



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

25th 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 31st 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 10th March 2025.

Recommendation: To approve the Minutes of the meeting held on 10th March 2025 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

CB/25/00685/FULL (click for more details)	Demolition of commercial building and erection of 2 dwellings with associated parking and access improvements Cattle Shed, Manor Farm, Sewell Lane, Sewell, LU6 1RP Sewell (Eco)Ltd
CB/25/00772/FULL (click for more details)	Loft conversion with rear dormer, front dormer and front roof lights. Conversion of garage for summer house use. Install obscure windows to side elevation 15 Centurion Way, Houghton Regis, Dunstable, LU5 6GN Mr Yasin
CB/25/00504/FULL (click for more details)	Conversion of an outbuilding to an annexe ancillary to the main dwelling, including the installation of roof lights and solar panels to the rear elevation and a new window within the side elevation. Whitehill Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP Mr R Phillips
CB/25/00505/LB (click for more details)	Listed Building: Conversion of an outbuilding to an annexe ancillary to the main dwelling, including the installation of roof lights and solar panels to the rear elevation and a new window within the side elevation. Whitehill Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP Mr R Phillips
CB/25/00627/FULL (click for more details)	Erection of 2 side and rear extensions with side rooflights, front porch and alterations. Demolition of existing stand. Dunstablians Rugby Union Football Club, Bedford Road, Houghton Regis, Dunstable, LU5 6JW Dunstablians RUF
CB/25/00814/FULL (click for more details)	Single storey rear extension 74 Grove Road, Houghton Regis, Dunstable, LU5 5PF

Mr D Neto

For noting

[CB/25/00855/LDCP \(click for more details\)](#)

Lawful Development Certificate Proposed: Single storey rear extension
74 Grove Road, Houghton Regis, Dunstable, LU5 5PF
Mr D Neto

[CB/25/00498/DOC \(click for more details\)](#)

Discharge of Condition 6 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 Leisure Centre, Formally Known as Houghton Regis Academy, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX

(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.

6. BATTERY ENERGY STORAGE SYSTEM (BESS) CONSULTATION PRESENTATION

Members from Regener8 Power will be in attendance to present to members a new battery storage scheme (BESS) planned for the local area.

This presentation will provide Councillors with an overview and insights into the upcoming project before the formal planning application submission and an opportunity to raise any questions.

Recommendation: To provide feedback to Regener8 on their proposals for a BESS.

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HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
Monday 10th March 2025 at 7.00pm**

Present: Councillors: D Jones Chairman
E Billington
J Carroll
E Cooper

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

Apologies: Councillors: M Herber
C Slough
D Taylor

Public: 1

13138 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllrs M Herber, C Slough and D Taylor.

13139 QUESTIONS FROM THE PUBLIC

None.

13140 SPECIFIC DECLARATIONS OF INTEREST

None.

13141 MINUTES

To approve the Minutes of the meeting held on the 17th February 2025.

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

13142 PLANNING MATTERS

(a) The following planning applications were considered:

[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

Comments: Members felt this application constituted overdevelopment. Members also supported the report from

the Tree and Landscape Officer objecting to the removal of trees, most notably those outside of the boundary.

Houghton Regis Town Council raised an objection to this application on the grounds of:

- **Overdevelopment**
- **The removal of trees outside of the boundary**

[CB/25/00653/FULL](#)
[\(click for more details\)](#)

Single storey rear extension
20 Kent Road, Houghton Regis, Dunstable, LU5 5NZ
Mr & Mrs Smith

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

[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

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

[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

Comments: Members noted that this was a re-presentation of an application (Minute 12682) previously refused by Central Bedfordshire Council. It was felt that this was an improved application which maintained established buildings.

Houghton Regis Town Council raised no objection to this application.

[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

Comments: Members noted that the Highways Officer had questioned proximity of the kiosk to the road and its impact on the intervisibility of drivers and users of the zebra crossing.

Members questioned whether there was likely to be any conflict between the proposed location of the kiosk and the planters that were due to be installed by Houghton Regis Town Council. The Head of Democratic Services would confirm details with the Head of Environmental and Community Services.

Houghton Regis Town Council raised no objections to this application on the proviso that there was no conflict with the existing plans to install planters at the site.

[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

Comments: Members debated whether the advertising would cause a distraction to drivers and if it should be moved back from the road. Upon discussion it was felt that the proposed position was unlikely to be a safety issue.

Houghton Regis Town Council raised no objection to this application.

[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

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

Noted:

[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 Leaffields, 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

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

13143 [CB/24/03544/FULL](#) - 22 RECREATION ROAD, LU5 5JW

Members were advised that 2 notices of amendments had been received in relation to the above application, which was for a conversion from a house to a children's home. More information was available to Members than at the meeting on 22nd January 2025 (Minute 13080). Members felt that parking remained the primary concern; however, no further objection was raised to this revised application.

Resolved: To consider the Town Council's response to the proposed amendments to application [CB/24/03544/FULL](#) - 22 Recreation Road, LU5 5JW:

- The Council maintains its original position of no objections, which now explicitly extends to the current amended plans;
- This resolution is predicated on the developer demonstrating:
 - Adequate and appropriate parking provision commensurate with the establishment's proposed use
 - Compliance with local parking standards and infrastructure requirements

13144 STREET NAMING AND NUMBERING; BURY SPINNY, THORN ROAD, LU5 6JQ

Members were provided with a notification of Street naming and numbering for Bury Spinney, Thorn Road, Houghton Regis, LU5 6JQ.

The proposed Street Name prefixes were:

- Artemis
- Juno
- Arcas

Members were advised that an officer from Houghton Regis had suggested that, rather than adopting street name prefixes from both Roman and Greek mythology, Roman names would be more appropriate to the area and would provide consistency. The officer had put forward the following names for consideration:

- Aurora
- Ceres
- Flora
- Fortuna
- Spes

Upon consideration, Members agreed with the original suggestion of Juno, but proposed Aurora and Ceres as potential street name prefixes.

Resolved: To consider the Town Council's response to the proposed road names for Bury Spinney, Thorn Road, LU5 6JQ:

The following road names were submitted for consideration:

- Juno
- Aurora
- Ceres

The Chairman declared the meeting closed at 7.39pm

Dated this 31st day of March 2025

Chairman