



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

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

Tel: 01582 708540
e-mail: info@houghtonregis-tc.gov.uk

Date: 2nd December 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 8th December 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 6 - 11

To approve the Minutes of the meeting held on the 17th November 2025.

Recommendation: To approve the Minutes of the meeting held on 17th November 2025 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

[CB/25/03158/FULL \(click for more details\)](#)

Proposed two storey side extension and associated internal alterations
4 Bedford Road, Houghton Regis, LU5 5DJ

For noting

[CB/25/03202/DOC \(click for more details\)](#)

Discharge of Condition 9 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 (Linmere Parcel 5)

[CB/25/03646/NMA \(click for more details\)](#)

Non-material amendment to planning permission CB/23/0387/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 sought to the Neighbourhood Centre: 1. Omit all rear eastern retail ground floor windows. 2. Add external rear eastern door to convenience store. 3. Amend convenience store compound external gates, to provide dedicated means of escape door through compound wall to comply with Building Regulations. 4. Enlarge convenience store compound canopy. 5. Add convenience store compound brise soleil. 6. Amend retail rear eastern doors on site / ground floor plans generally from double to single leaf doors. Local Centre Parcel, Linmere phase 1, Waterslade Way and Lime Tree Drive, Houghton Regis LU5 7AS

[CB/25/03712/DOC \(click for more details\)](#)

Discharge of Condition 34 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.) Phase 4, Houghton Regis North 1, Land on the Northern edge of Houghton Regis

[CB/25/03329/DOC \(click for more details\)](#)

Discharge of Condition 20 (Archaeology) against planning permission CB/12/03613/OUT (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. Parcels 7 & 8 Linmere, Houghton Regis North site 1

[CB/25/03627/DOC \(click for more details\)](#)

Discharge of Conditions 3, 4 and 5 against planning permission ref. CB/25/01980/FULL (Change of use of an industrial unit for a flexible range of uses within Classes E(g)(iii), B2 and / or B8)
Unit 11, Humphrys Road, Dunstable, LU5 4TP

[CB/25/03778/DOC \(click for more details\)](#)

Discharge of Condition 20 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.)
Phase 3B Parcels 1 & 2, Houghton Regis North Site 1, Land on the northern edge of 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 application has been received for consultation and falls within delegated authority. It is recommended for approval:

[CB/25/03104/FULL \(click for more details\)](#)

Erection of a two-storey rear extension, first and second floor side extension, hip to gable, rear dormer rooflights to the front, two rear Juliet balconies. A front porch and associated external alterations.
44 Leafields, Houghton Regis, Dunstable, LU5 5LX

7. PRE-APPLICATION CONSULTATION: PROPOSED BASE STATION INSTALLATION AT (CTIL30694500_TEF22791) HOUGHTON PARK CAR PARK, PARKSIDE DRIVE, HOUGHTON REGIS.

Pages 12 - 18

Members will find attached documents outlining a proposed base station installation at Houghton Car Park, Parkside Drive.

Cornerstone, the UK's leading mobile infrastructure services company, has submitted a consultation pack outlining proposals for a new radio base station installation within our area to support VMO2's network. The documents provided set out the background to the proposal, the site search work already undertaken, and the technical and planning considerations that have informed the preferred location.

The purpose of this consultation is to gather any comments before a planning submission is made. Cornerstone highlights its commitment to shared infrastructure, reducing the overall number of base stations where feasible, and limiting environmental impact. The installation would improve local capacity, strengthen existing coverage, and introduce enhanced 5G provision.

All proposed equipment will be designed in full accordance with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines, which are recognised by the UK Government, the European Union, and the World Health Organisation. A certificate confirming compliance will accompany the planning application.

Cornerstone have asked to be informed of any local stakeholders or groups who may wish to comment. Queries can be directed to the officer named in their correspondence, quoting reference CTIL30694500 TEF22791.

Recommendation: Consider the proposal and agree any comments the Council may wish to submit as part of this consultation.

