



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Cllr M Herber**

Tel: 01582 708540

Town Clerk: **Clare Evans**

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

Date: 17th June 2025

To: Members of the Planning Committee

Cllrs: M Herber (Chair), E Billington, E Cooper, Y Farrell, 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 23rd June 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

Pages 4 - 9

To approve the Minutes of the meeting held on the 2nd June 2025.

Recommendation: To approve the Minutes of the meeting held on 2nd June 2025 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

[CB/25/01554/REG3 \(click for more details\)](#)

Demolition of the former leisure centre. Creation of a new car park. Change of use of building to a pre-school and access to adult skills area. Alterations to windows, doors and wall treatments following demolition.
Houghton Regis Leisure Centre, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX
Central Bedfordshire Council

[CB/25/01273/FULL \(click for more details\)](#)

Improvement works to the roof including new roof. Removal of old plant equipment installation of new plant equipment. New condensers to elevations.
Unit 17, Humphrys Road, Woodside Industrial Estate, Dunstable, LU5 4TB

(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. [CB/25/00370/FULL](#) 65 – 67 CEMETERY ROAD – APPEAL NOTICE

Pages 10 - 11

Members are advised that the committee considered this application at the meeting held on 10th March 2025.

For information the Town Council submitted the following objections/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

Members are asked to consider whether:

1. The Town Council wishes to maintain its previous objection and submit representations to the Planning Inspectorate reaffirming the grounds of objection; or
2. The Town Council wishes to modify or add to its previous comments; or
3. The Town Council has no further comments to make on this matter.

Recommendation: To consider the appeal notification and determine what action, if any, the Town Council wishes to take in response to the planning appeal.

7. CB/24/00677/FULL LAND BETWEEN ARENSEN CENTRE AND FOSTER AVENUE, ARENSEN WAY – APPEAL NOTICE

Pages 12 - 13

Members are advised that the committee considered this application at the meeting held on 2nd April 2024.

For information the Town Council submitted the following objections/comments:

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

- This parcel of land is designated as open space in the Houghton Regis Neighbourhood Plan and, as such, it was felt that this should be taken into consideration and given serious weight.

Members are asked to consider whether:

1. The Town Council wishes to maintain its previous objection and submit representations to the Planning Inspectorate reaffirming the grounds of objection; or
2. The Town Council wishes to modify or add to its previous comments; or
3. The Town Council has no further comments to make on this matter.

Recommendation: To consider the appeal notification and determine what action, if any, the Town Council wishes to take in response to the planning appeal.

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HOUGHTON REGIS TOWN COUNCIL

Planning Committee Minutes of the meeting held on 2nd June 2025 at 7.00pm

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

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

Other: John Dingle

Public: 1

Apologies: Councillors: 0

13204 APOLOGIES AND SUBSTITUTIONS

None.

13205 QUESTIONS FROM THE PUBLIC

None.

13206 SPECIFIC DECLARATIONS OF INTEREST

None.

13207 ELECTION OF VICE-CHAIR

Members were invited to elect a Vice-Chair for Planning Committee for 2025/2026.

Nominee:	D Jones	Proposed by:	D Taylor
		Seconded by:	C Slough

There were no other nominations.

On being put to the vote, Cllr Jones became the Vice-Chair of Planning for the municipal year of 2025/2026.

13208 MINUTES

To approve the Minutes of the meeting held on the 12th May 2025.

Resolved: To approve the Minutes of the meeting held on 12th May 2025 and for these to be signed by the Chairman.

COMMITTEE FUNCTIONS & TERMS OF REFERENCE

In accordance with Standing Order 4.j.iv. Council is required to review its delegation arrangements to committees and sub-committees.

These arrangements are set out in the Committee Functions & Terms of Reference. This document sets out the system of delegation to the Committees, Sub-Committees and Working Groups of the Council.

Members were provided with the extract from the approved Committee Functions & Terms of Reference which related to this committee.

Members queried whether the delegated powers to officers would be implemented and, if so, how Members would remain fully informed. The Head of Democratic Services confirmed that the intention was to implement the delegated authority and that feedback on how best to achieve this was welcomed. Following some discussion it was agreed that all items would be included on the agenda, thereby providing Members the opportunity to review applications and establish items requiring discussion.

13209 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/25/01611/VO C \(click for more details\)](#)

Variation of condition numbers 16 and 27 of planning permission CB/21/03399/VOC (Variation of condition numbers 10,12 and 28 of planning permission 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.) Condition 10 and 12, change of wording. Condition 28, substitute drawings) Variation sought to change the wording to the conditions, new LEAP drawings, amend the size and orientation of the pumping station, relocation of 2 parking bays with minor diversion of the footpath and amend the fence line.

