



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: 20th October 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 **27th October 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 6th October 2025.

Recommendation: To approve the Minutes of the meeting held on 6th October 2025 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

Members are advised that there are no planning applications which require the consideration of the Planning Committee at this meeting.

For noting

[CB/25/03219/DOC \(click for more details\)](#)

Discharge of Condition 12 against planning permission ref. CB/24/01505/RM: 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 for access, appearance, landscaping, layout and scale for 189 dwellings at Parcel 5 pursuant to outline permission CB/12/03613/OUT and details to satisfy conditions; 8 (Surface Water Drainage), 25 (Construction Management Plan), 26 (Landscape Management Plan), 29 (Foul Drainage), 32 (Noise) and 33 (Noise)'. Land to the North and East of Houghton Regis, Sundon Road, Houghton Regis (Linnere Parcel 5)

[CB/25/03220/DOC \(click for more details\)](#)

Discharge of Condition 17 against planning permission ref. CB/24/01505/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 for access, appearance, landscaping, layout and scale for 189 dwellings at Parcel 5 pursuant to outline permission CB/12/03613/OUT and details to satisfy conditions; 8 (Surface Water Drainage), 25 (Construction Management Plan), 26 (Landscape Management Plan), 29 (Foul Drainage), 32 (Noise) and 33 (Noise)'. Land to the North and East of Houghton Regis, Sundon Road, Houghton Regis (Linnere parcel 5)

(b) Decision Notices

Permissions/Approvals/Consents:

[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

Refusals:

[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.

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.

7. [CB/25/01901/FULL](#) – NOTIFICATION OF AMENDMENTS

Pages 10 - 11

Members are advised that amendments have been received in relation to planning application [CB/28/01901/FULL](#) for the proposed development at Houghton Regis. below is a comparison table highlighting the amended documents:

Drawing Number	Title	Original Revision	Updated Revision
P1-100	Unit 1 Ground Floor Plan	A	B
P1-200	Unit 1 Elevations	A	B
P2-100	Unit 2 Ground Floor Plan	A	B
P2-200	Unit 2 Elevations	B	C
P3-100	Unit 3 Ground Floor Plan	A	B
P3-200	Unit 3 Elevations	B	C
P4-100	Unit 4 Ground Floor Plan	A	B
P4-200	Unit 4 Elevations	B	C
P5-100	Unit 5 Ground Floor Plan	–	E
P5-200	Unit 5 Elevations	B	C
P401	Proposed Site Masterplan	T	W
P404	Boundary Treatment Plan	B	G
P407	Constraints Plan	B	D

Members are reminded that Houghton Regis Town Council objected to this application when it was submitted in July – minute number 13272 on the grounds of:

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.

Recommendation: That Houghton Regis Town Council maintains its objection to Planning Application CB/25/01901/FULL, on the same grounds as previously recorded, as the submitted amendments do not overcome the identified policy conflicts or the likely detrimental impact on the local community.

8. PUBLIC NOTICE - NO WAITING ON REDHOUSE COURT AT ANY TIME

Pages 12 - 13

Members will find attached a public notice, and road plan, concerning the proposed extension of waiting restrictions under Traffic Regulation Order TRO-042 affecting Redhouse Court and Clarkes Way in Houghton Regis. The proposal seeks to introduce "No Waiting at Any Time" restrictions to address indiscriminate parking and prevent the obstruction of junctions by parked vehicles.

Specific locations to be restricted:

- Clarkes Way (north-west side): approximately 10 metres from junction with Redhouse Court extending south-westerly
- Clarkes Way (south side): approximately 10 metres from junction with Redhouse Court extending westerly
- Redhouse Court (east side): approximately 14 metres from the junction centre extending south-easterly

The proposal is intended to improve traffic flow and pedestrian safety by ensuring junctions remain clear and unobstructed.

Recommendation: To submit comments to Central Bedfordshire Council in support of the proposed extension of waiting restrictions under Traffic Regulation Order TRO-042 for Redhouse Court and Clarkes Way, Houghton Regis.

0-0

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
6th October 2025 at 7.00pm**

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

Officers: Louise Senior Head of Democratic Services

Public: 0

Apologies: Councillors: E Billington
D Taylor

13352 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillors Billington and Taylor.

