



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Cllr M Herber**
Town Clerk: **Clare Evans**

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Date: 29th July 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 4th August 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 14th July 2025.

Recommendation: To approve the Minutes of the meeting held on 14th July 2025 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

[CB/25/01738/LB \(click for more details\)](#)

Listed Building: roof structure repairs, replacement lead flashing, pointing with lime mortar and stabilisation of timber props. Removal of the side conservatory, windows and doors to be refurbished and glazing upgraded, ground floor replaced with limecrete, chimney hearth repairs with matching brick and lime mortar, defective guttering replaced and installation of a new kitchen and bathroom Vane Cottage, Park Road North, Houghton Regis, Dunstable, LU5 5LD

[CB/25/02246/FULL \(click for more details\)](#)

Demolition of existing residential dwelling and redevelopment of land to create 25 affordable homes with parking and all ancillary works.
Whelans Farm, The Bungalow, Bedford Road, Houghton Regis, Dunstable, LU5 6JS

For noting

[CB/25/02153/DOC \(click for more details\)](#)

Discharge of Conditions 2, 4, 5 and 13 against planning application ref. CB/23/03775/FULL (Erection of 6 residential dwellings with associated works).
Land south of The Bungalow, Bedford Road, Houghton Regis

[CB/25/02211/DOC \(click for more details\)](#)

Discharge of Condition 16 against planning permission CB/15/00297/OUT (Outline 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 [a-c], B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of

	public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks) Parcel 1: Bedford Road, Land West of Bidwell, (Houghton Regis North Site 2) Houghton Regis
CB/25/02235/LDCP (click for more details)	Lawful Development Certificate Proposed: Conversion of integral garage into a habitable space 12 Fieldstone, Houghton Regis, Dunstable, LU5 5QU
CB/25/02215/LDCP (click for more details)	Lawful Development Certificate Proposed: Conversion of the attic into habitable space, to include a dormer to the rear elevation 87 Houghton Road, Dunstable, LU5 5AB
CB/25/02332/LDCP (click for more details)	Lawful Development Certificate Proposed: Garage conversion, replace the garage door with a window and brickwork infill 3 Tennyson Avenue, Houghton Regis, Dunstable, LU5 5UQ

(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. PLANNING APPLICATIONS – DELEGATED AUTHORITY

The following planning applications have been received for consultation and fall within delegated authority. They are recommended for approval:

CB/25/01883/FULL (click for more details)	Erection of a single storey front extension 39 Conway Close, Houghton Regis, Dunstable, LU5 5SB
CB/25/01387/FULL (click for more details)	Garage extension with works to retaining wall and driveway. Redesign of front porch with roof extension over existing bay window. 2 Roslyn Way, Houghton Regis, Dunstable, LU5 6JY

7. [CB/25/01877/FULL \(click for more details\)](#) PROPOSED CONSTRUCTION OF A MICRO ENERGY STORAGE FACILITY.

Pages 10 - 11

Houghton Regis Town Council (HRTC) has been made aware of a planning application for which HRTC was not included in the original consultee list, despite the application's proximity to the parish boundary.

Planning permission is sought for the construction of a micro energy storage facility and a part fenced enclosure on Land off Sundon Road, North of Linnere Community Hall, Hockett Street, Houghton Regis

Members will find attached correspondence from Charlton Parish Council to Central Bedfordshire Council highlighting concerns for the site, particularly the proximity to application [CB/24/03164/FULL](#)

Recommendation: To support the comments made by Charlton Parish Council in support of the application in principle, pending resolution of key concerns.

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HOUGHTON REGIS TOWN COUNCIL

Planning Committee Minutes of the meeting held on 14th July 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

Public: 63 (56 virtual)

Apologies: Councillors: 0

13268 APOLOGIES AND SUBSTITUTIONS

None.

13269 QUESTIONS FROM THE PUBLIC

Members of the public were in attendance to discuss planning application CB/25/01901/FULL. Members agreed that this item should be brought forward and discussed as the first item under Planning Matters.

13270 SPECIFIC DECLARATIONS OF INTEREST

Cllr Cooper declared a personal interest, advising members that her daughter lives adjacent to the proposed site and overlooks the development area.

13271 MINUTES

To approve the Minutes of the meeting held on the 23rd June 2025.

It was requested that, for the sake of completeness, the wording 'Members agreed that no further comments would be made on this matter' be added to Minute 13267.

Members agreed the minutes subject to the aforementioned amendment.

Resolved: To agree the amended Minutes of the meeting held on 23rd June 2025 and for these to be signed by the Chairman.