The Gates Land East of Bedford Road, Bidwell, Houghton Regis

Comments: Members noted that this application was connected to the application regarding land behind Midway Cottage (CB/25/01159/FULL), which had been withdrawn. This being the situation, it was questioned why this application was deemed necessary.

Members felt that clarification was required regarding the LEAP and alterations to the play equipment. It did not appear that a decision was required by Houghton Regis

Town Council (HRTC) until it was established whether the land behind Midway Cottage and The Cottage would be developed.

The Head of Democratic Services confirmed they would raise this matter with the Planning Officer, Peter Vosper, at Central Bedfordshire Council (CBC).

Noted:

[CB/25/01324/DO
C \(click for more
details\)](#)

Discharge of Conditions 22 and 23 against planning permission ref. 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)

Land on the northern edge of Houghton Regis, Bedfordshire

[CB/25/01572/PA
DM \(click for
more details\)](#)

Prior Notification of proposed demolition: Partial demolition of Unit 11

Unit 11, Humphrys Road, Dunstable, LU5 4TP

[CB/25/01548/LD
CP \(click for
more details\)](#)

Lawful Development Certificate Proposed: Single storey rear extension and fenestration additions

90 Grove Road, Houghton Regis, Dunstable, LU5 5PF

[CB/25/01651/DO
C \(click for more
details\)](#)

Discharge of Conditions 17 and 18 against 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)

Unit 1, Humphrys Road, Dunstable, LU5 4TP

Permissions / Approvals / Consents

None received.

Refusals:

[CB/25/01081/FU](#) Change of use from residential dwellinghouse (C3) to use as a
[LL \(click for](#) children's home (C2).
[more details\)](#) 22 Recreation Road, Houghton Regis, Dunstable, LU5 5JW

[CB/25/00370/FU](#) Erection of two detached bungalows and associated works.
[LL \(click for](#) Expansion of existing dropped kerb.
[more details\)](#) 65 - 67 Cemetery Road, Houghton Regis, Dunstable, LU5 5DA

Withdrawals:

[CB/25/01159/FU](#) Erection of two semi detached dwellings
[LL \(click for](#) Land to the rear of Midway Cottage and the rear of The Cottage,
[more details\)](#) Bedford Road, Houghton Regis, Dunstable, LU5 6JP

13210 CB/24/00801/FULL - FORMER SITE OF MORRISONS, HIGH STREET, HOUGHTON REGIS

Houghton Regis Town Council previously objected to planning application CB/24/00801/FULL on the grounds of:

- Overdevelopment
- Potential for residents to experience significant overnight noise pollution from a 24/7 operation
- Failure to comply with the neighbourhood plan

An agent for Cinch, John Dingle, addressed each of these items as follows:

Overdevelopment

The Highway Officer had indicated that parking provision was adequate

Noise Pollution

The Planning Officer had proposed noise mitigation conditions which would address the concerns of the Town Council. In addition, Cinch had proposed limiting operational hours to 7.00a.m. – 10.00p.m. for both buildings.

Neighbourhood Plan

The use of the site had been established and it was not felt that the new building would raise any new planning policy issues.

Members were happy to withdraw the objection regarding noise pollution. The objection to overdevelopment had been regarding the scale of the building and its proximity to Cemetery Road properties, rather than an objection to parking. Members acknowledged that their objection to overdevelopment had not been specific enough. The representative for Cinch advised the building would be set 11 metres back and

there would be additional landscaping. The footprint of the proposed building had not been raised as an issue by the Planning Officer.

In answer to questions from Members regarding the public consultation process, Mr Dingle confirmed that contact details had been made public and a virtual session offered, with no objections being raised by local residents.

Members were happy to lift their previous objections to this application on the basis of the proposed measures to limit noise pollution.

Resolved: To consider whether the proposed noise control condition adequately addresses the Town Council's objection regarding overnight noise pollution from 24/7 operations, and whether the objection should be maintained or withdrawn.

13211 [CB/24/03164/FULL](#) - PROPOSED DATA CENTRE ADJACENT TO LINMERE FARMSTEAD

HRTC had been made aware of a significant planning application that had not been included in the original consultee list, despite its proximity to the parish boundary.

Full planning permission was being sought for the erection of a 100MW data centre comprising the following:

- Data centre building (approx. 22,000m² footprint)
- 43 x 2.5MW diesel standby generators
- Ancillary plant and substation
- Associated hard and soft landscaping
- Fencing, lighting, and internal access roads

The development was proposed on land directly adjacent to the Linmere residential area and within close proximity to Houghton Regis parish boundary.