8. HILLBOROUGH CRESCENT, HOUGHTON REGIS – DISABLED BAY

Pages 19 - 20

Members will find attached a public notice issued by Central Bedfordshire Council proposing the introduction of a dedicated disabled parking bay on Hillborough Crescent, Houghton Regis. The bay would provide a designated space for Blue Badge holders, improving accessibility for residents and visitors with mobility needs.

Recommendation: To consider the proposed disabled parking bay and support the proposal.

0-0

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
17th November 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: 0

Apologies: Councillors: 0

13418 APOLOGIES AND SUBSTITUTIONS

None.

13419 QUESTIONS FROM THE PUBLIC

None.

13420 SPECIFIC DECLARATIONS OF INTEREST

None.

13421 MINUTES

To approve the Minutes of the meeting held on the 27th October 2025.

**Resolved: To approve the Minutes of the meeting held on 27th October 2025
and for these to be signed by the Chairman.**

13422 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/25/03320/RM](#)
[\(click for more details\)](#)

Reserved Matters following Outline Application (CB/12/03613/OUT) for 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. Approval of all reserved matters for 58 dwellings.

Phase 4, Parcel 1, Houghton Regis North 1, Sundon Road,
Houghton Regis, LU5 5GX

Comments: Members noted that five applications relating to Linnere had been submitted simultaneously with concomitant documentation.

Members expressed some concerns regarding traffic noise and discussed the employment of mitigation methods.

Houghton Regis Town Council raised no objection to this application.

[CB/25/03400/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.). Approval of Access, Appearance, Landscaping, Layout and Scale for 259 dwellings and associated works.
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

Comments: It was noted that The Public Protection Officer had not received all documentation at the current time and was reserving judgement.

Houghton Regis Town Council raised no objection to this application.

[CB/25/03234/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.) Approval of access, appearance, landscaping, layout, scale for 236 dwellings and associated works
Parcels 7 & 8 in Area 4 at Linmere, Houghton Regis North, Dunstable

Comments: It was noted that an objection had been raised to this application.

Houghton Regis Town Council raised no objection to this application.

[CB/25/03319/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.) Approval of access, appearance, landscaping, layout and scale for 107 dwellings at Phase 4, Parcel 6.
Phase 4, Parcel 6, Houghton Regis North 1, Sundon Road, Houghton Regis, LU5 5GX

Comments: Members expressed concern regarding potential traffic noise.

Houghton Regis Town Council raised no objection to this application.

[CB/25/03311/RM](#)
[\(click for more details\)](#)

Reserved Matter: 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 on an 80 bedroom residential care home (C2 use) and 26 assisted living units (C2 use) with associated access and landscaping

Houghton Regis north site 1, Land on the Northern Edge of Houghton Regis

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

Noted:

[CB/25/03289/DOC](#)
[\(click for more details\)](#)

Discharge of Conditions 8, 24, 26, 29, 32, 33 & 35 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). Please see supporting Covering Letter for details

Phase 4, Parcel 6, Houghton Regis North 1, Sundon Road, Houghton Regis, LU5 5GX

[CB/25/03288/DOC](#)
[\(click for more details\)](#)

Discharge of Conditions 8, 24, 26, 29, 32, 33 & 35 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, Parcel 1, Houghton Regis North 1, Sundon Road, Houghton Regis, LU5 5GX

[CB/25/03232/GPDE](#)
([click for more details](#))

Prior Notification of Householder Extension: Single storey rear extension with a flat roof, 4m beyond the rear wall of the original dwelling, maximum height of 3.25m & 3m to the eaves
12 Drury Lane, Houghton Regis, Dunstable, LU5 5ED

[CB/25/03382/DOC](#)
([click for more details](#))

Discharge of Condition 20 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)

Phase 4, Parcel 6, Houghton Regis North 1, Sundon Road, Houghton Regis, LU5 5GX

[CB/25/03380/DOC](#)
([click for more details](#))

Discharge of Condition 20 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.)