13272 PLANNING MATTERS

(a) The following planning applications were considered:

Planning application CB/25/01901/FULL was brought forward for discussion with members of the public.

[CB/25/02000/SECM](#)
[\(click for more details\)](#)

Modification of Section 106 Agreement attached to planning permission: CB/19/04220/OUT, CB/22/04525/VOC and CB/23/03551/RM. Modification requested, Viability concerns as detailed within the attached Viability Assessment.
Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ

Comments: Members noted that consultation memo 2742979 regarding affordable housing had stated that the viability assessment was required to be sent for independent review at the cost of the applicant; however, neither the assessment nor the review appeared on the website.

The applicant had requested a reduction in the SANG contribution relating to the Beechwood conservation area. The provision of the SANG site to support the development was a legal requirement.

HRTC raised an objection to this application on the grounds of insufficient information being available.

[CB/25/01901/FULL](#)
[\(click for more details\)](#)

Erection of 5 commercial units (Class E(g)(iii), B2 and B8) with associated access from Bedford Road, car parking, service yards, drainage and landscaping.
Land rear of Cresswell Edge and Seaton Crescent, Bedford Road, Houghton Regis

Houghton Regis Town Council objected in the strongest terms to planning application CB/25/01901/FULL, on the following grounds:

Conflict with Adopted Plans

The site is not designated for employment use in the Central Bedfordshire Council Local Plan, Houghton Regis Neighbourhood Plan or the Houghton Regis North Framework Plan. The proposal is therefore contrary to planning policy, particularly Policy BE1, which restricts employment development to defined zones such as Thorn Turn and Junction 11a. Approval would set a precedent that undermines these plans.

Residential Amenity and Quality of Life

The proposed development would result in significant harm to nearby residential properties, including those on Cresswell Edge, Seaton Crescent, and Alnwick Grove. It was noted that the units would be positioned very much closer to residential properties than those at the Thorn Road location at the western edge of Bidwell West, which had caused considerable disgruntlement, and that they would be built to approximately the same height,

making them much more overbearing. Concerns raised include increased levels of noise, light pollution, visual intrusion, and a loss of privacy. Several residents, including those working from home or with specific health or educational needs in the household, expressed that the impact of this development would be considerable and disruptive.

Traffic and Highway Safety

The scheme proposes 233 car parking spaces, additional motorcycle and HGV parking, and could generate upwards of 700 vehicle movements. Bedford Road already accommodates multiple access points and is not suited to a further increase in volume, particularly involving HGVs. Residents highlighted the dangers posed to children walking to school and to the wider pedestrian and cycling community.

Ecological and Environmental Impact

The site currently functions as a green buffer and supports a range of local wildlife. Concerns were raised about the loss of habitat and the undermining of wildlife corridors created during the construction of the A5. One resident has been monitoring the site since 2017 and believes the ecological report provided with the application does not reflect the full picture.

Public Right of Way

The proposal includes the diversion of a Public Right of Way through an industrial estate, which contradicts Policy GSR5. This change would significantly diminish the amenity of the route and deter pedestrian use.

Lack of Demonstrable Employment Need

It was noted that the Baytree development in Dunstable has already met and exceeded employment land provision targets. In addition, there are vacant industrial units within the surrounding area, calling into question the need for further development of this nature.

Impact on Property and Future Investment

Residents expressed concern about the impact on property values, future mortgage viability, and the effect of the development on the perception of the area. One resident, having moved from Borehamwood, stated they were explicitly told the land would remain as green open space at the time of purchase.

Community Sentiment and Engagement

Over 1,000 signatures have been collected via a petition opposing the application. Residents feel the application has not been transparent, with certain roads such as Alnwick Grove omitted from the plans. Many feel misled and strongly oppose the

introduction of industrial use within what was marketed as a family-oriented development.

Public Transport and Accessibility

Public transport links in this part of Houghton Regis are minimal, raising further concerns around the sustainability of the proposed development and the increased reliance on car and HGV travel.

General Overdevelopment and Unsuitable Use

Residents and community representatives stressed that this proposal represents overdevelopment and would fundamentally change the character of this part of Bidwell West. It was emphasised that the site was always intended to function as a green buffer between residential properties and the major road infrastructure to the west and north of the site.

Conclusion

Members of the community, supported by representatives of the Bidwell West Community Association, strongly object to Planning Application CB/25/01901/FULL. It is considered inappropriate in both scale and use, inconsistent with local planning policy, and likely to result in lasting harm to the amenity, safety, and wellbeing of residents.

It was requested that the Town Council reflect the strength of local opposition in its own representation to Central Bedfordshire Council and continue to support the community in resisting this application.

