



# HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

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

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6<sup>th</sup> May 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 12<sup>th</sup> May 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 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 22<sup>nd</sup> April 2025.

**Recommendation: To approve the Minutes of the meeting held on 22<sup>nd</sup> April 2025 and for these to be signed by the Chairman.**

### 5. PLANNING MATTERS

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

[CB/25/01004/LB \(click for more details\)](#) Listed Building: Full repair and refurbishment of farmhouse roof with replacement of felt and battens and re use of original tiles also re-flashing and re-pointing of chimney stack.  
Lane Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP  
Mrs McCaw

[CB/25/01323/FULL \(click for more details\)](#) Change of use from Class E to Place of Worship Class F1  
23-25 Bedford Square, Houghton Regis, Dunstable, LU5 5ES  
Chris Okere

For noting

[CB/25/01129/LDCP \(click for more details\)](#) Lawful Development Certificate Proposed: Single storey undercroft infill extension (amendment to approved planning permission 24/03487/FULL)  
Whistlebrook Stud, Sewell Lane, Sewell, Dunstable, LU6 1RP

[CB/25/01320/DOC \(click for more details\)](#) Discharge of Condition 15 against planning permission ref. CB/22/00545/FULL (Development of a single industrial warehouse unit for E(g)(iii), B2 and B8 use with ancillary offices, car parking, service areas and soft landscaping)  
Unit 15, Humphrys Road, Dunstable, LU5 4TP

[CB/25/01401/DOC \(click for more details\)](#) Discharge of Condition 26 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 And Community Centre, Parkside Drive,  
Houghton Regis, Dunstable, LU5 5PX

[CB/25/01372/DOC \(click for more details\)](#)

Discharge of Conditions 12, 21 and 22 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 rationalisation of accesses and provision of yard area, parking, landscaping, and all other associated works)

Unit 1, Humphrys Road, Dunstable, LU5 4TP

### (b) Decision Notices

**Permissions/Approvals/Consents:**

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

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

***Refusals:***

[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

[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

***Withdrawals:***

None at time of going to print.

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