Phase 4, Parcel 1, Houghton Regis North1, Sundon Road,
Houghton Regis, LU5 5GX

[CB/25/03101/GPDE](#)
[\(click for more details\)](#)

Prior Notification of Householder Extension: Single storey rear extension, 4.90m beyond the rear wall of the original dwelling, maximum height of 3.m & 2.7m to the eaves
19 Manor Park, Houghton Regis, Dunstable, LU5 5BU

[CB/25/03432/DOC](#)
[\(click for more details\)](#)

Discharge of Conditions 3, 5 and 11 against planning permission ref. CB/24/00059/FULL (Proposed 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

(b) Decision Notices

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

13423 PLANNING APPLICATIONS – DELEGATED AUTHORITY

The following planning application had been received for consultation and fell within delegated authority. It was recommended for approval:

[CB/25/02868/LDCP](#)
[\(click for more details\)](#)

Lawful Development Certificate Proposed: Creation of a garden room cabin at the back of the garden
19 Box Crescent, Houghton Regis, Dunstable, LU5 7AD

The Chairman declared the meeting closed at 7.18pm

Dated this 8th day of December 2025

Chairman

Our ref: CTIL30694500_TEF22791

Date: 11-Nov-25

Houghton Regis Town Council
Council Offices
Peel Street
Houghton Regis
Bedfordshire
LU5 5EY
info@houghtonregis-tc.gov.uk

WHP Telecoms Ltd
Building 8, Unit 6,
Carryduff Business Park,
Comber Road,
Northern Ireland
BT8 8AN

Dear Clerk,

PROPOSED BASE STATION INSTALLATION AT (CTIL30694500_TEF22791) HOUGHTON PARK CAR PARK, PARKSIDE DRIVE, HOUGHTON REGIS, BEDFORDSHIRE, LU5 5RD. E: 503283, N: 224485.

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone are in the process of identifying a suitable site in this area for a radio base station installation that will improve service provision for VMO2. The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Cornerstone and VMO2 are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of VMO2's continued network improvement program, there is a specific requirement for a radio base station installation at this location to provide improved technical provisions, greater capacity, and coverage in the area as well as the introduction of new 5G technology.


Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

A number of options have been assessed in respect of the site search process, and we consider the best solution is as follows:

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

PROPOSED INSTALLATION OF 20M MONOPOLE C/W 6NO ANTENNAS, 3NO. RRUs, 3NO CABINETS, 10NO. PAVING SLABS WITH ANCILLARY DEVELOPMENT THERETO.

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14-day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

We look forward to receiving any comments you may have on the proposal.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CTIL30694500_TEF22791).

Yours faithfully,

Niamh Mullan


Niamh Mullan
Town Planner
WHP Telecoms Ltd
Email: n.mullan@whptelecoms.com

(for and on behalf of Cornerstone)

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R [E:503283]N: 224485

NOTES:

B	NEW TOWER LOCATION	PW/C/S05/09/25				
A	PLANNING ISSUE	WA	WA/24/02/23	BY	CH	DATE
REV	MODIFICATION					

WHP Telecoms Ltd

Faraday Court

401 Faraday Street

Birchwood Park

Warrington WA3 6GA

Tel: 01925 424100 Fax: 01925 424101

e-mail: info@whptelecoms.com

cornerstone

CORNERSTONE-SOUTH EAST

Cell Name		Opt.
HOUGHTON PARK CAR PARK		
Cell ID No		
CSID	VF	TEF
30694500	N/A	22791
Project No.	ITM Cell ID	N/A
-	-	-
Site Address / Contact Details		
HOUGHTON PARK CAR PARK PARKSIDE DRIVE HOUGHTON REGIS BEDFORDSHIRE LU5 5RD		

Drawing Title:

EXISTING SITE PLAN

Purpose of Issue:

PLANNING

Drawing Number:

200

Surveyed By:

WHP

Drawn:

RGN

Date:

05/09/25

Check:

AB

Date:

05/09/25

Issue:

