Peel Street

Date 24 February 2025

Houghton Regis
LU5 5EY

Dear Mrs Senior,

Application No: CB/24/03544/FULL
Location: 22 Recreation Road, Houghton Regis, Dunstable, LU5 5JW
Proposal: Change of use from residential dwellinghouse (C3) to use as a children's home (C2).

I have received amendments to this application in respect of the above property.

Additional information received:

-Planning Statement - 24.02.25

-Parking Plan - 24.02.25

Internal consultees should follow the consultee procedure available on the [intranet](#). Comments should be submitted by no later than 10 March 2025.

Ward Councillors and other external consultees can view this application by visiting <http://www.centralbedfordshire.gov.uk/planning-register> and entering the application reference 24/03544. Please provide any comments by no later than 10 March 2025.

For consultees unable to access documents via the website, please contact us to arrange access another way.

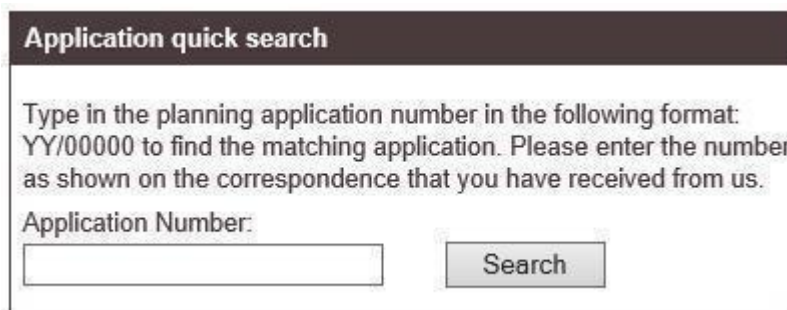
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Yours sincerely,

Fenella Hackney
Senior Planning Officer

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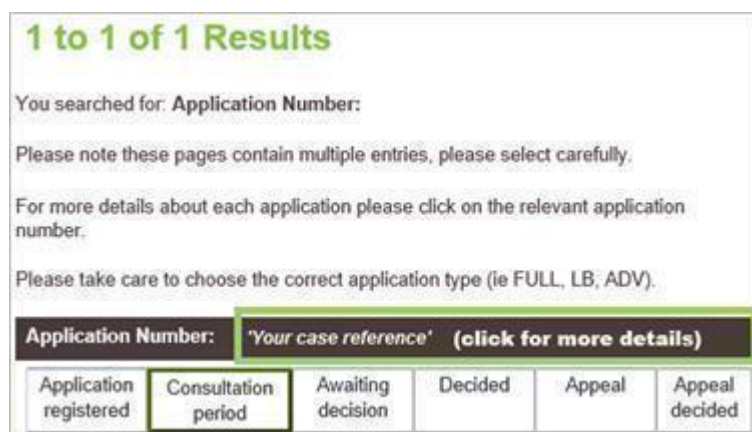


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Application Number: **Your case reference' (click for more details)**

Application registered	Consultation period	Awaiting decision	Decided	Appeal	Appeal decided
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6. Scroll down to Public Representations - Submit a Public Comment Online.



Mrs Jennie Selley MRTPI
Head of Planning Delivery & Building
Control

Mrs Clare Evans
 Town Clerk
 Houghton Regis Town Council
 Peel Street
 Houghton Regis
 Beds
 LU5 5EY

please ask for Sian Cobb
direct line 0300 300 4378
e-mail building.control@centralbedfordshire.gov.uk
web-site www.centralbedfordshire.gov.uk
your ref
our ref CB/SN/24/0287
date 10 February 2025

Dear Mrs Evans,

Local Government Act 1985
Street Naming and Numbering

Location: Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ
Proposal: 76 New dwellings and change of address for two existing properties following the demolition of Lateve, Bury Spinney, Thorn Road, Houghton Regis, LU5 6JQ

I write to inform you that the Council has received the above application for Street Naming. The proposed Street Name prefixes are:

Artemis
 Juno
 Arcus

Please could you discuss these proposals at your next meeting of the Town Council and confirm whether or not you are in agreement by **Friday 7th March 2025**.

Yours sincerely

Mrs Jennie Selley MRTPI
Head of Planning Delivery & Building Control

Central Bedfordshire Council

Priory House, Monks Walk
 Chicksands, Shefford
 Bedfordshire SG17 5TQ

Telephone 0300 300 8635
Email building.control@centralbedfordshire.gov.uk
www.centralbedfordshire.gov.uk/buildingcontrol