With Linmere's growing residential population, the scale and industrial nature of the development raised potential concerns in terms of:

- Noise and vibration from generator operation
- Air quality and emissions
- Visual impact and design integration
- Light pollution
- Increased vehicle movements and associated transport implications

Members stressed the necessity of receiving sufficient information in a timely manner when considering proposed developments of this scale. HRTC had not received sufficient notification to lodge an objection to this application.

Consultation Memo 2697215 from the Senior Sustainability Officer stated that the Scheme was not policy compliant. Consultation Memo 2691935 from the Archaeological Officer stated that no development should take place until a written scheme of archaeological resource management (WSARM) had been submitted.

Members expressed their strong support of the concerns raised by Chalton Parish Council, especially taking into consideration the impact on the growing population of Linnere and the limited community benefit.

The Head of Democratic Services confirmed that HRTC would submit an expression of its support to Chalton Parish Council ahead of the CBC Development Management Committee.

- Resolved:**
- 1. Formally express concerns regarding the omission of Houghton Regis Town Council from the consultee list for planning application CB/24/03164/FULL, given the site's immediate proximity to Linnere and potential impacts on local residents.**
 - 2. Submit a representation to Central Bedfordshire Council highlighting the potential environmental, visual, and amenity concerns associated with the proposed data centre development, particularly in relation to the growing residential population in Linnere.**
 - 3. Requests that Central Bedfordshire Council ensures Houghton Regis Town Council is included in future consultations on major developments situated near or along parish boundaries.**

The Chairman declared the meeting closed at 7.33pm

Dated this 23rd day of June 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

Contact Planning Appeals
Email planning.appeals@centralbedfordshire.gov.uk
Date 04 June 2025

Houghton Regis
LU5 5EY

Dear Mrs Senior,

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site address: 65 - 67 Cemetery Road, Houghton Regis, Dunstable, LU5 5DA
Description of development: Erection of two detached bungalows and associated works.
Expansion of existing dropped kerb.
Appellant's name: Indigo Residential Developments Ltd
Appeal reference: APP/P0240/W/25/3366634
Application reference: CB/25/00370/FULL

A Planning Application Ref No: CB/25/00370/FULL received on 06 February 2025, for Erection of two detached bungalows and associated works. Expansion of existing dropped kerb. at 65 - 67 Cemetery Road, Houghton Regis, Dunstable, LU5 5DA was submitted on behalf of Indigo Residential Developments Ltd.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

I have forwarded all the representations made to us on the application to The Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>.

If you do not have access to the internet you can send your comments to The Planning Inspectorate, 3C, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

All representations must be received by 09 July 2025. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference which is APP/P0240/W/25/3366634. Please do not write to me.**

Please note that any representations you submit to the Planning inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in an appeal" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

Appeal documents are available on our website following receipt of the questionnaire submission from the Planning Inspectorate. <http://www.centralbedfordshire.gov.uk/planning-register> enter the application reference **CB/25/00370/FULL** into the application quick search box, click on the Case Reference to show more details – click on View Documents / Legal folder.

You can find out appeal deadlines and details of the decision on the Planning Inspectorate's website <https://acp.planninginspectorate.gov.uk>.

Yours sincerely,

A handwritten signature in black ink that reads "Andrew Davie". The signature is written in a cursive, slightly slanted style.

Andrew Davie MRTPI
Service Director Development & Economy

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

Contact Planning Appeals
Email planning.appeals@centralbedfordshire.gov.uk
Date 06 June 2025

Houghton Regis
LU5 5EY

Dear Mrs Senior,

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site address: Land Between Arenson Centre and Foster Avenue, Arenson Way, Houghton Regis, Dunstable

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

Appellant's name: Option Two Development Ltd

Appeal reference: APP/P0240/W/25/3366716

Application reference: CB/24/00677/FULL

A Planning Application Ref No: CB/24/00677/FULL received on 15 March 2024, for Construction of 10 industrial units (Use Class B2) with associated parking, access, landscaping, ancillary infrastructure and upgrading of public rights of way. at Land Between Arenson Centre and Foster Avenue, Arenson Way, Houghton Regis, Dunstable was submitted on behalf of Option Two Development Ltd.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

I have forwarded all the representations made to us on the application to The Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

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All representations must be received by 10 July 2025. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference which is APP/P0240/W/25/3366716. Please do not write to me.**

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Yours sincerely,

A handwritten signature in black ink that reads "Andrew Davie".

Andrew Davie MRTPI
Service Director Development & Economy