[CB/25/01728/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 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 sought for appearance only to bandstand Land on the northern edge of Houghton Regis, Bedfordshire.

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

An application on the delegated authority list was referred to members for discussion, as it was determined that further discussion was warranted.

[CB/25/01963/FULL](#)
[\(click for more details\)](#)

Erection of single storey timber frame rear extension to create a storage area and a covered sitting area, with new door, and steel corrugated roofing
8 Ashington Way, Houghton Regis, Dunstable, LU5 6RQ

Objection – Ashington Way (Retrospective Planning Application)

Houghton Regis Town Council objects to this application on the following grounds:

Proximity to boundary: Structure is built very close to the boundary of No. 10 Ashington Way, raising concerns about overbearing impact and loss of amenity.

Negative visual impact: The structure is clearly visible from the road and appears to be faced in plywood. It is unsightly and out of keeping with the surrounding residential area.

Poor design and materials: Non-standard construction with a proposal for a faux brick fascia, which does little to improve its current appearance.

Inappropriate use: The stated use as a ‘multimedia wall’ may indicate a more intensive, non-typical domestic use. The overall design and appearance of the structure are not in keeping with the character of the surrounding residential properties.

Retrospective nature: The building is already completed, preventing proper consultation and setting an unhelpful precedent.

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

The Chairman declared the meeting closed at 7.58 pm

Dated this 4th day of August 2025

Chairman

DRAFT

Ms. Jade Moss
Central Bedfordshire Council
Priory House, Monks Walk
Chicksands, Shefford,
Bedfordshire, SG17 5TQ

10th July 2025

Dear Ms. Moss,

I write on behalf of Chalton Parish Council regarding planning application **CB/25/01877/FULL**, dated 23 June 2025, for the construction of a **200 kW (800 kWh) Battery Energy Storage System (BESS)** and part-fenced enclosure at Land off Sundon Road, North of Linmere Community Hall, Hockett St., Houghton Regis.

This is a small BESS proposed on a strip of land adjacent to Sundon Road and north of Chantry Way.

The applicant states, we quote: "An online search of Central Bedfordshire Council planning portal revealed only one application associated with the proposed site (ref: CB/12/03613/OUT). The application is for a redevelopment of the area; however, the approval application and plans have no impact on the proposed site and vice versa."

Had a more thorough search been undertaken, the applicant would have discovered planning application **CB/24/03164/FULL**, which was recently consented for a large data centre immediately adjacent to the proposed BESS site. The scale and proximity of the data centre are likely to have a significant and possibly overbearing impact on the BESS site. It raises questions about the long-term viability and suitability of this location for a small standalone BESS (energy facility).

Further, the application appears to misidentify the small building on site as an electrical substation. We believe this to be a main water pipe metering station, suggesting that a water main likely runs beneath or near the proposed site. If so, this could constrain construction or require additional safeguards not addressed in the submission.

We also note that the nearest known electrical substation is approximately 200 m east of the proposed site, near the entrance to the aforementioned data centre. It remains unclear whether an electrical connection can feasibly be made from this substation. While a confirmed grid connection is not a planning prerequisite, it would seem prudent for the applicant to demonstrate that a viable, cost-effective, and non-conflicting route to connection exists, especially in light of neighbouring infrastructure and developments.

Safety concerns must also be addressed. Lithium-ion BESS systems carry inherent fire risks due to thermal runaway, which can lead to uncontrollable fires and release of toxic gases. These fires can reignite after being extinguished. Given the site's proximity to a public footpath and nearby bus stop, we believe a clear justification must be provided to show that minimum safe distances are being maintained and that robust fire safety and containment measures will be implemented.

Additionally, the proposed installation's proximity to a road carrying HGVs suggests a need for substantial protective measures around the battery storage, in the event of a vehicular accident; there does not seem to be sufficient space to install such measures within the confines of the installation's site.

As it stands, the application gives insufficient detail on these points.

Summary

Chalton Parish Council is not opposed in principle to a micro-scale BESS deployment in this location. However, we consider the application premature without further clarification and assurance on the following points:

- Acknowledgement and assessment of the adjacent data centre development (**CB/24/03164/FULL**) and its potential impact on this site;
- Verification of underground utilities, specifically the **location and depth of any water main**;
- Confirmation that a **grid connection is feasible**, both technically and financially, and will not conflict with other developments;
- Submission of a **fire safety plan**, including distance buffers and protections for nearby public areas;
- Clarification on **impact protection measures** for the BESS due to its proximity to a road used by HGVs, and whether there is **sufficient space on-site** to install these effectively.

Yours sincerely,

Sorcha Buckingham

Clerk/RFO, Chalton Parish Council

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