D

Dwg
Rev:

A

Drawn
Issue:

D

Original Sheet Size

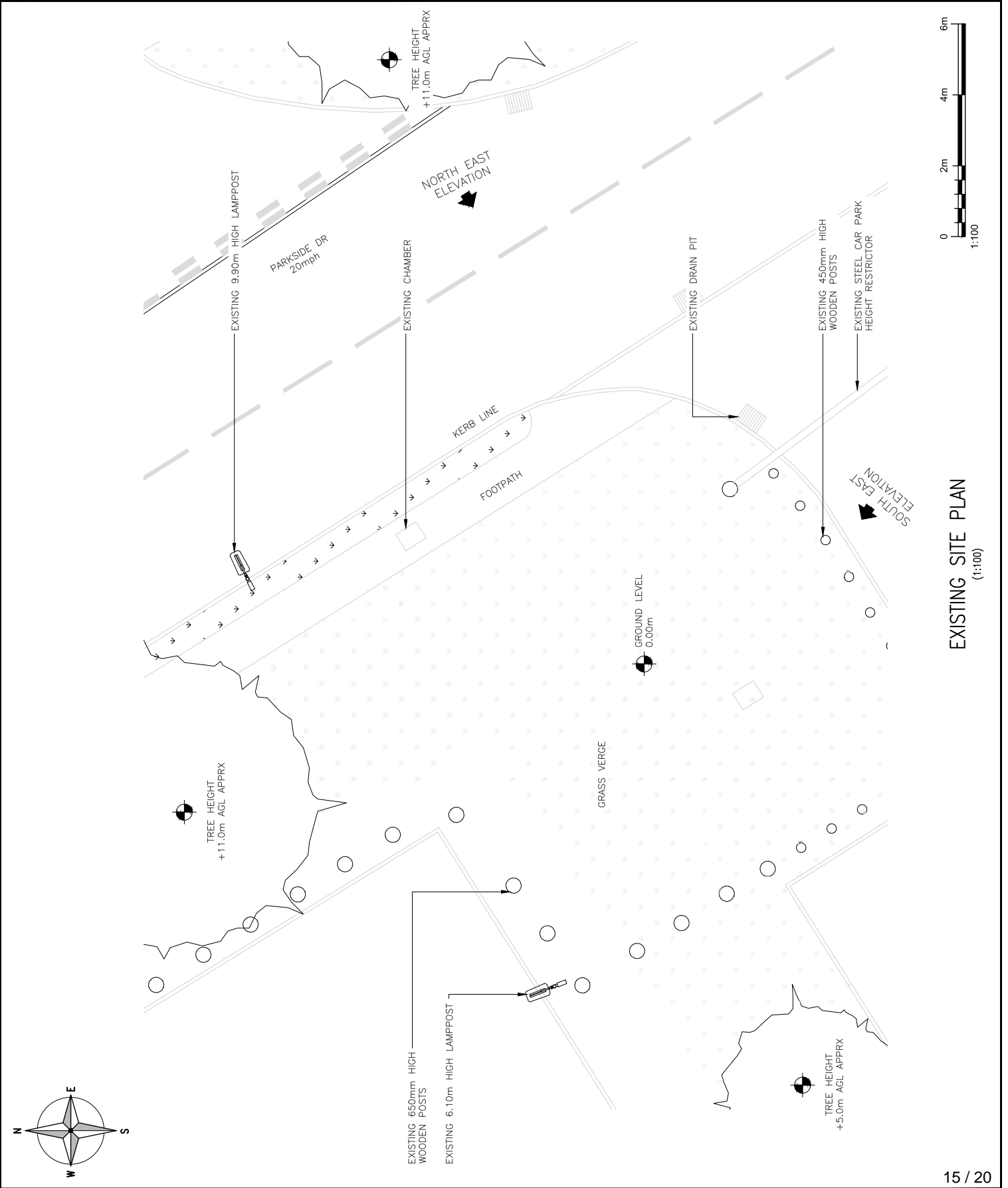
A3

Date

05/09/25

Scale

1:500



EXISTING SITE PLAN
(1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E:503283

