



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: 19th August 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 26th 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 4th August 2025.

Recommendation: To approve the Minutes of the meeting held on 4th August 2025 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

[CB/25/02016/FULL \(click for more details\)](#)

Subdivision of the dwelling house into two self-contained units, single storey rear extension, ground floor replacement side extension, 4 roof lights to front, front porch, hip to gable, first floor side / rear extension, erection of rear dormer and associated external alterations. 44 Leaffields, Houghton Regis, Dunstable, LU5 5LX

[CB/25/02485/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) Reserved Matters: following Outline Application CB/12/03613/OUT. All matters reserved, erection of 161 dwelling units, with access, parking, landscaping and associated works. Outline application was EIA Development and was accompanied by an Environmental Statement Phase 3B Parcels 1 & 2, Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/25/02163/FULL \(click for more details\)](#)

Siting of a portakabin for community use Recreation Ground off Parkside Drive and to the rear of Dolphin Drive, Houghton Regis, Dunstable, LU5 5RY

For noting

[CB/25/02431/DOC \(click for more details\)](#)

Discharge of Condition 19 against planning permission ref. CB/23/03987/RM (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 approval sought for layout, scale, appearance, landscaping and access relating to Local Centre Parcel, Phase 1.) Local Centre Parcel, Linmere (HRN1), Waterslade Way and Lime Tree Drive, Houghton Regis, LU5 7AS

[CB/25/02483/NMA \(click for more details\)](#)

Non-material amendment to planning permission CB/23/03987/RM (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 approval sought for layout, scale, appearance, landscaping and access relating to Local Centre Parcel, Phase 1.) Amendments to drawings referred to in condition 1. Changes to ventilation grilles, balcony, smoke shaft and bricks on the neighbourhood centre building. Local Centre Parcel, Linmere (HRN1) Phase 1, Waterslade Way & Lime Tree Drive, Houghton Regis, LU5 7AS

CB/25/02426/LDCP (click for more details)	<p>Lawful Development Certificate Proposed: Erection of a single storey rear extension and addition of a ground floor window on the side flank wall.</p> <p>90 Houghton Road, Dunstable, LU5 5AD</p>
CB/25/02556/NMA (click for more details)	<p>Non-material amendment to planning permission CB/23/03448/FULL (Revised scheme: Demolition of existing outbuildings whilst retaining the existing dwelling. Erection of 26 dwellings with access road and sewers.) Amendment sought: Minor amendment to the condition wording to tie the requirement for the licence to the commencement of relevant works, rather than to the discharge of the condition itself. Suggest that the condition be amended to state: 'No landscape works shall commence prior to the issue of a licence from Natural England.'</p> <p>Red Cow Farm House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP</p>

(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

Members are advised that there are no planning applications which have been determined using delegated authority to report at this meeting.

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HOUGHTON REGIS TOWN COUNCIL

Planning Committee Minutes of the meeting held on 4th August 2025 at 7.00pm

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

Officers: Clare Evans Town Clerk
Amanda Samuels Administration Officer

Public: 1

Apologies: Councillors: D Taylor

13302 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Taylor.

13303 QUESTIONS FROM THE PUBLIC

None.

13304 SPECIFIC DECLARATIONS OF INTEREST

None.

13305 MINUTES

To approve the Minutes of the meeting held on the 14th July 2025.

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

13306 PLANNING MATTERS

(a) The following planning applications were considered:

[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

Comments: Members noted that the owner had previously applied to demolish the cottage and that the latest application presented a significant improvement.

It was also noted that an inspection of all areas had not been possible when carrying out the Historic Building survey.

Members were happy to approve the application but wished to highlight that the application included plans to replace the current conservatory with a garden room. No plans for the garden room were available and Members wished to raise this omission as a point of concern.

Houghton Regis Town Council raised no objection to this application.

[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

Comments: Members wished to highlight the following issues:

- the Tree and Landscape Officer's comments regarding overdevelopment of the site;
- the archaeology report was not available and any decision would need to be considered in light of this document; and
- there was continued concern regarding the capacity of Bedford Road to accommodate ever-increasing traffic levels.

Houghton Regis Town Council raised no objection to this application.

Noted:

[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

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

13307 PLANNING APPLICATIONS – DELEGATED AUTHORITY

The following planning applications had been received for consultation and fell within delegated authority. They were 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

13308 [CB/25/01877/FULL \(click for more details\)](#) PROPOSED CONSTRUCTION OF A MICRO ENERGY STORAGE FACILITY.

Houghton Regis Town Council (HRTC) had been made aware of the application for a micro energy storage facility proposed for a site in close proximity to the parish boundary.

Members had been provided with a copy of correspondence from Charlton Parish Council to Central Bedfordshire Council highlighting concerns for the site.

The submitted plans suggested that the application was for the installation of a box, which Members were happy to agree in principle.

Members noted that the Highway Officer had reported that this was adopted highway land, which could give rise to problems for future highway schemes. The report had also noted potential issues regarding access and parking provision for maintenance purposes.

Members did not feel the application was wholly practical and were happy to support the comments made by Chalton Parish Council.

Resolved: **To support the comments made by Chalton Parish Council in support of the application in principle, pending resolution of key concerns.**

The Chairman declared the meeting closed at 7.29 pm

Dated this 26th day of August 2025

Chairman