13353 QUESTIONS FROM THE PUBLIC

None.

13354 SPECIFIC DECLARATIONS OF INTEREST

None.

13355 MINUTES

To approve the Minutes of the meeting held on the 15th September 2025.

Resolved: To approve the Minutes of the meeting held on 15th September 2025 and for these to be signed by the Chairman.

13356 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/25/02936/VOC](#)
[\(click for more details\)](#)

Variation of condition numbers 3, 16 and 17 of planning permission CB/23/03775/FULL (Erection of 6 residential dwellings with associated works) Variation reason (1) The road layout has been slightly modified to reduce the distance of

parking bay for Plot 1 from the house (2) The site's sustainability strategy has been updated to include Air Source Heat Pumps (ASHP) (3) The internal layouts of the proposed houses have been revised (4) The window cill heights have also been adjusted to ensure compliance with building regulations
Land south of The Bungalow, Bedford Road, Houghton Regis

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

Noted:

[CB/25/02774/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 20 against planning permission 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.)
Phase 4, Parcels 4 and 5 - Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/25/02864/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 2 against planning permission CB/25/00320/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 5150 dwellings (Use Class C3); up to 202500 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 for the appearance and finish of external features, including play equipment, spatial arrangement, street furniture, signage, for the key spaces in the areas known as Phase 3A and 3B of Masterplan Area 3)
Land To The North And East Of Houghton Regis, Sundon Road, Houghton Regis

[CB/25/02856/DOC](#)
(click for more details)

Discharge of Condition 6 against planning permission
CB/23/03775/FULL (Erection of 6 residential dwellings with
associated works)
Land south of The Bungalow, Bedford Road, Houghton Regis

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

13357 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.

13358 STREET NAMING – RED COW FARM HOUSE, BEDFORD ROAD

Members were notified of a street naming proposal for Red Cow Farm House, Bedford Road, Houghton Regis, LU5 6JP. Members were advised that this notification had not been received in time for the previous Planning Committee meeting, resulting in the consultation deadline being missed. Central Bedfordshire Council's planning authority has been informed of this matter.

The proposed street name was “Jersey”, which members considered to be an appropriate and fitting choice for the former farmhouse. The proposed name was therefore supported.

Recommendation: To consider the Town Council’s response to the proposed road name of Jersey for Red Cow Farm House, Bedford Road, Houghton Regis, LU5 6JP

The Chairman declared the meeting closed at 7.19 pm

Dated this 27th day of October 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
Houghton Regis
Beds
LU5 5EY

Date 09 October 2025

Dear Mrs Senior,

Application No: CB/25/01901/FULL
Location: Land rear of Cresswell Edge and Seaton Crescent, Bedford Road, Houghton Regis
Proposal: 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.

I have received amendments to this application in respect of the above property.
Full application resubmission: Please see document titled: 'Houghton Regis Drawing Issue'

Internal consultees should follow the consultee procedure available on the [intranet](#). Comments should be submitted by no later than 30 October 2025.

Ward Councillors and other external consultees can view this application by visiting <http://www.centralbedfordshire.gov.uk/planning-register> and entering the application reference 25/01901. Please provide any comments by no later than 30 October 2025.

For consultees unable to access documents via the website, please contact us to arrange access another way.

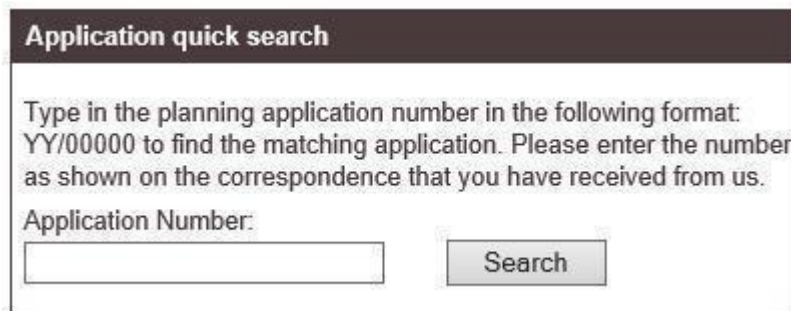
Consultee comments will be published to our website as they are received.