N: 224485

NOTES:

C	TOWER LOCATION AMENDED	CVS 05/08/10/25
B	NEW TOWER LOCATION	PW 05/05/09/25
A	PLANNING ISSUE	RCN WA 07/02/23
REV	MODIFICATION	BY CH DATE

WHP Telecoms Ltd

Faraday Court

401 Faraday Street

Birchwood Park

Warrington WA3 6GA

Tel: 01925 424100 Fax: 01925 424101

e-mail: info@whptelecoms.com

cornerstone

CORNERSTONE-SOUTH EAST

Cell Name	Opt	
HOUGHTON PARK CAR PARK		
Cell ID No		
CSID	VF	TEF
30694500	N/A	22791
Project No.	ITM Cell ID	N/A
-	-	-

Site Address / Contact Details

HOUGHTON PARK CAR PARK
PARKSIDE DRIVE
HOUGHTON REGIS
BEDFORDSHIRE
LU5 5RD

Drawing Title: PROPOSED SITE PLAN

Purpose of Issue: PLANNING

Dwg Rev:

Drawing Number: 201

Surveyed By: WHP

Original Sheet Size: A3

Drawn: RCN

Date: 05/09/25

Checked: AB

Pack Issue: D

Date: 05/09/25

SDN10005 Version 3.3

16

These drawings comply with TEF Standard ICNIRP guidelines,
Designed in accordance with Cornerstone documents: SDN0007 & SDN0008

Notes
MITIGATION NOTES/ ACCEPTANCE CORRESPONDANCE

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

E:503283

N: 224485

NOTES:

B	NEW TOWER LOCATION	PWM/VS/05/09/25
A	PLANNING ISSUE	RCN/WA/07/02/25
REV	MODIFICATION	BY CH DATE

WHP Telecoms Ltd

Faraday Court
401 Faraday Street
Birchwood Park
Warrington WA3 6GA
Tel: 01925 424100 Fax: 01925 424101
e-mail: info@whptelecoms.com

cornerstone

CORNERSTONE-SOUTH EAST

Cell Name	Opt.	
HOUGHTON PARK CAR PARK		
Cell ID No		
GSID	VF	TEF
30694500	N/A	22791
Project No.	ITM Cell ID	N/A
-	-	-

Site Address / Contact Details

HOUGHTON PARK CAR PARK
PARKSIDE DRIVE
HOUGHTON REGIS
BEDFORDSHIRE
LU5 5RD

Drawing Title: EXISTING SITE ELEVATION

Purpose of Issue:

PLANNING

Dwg Rev:

