



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: 8th September 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 15th September 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 **26th August 2025**.

Recommendation: To approve the Minutes of the meeting held on 26th August 2025 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

[CB/25/02434/FULL \(click for more details\)](#) Single storey side and rear extension
Unit 3, Arianne Business Centre, Blackburn Road, Houghton Regis,
Dunstable, LU5 5DZ

[CB/25/02182/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

For noting

[CB/25/02642/DOC \(click for more details\)](#) Discharge of Condition 24 against planning permission ref.
CB/21/03399/VOC (Variation (or removal) of condition number(s)
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)
The Gates Land East of Bedford Road, Bidwell, Houghton Regis

[CB/25/02586/LDCP \(click for more details\)](#) Lawful Development Certificate Proposed: Erection of a rear single
storey extension, and a new window
55 Leaf Road, Houghton Regis, Dunstable, LU5 5JG

[CB/25/02660/DOC \(click for more details\)](#) Discharge of Conditions 5, 6,12 and 21 against planning permission
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/25/02664/DOC \(click for more details\)](#)

Discharge of Condition 8 against planning permission 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/25/02679/DOC \(click for more details\)](#)

Discharge of Conditions 10,14,17 and 21 against planning permission CB/24/00801/FULL (Erection of a Class B8 (self-storage) building on southern boundary and associated works to car park and landscaping).
Former Site Of Morrisons, High Street, Houghton Regis

(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/25/02451/FULL \(click for more details\)](#)

Erection of a single storey side and rear extension, new windows and doors, and skylight
12 Northview Road, Houghton Regis, Dunstable, LU5 5AH

[CB/25/02423/FULL \(click for more details\)](#)

Erection of a single storey side and rear extension, new windows and doors
14 Panama Gardens, Houghton Regis, Dunstable, LU5 6SN

7. PRESENTATION FROM BELLWAY HOMES LTD – LINMERE PHASE 3B (PARCELS 1 & 2)

Representatives from Bellway Homes will be in attendance regarding their Reserved Matters application for Linmere Phase 3B Parcels 1 and 2, comprising 161 dwellings (including 24 affordable units in line with the allocation agreed with CBC), providing an opportunity for Members to ask questions and give initial comments.

Recommendation: To note the information delivered by Bellway Homes, and provide feedback on the proposed development to ensure alignment with Neighbourhood Plan, planning policies, design standards, and community needs.

8. APPEAL DECISIONS

Members are advised that Central Bedfordshire Council has formally dismissed two planning appeals that were previously under consideration by the planning authority. This determination represents the conclusion of the appeals process for these particular applications.

Application Reference: [CB/25/00569/ADV](#)

Appeal Reference: APP/P0240/Z/25/3366837

Description: Advertisement - Installation of 1 advertising digital display screen to the rear of a new communications kiosk

Decision: Appeal Dismissed (05 September 2025)

Application Reference: [CB/25/00568/FULL](#)

Appeal Reference: APP/P0240/W/25/3366836

Description: Installation of 1 new communications kiosk with integrated defibrillator

Decision: Appeal Dismissed (05 September 2025)

No recommendation as this is provided for information only.

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HOUGHTON REGIS TOWN COUNCIL

Planning Committee Minutes of the meeting held on 26th August 2025 at 7.00pm

Present: Councillors: D Jones Chair
E Cooper
C Slough
D Taylor

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

Public: 5

Apologies: Councillors: E Billington
Y Farrell
M Herber

13309 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Billington, Cllr Farrell and Cllr Herber.

13310 QUESTIONS FROM THE PUBLIC

None.

13311 SPECIFIC DECLARATIONS OF INTEREST

None.

13312 MINUTES

To approve the Minutes of the meeting held on the 4th August 2025.

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

13313 PLANNING MATTERS

(a) The following planning applications were considered:

Members agreed to bring forward application CB/25/02163/FULL for discussion with attending members of the public.

[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

Comments: It was noted that the proposal had been agreed in principle at the June meeting of the Town Council (Minute 13260). The location for the portacabin had been at the recommendation of the Town Clerk.

Members observed that the Corporate Plan had expressed an aspiration for the provision of a community facility within each area of the town and this facility would constitute progress toward achieving that objective.

Members suggested that Central Bedfordshire Council should be advised of the resolve from Town Council in June 2025:

To provide permission in principle for Parkside Action Group to site a cabin on Parkside recreation ground to serve as a local community space

Houghton Regis Town Council expressed support for the proposed structure and raised no objection to the application.

[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 Leafields, Houghton Regis, Dunstable, LU5 5LX

Comments: Following a discussion of the proposed plans, Houghton Regis Town Council raised an objection to this application on the following grounds:

- The application failed to meet parking provision requirements.
- The number of anticipated bed spaces was not specified in the application, and it was therefore impossible to determine whether space requirements would be met.
- The proposed modifications were extensive and constituted overdevelopment.
- The proposed plans were not in keeping with the character of the surrounding area.
- Neighbouring properties would be detrimentally impacted by the scale of the development.
- The plans failed to demonstrate the provision of adequate refuse storage space.

[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

Comments: While Members felt that there were no grounds for objection, concern was expressed regarding comments made by the Designing Out Crime officer from Bedfordshire Police, which outlined a number of factors thought to be ‘potential crime and disorder generators.’

Houghton Regis Town Council raised no objection to this application.

Noted:

[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

[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](#)
[\(click for more details\)](#)

Lawful Development Certificate Proposed: Erection of a single storey rear extension and addition of a ground floor window on the side flank wall.
90 Houghton Road, Dunstable, LU5 5AD

[CB/25/02556/NMA](#)
[\(click for more details\)](#)

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.'
Red Cow Farm House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

Permissions / Approvals / Consents
None received.

Refusals:

None received.

Withdrawals:

None received.

13314 PLANNING APPLICATIONS – DELEGATED AUTHORITY

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

The Chairman declared the meeting closed at 7.40 pm

Dated this 15th day of September 2025

Chairman

DRAFT