Yours sincerely,

Thomas Mead
Principal Planning Officer

Submitting Consultee Comments Online Guidance

1. Open webpage: <http://www.centralbedfordshire.gov.uk/planning-register>
2. Enter the case reference in the search field: 25/01901

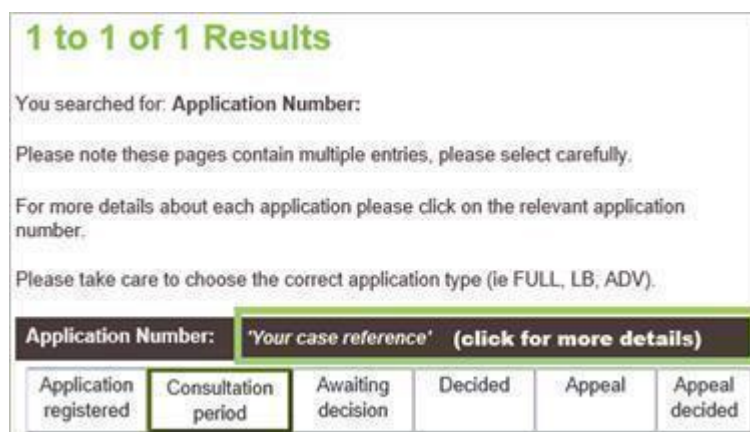


Application quick search

Type in the planning application number in the following format: YY/00000 to find the matching application. Please enter the number as shown on the correspondence that you have received from us.

Application Number:

3. The case summary will be displayed
4. Click on CB/25/01901/FULL (click for more details)



1 to 1 of 1 Results

You searched for: Application Number:

Please note these pages contain multiple entries, please select carefully.

For more details about each application please click on the relevant application number.

Please take care to choose the correct application type (ie FULL, LB, ADV).

Application Number: **'Your case reference' (click for more details)**

Application registered	Consultation period	Awaiting decision	Decided	Appeal	Appeal decided
------------------------	---------------------	-------------------	---------	--------	----------------

5. Select "Consultation" from the right hand side.
6. Scroll down to Public Representations - Submit a Public Comment Online.



PUBLIC NOTICE

CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE NO WAITING AT ANY TIME ON REDHOUSE COURT AND CLARKES WAY, HOUGHTON REGIS

Reason for proposal: For avoiding danger to persons or other traffic and/or for preventing the likelihood of any such danger arising. For facilitating the passage of traffic on the road or any other road of any class of traffic (including pedestrians). More specifically, the waiting restrictions are intended to address indiscriminate parking and to ensure that junctions are not obstructed by parked vehicles.

Effect of the Order:

To introduce No Waiting at any time on the following length of road in Houghton Regis:-

1. Clarkes Way, north-west side, from the junction with Redhouse Court (where the existing waiting restrictions end) and extending in a south-westerly direction for approximately 10 metres.
2. Clarkes Way, south side, from the junction with Redhouse Court and extending in a generally westerly direction following the curvature of the kerb round for approximately 10 metres.
3. Redhouse Court, east side, from a point in line with the centre of the junction with Clarkes Way (where the existing waiting restrictions end), extending in a south easterly direction for approximately 14 metres.

Details may also be viewed online at www.centralbedfordshire.gov.uk/publicstatutorynotices.

Comments should be sent by e-mail to highways.consultation@centralbedfordshire.gov.uk by 22nd October 2025. Any objections must state the grounds on which they are made **and must quote unique reference number TRO-042**. If you want to send in your comments in writing please send them to the address shown below FAO Emily Hirst.