Drawing Number: 300

Surveyed By: WHP

Original Sheet Size: A3

Drawn: RCN

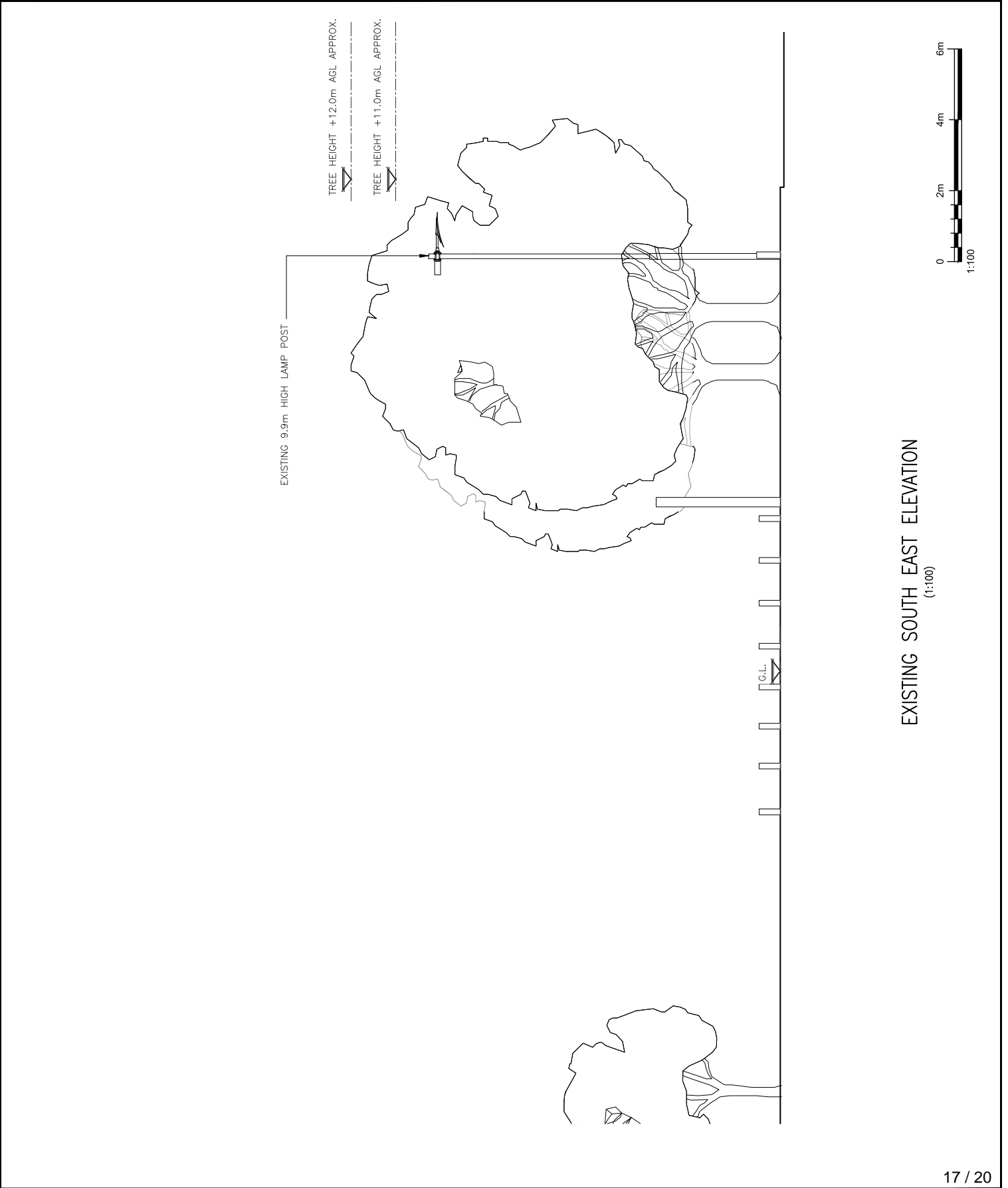
Date: 05/09/25

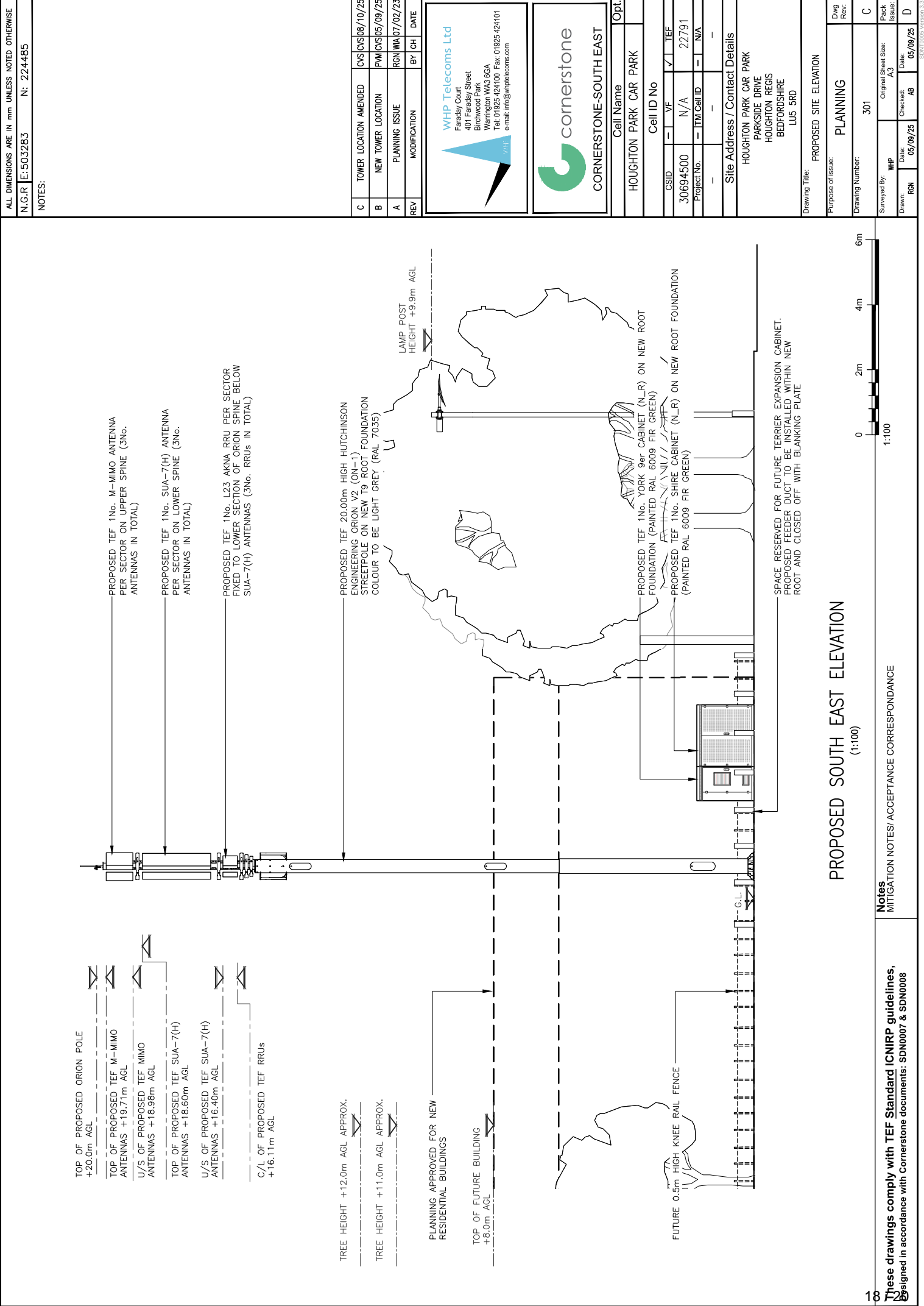
Checked: AB

Date: 05/09/25

Pack Issue: B

Issue: D







PUBLIC NOTICE

CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE A DISABLED PARKING BAY ON HILLBOROUGH CRESCENT, HOUGHTON REGIS

Reason for proposal: The disabled parking space would provide a dedicated place for blue badge holders to park.

Effect of the Order:

To introduce Parking for Disabled badge holders only on the following length of road in Houghton Regis:-

1. Hillborough Crescent, south side, from a point in line with the shared property boundary between No.78 and No.80 and extending in a north-westerly direction, covering an area approximately 3.6 metres in width and 5 metres in length.

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 31 December 2025. Any objections must state the grounds on which they are made. **All comments must quote unique reference number TRO-057.** If you want to send in your comments in writing please send them to the address shown below FAO Emily Hirst.