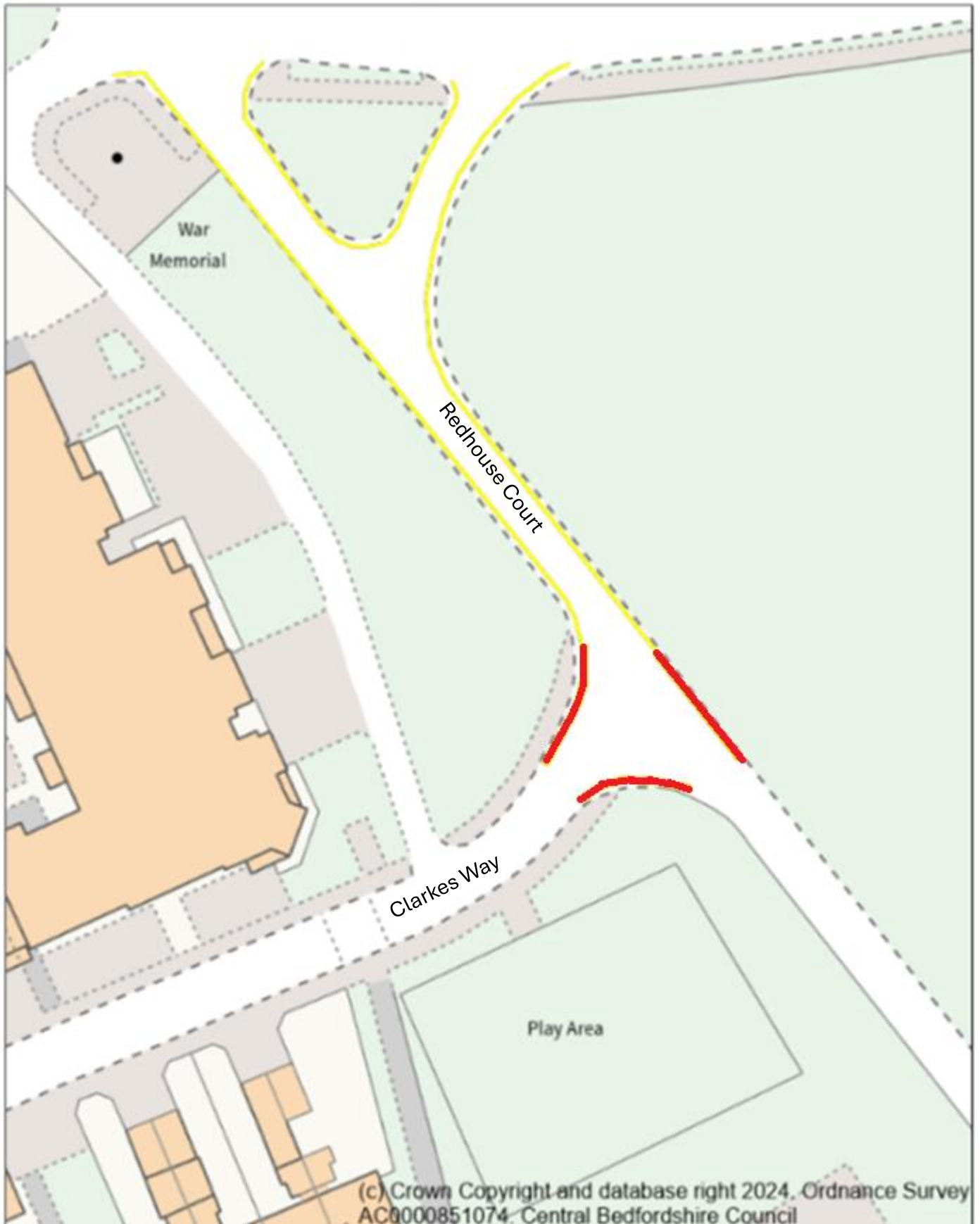
Please note that any comments received will be redacted of personal information and uploaded onto the Central Bedfordshire Council website as part of a report on the scheme a few days before the proposal is discussed at the relevant Traffic Management Meeting, where it will remain in the public domain. If you do not wish for your comments to be part of the report please state this explicitly within your response.

Order Title: If made will be "Central Bedfordshire Council (Bedfordshire County Council (District of South Bedfordshire) (Civil Enforcement Area and Special Enforcement Area) (Waiting Restrictions and Street Parking Places) (Consolidation) Order 2008) (Variation No.*) Order 202**"

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ

Gary Powell
Service Director
Highways

01 October 2025





TRO-042 Redhouse Court and Clarkes Way, Houghton Regis

Key

Existing Waiting Restrictions

Proposed Waiting Restrictions