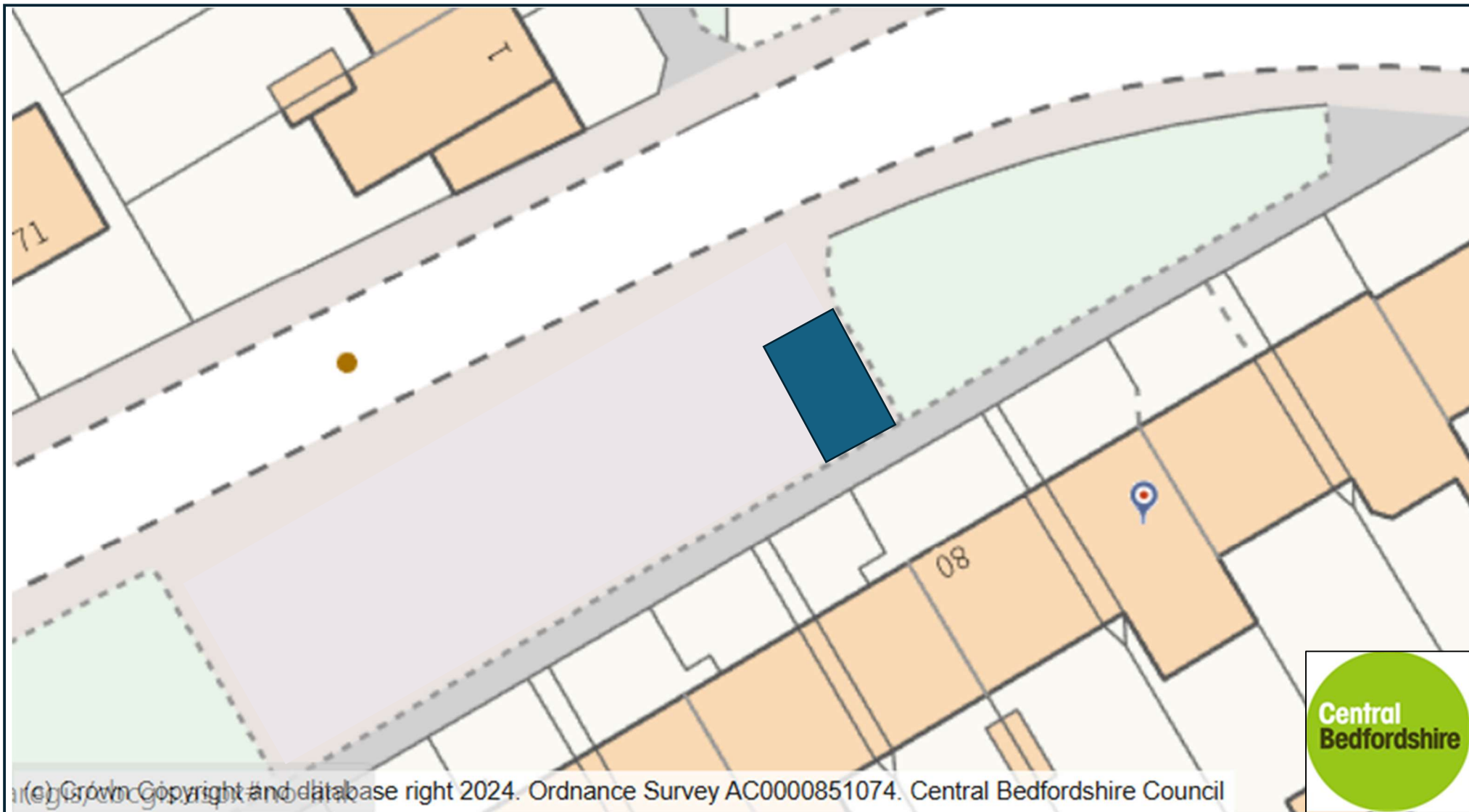
Please note that any comments received will be redacted of personal information and uploaded onto the Central Bedfordshire Council website as part of a report on the scheme a few days before the proposal is discussed at the relevant Traffic Management Meeting, where it will remain in the public domain. 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

03 December 2025



Location:

Hillborough Crescent, Houghton Regis



Description:

Hillborough Crescent, south side, from a point in line with the shared property boundary between No. 78 and No. 80 and extending in a north-easterly direction, covering an area approximately 3.6m metres in width and 5m in length.