



# 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](mailto:info@houghtonregis-tc.gov.uk)

Date: 28<sup>th</sup> May 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 2<sup>nd</sup> June 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 RECORDED<sup>1</sup>***

## 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.

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<sup>1</sup> 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. ELECTION OF VICE-CHAIR

Members are invited to elect a Vice Chair for Planning Committee for 2025/2026.

### 5. MINUTES

To approve the Minutes of the meeting held on the 12<sup>th</sup> May 2025.

**Recommendation: To approve the Minutes of the meeting held on 12<sup>th</sup> May 2025 and for these to be signed by the Chairman.**

### 6. COMMITTEE FUNCTIONS & TERMS OF REFERENCE

*Pages 10 - 11*

In accordance with Standing Order 4.j.iv. Council is required to review its delegation arrangements to committees and sub committees.

These arrangements are set out in the Committee Functions & Terms of Reference. This document sets out the system of delegation to the Committees, Sub-Committees and Working Groups of the Council.

Members will find attached the extract from the approved Committee Functions & Terms of Reference which relates to this committee.

This report is provided for information.

### 7. PLANNING MATTERS

**(a) To consider the following applications:**

[CB/25/01611/VOC \(click for more details\)](#)

Variation of condition numbers 16 and 27 of planning permission CB/21/03399/VOC (Variation of condition numbers 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) Variation sought to change the wording to the conditions, new LEAP drawings, amend the size and orientation of the pumping station, relocation of 2 parking bays with minor diversion of the footpath and amend the fence line.

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The Gates Land East of Bedford Road, Bidwell, Houghton Regis

For noting

[CB/25/01324/DOC \(click for more details\)](#)

Discharge of Conditions 22 and 23 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) Land on the northern edge of Houghton Regis, Bedfordshire

[CB/25/01572/PADM \(click for more details\)](#)

Prior Notification of proposed demolition: Partial demolition of Unit 11  
Unit 11, Humphrys Road, Dunstable, LU5 4TP

[CB/25/01548/LDCP \(click for more details\)](#)

Lawful Development Certificate Proposed: Single storey rear extension and fenestration additions  
90 Grove Road, Houghton Regis, Dunstable, LU5 5PF

[CB/25/01651/DOC \(click for more details\)](#)

Discharge of Conditions 17 and 18 against planning permission CB/24/00059/FULL (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 at time of going to print.

### ***Refusals:***

[CB/25/01081/FULL \(click for more details\)](#)

Change of use from residential dwellinghouse (C3) to use as a children's home (C2).  
22 Recreation Road, Houghton Regis, Dunstable, LU5 5JW

[CB/25/00370/FULL \(click for more details\)](#)

Erection of two detached bungalows and associated works.  
Expansion of existing dropped kerb.  
65 - 67 Cemetery Road, Houghton Regis, Dunstable, LU5 5DA

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**Withdrawals:**

[CB/25/01159/FULL \(click for more details\)](#)

Erection of two semi detached dwellings  
Land to the rear of Midway Cottage and the rear of The Cottage,  
Bedford Road, Houghton Regis, Dunstable, LU5 6JP

**8. CB/24/00801/FULL - FORMER SITE OF MORRISONS, HIGH STREET, HOUGHTON REGIS**

**Background:**

Houghton Regis Town Council previously objected to planning application CB/24/00801/FULL on the following grounds:

- Overdevelopment
- Potential for residents to experience significant overnight noise pollution from a 24/7 operation
- Failure to comply with the neighbourhood plan

**Current Position:**

The Local Planning Authority has indicated that highways issues have now been addressed. However, they have noted the Town Council's objection and are seeking clarification on whether proposed noise mitigation conditions would address concerns.

**Proposed Condition:**

The Council's Public Protection (Environmental Health) Officer has suggested imposing a comprehensive noise control condition detailed as below:

Details shall be submitted to and approved in writing by the Council, of the external sound level (Rating Level) emitted from the premises including plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external sound level (Rating Level) emitted from the premises shall not exceed the lowest existing background sound level in order to prevent any adverse impact. The assessment shall be made in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all the premises operating at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the sound criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained with the exception of specific changes to the noise details that are requested by the Local Planning Authority in writing to address statutory nuisance.'

It is requested whether, if such a condition is imposed, would this address the concern of the Town Council and enable their objection to be removed?

**Recommendation:**     **To consider whether the proposed noise control condition adequately addresses the Town Council's objection regarding overnight noise pollution from 24/7 operations, and whether the objection should be maintained or withdrawn.**

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9. **CB/24/03164/FULL - PROPOSED DATA CENTRE ADJACENT TO LINMERE FARMSTEAD**

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

Full planning permission is sought for the erection of a 100MW data centre comprising the following:

- Data centre building (approx. 22,000m<sup>2</sup> footprint)
- 43 x 2.5MW diesel standby generators
- Ancillary plant and substation
- Associated hard and soft landscaping
- Fencing, lighting, and internal access roads

The development is proposed on land directly adjacent to the Linnere residential area and within very close proximity to Houghton Regis parish boundary.

Proximity to Linnere:

The proposed development is located immediately adjacent to the Linnere Farmstead area. With Linnere's growing residential population, the scale and industrial nature of the development raise potential concerns in terms of:

- Noise and vibration from generator operation
- Air quality and emissions
- Visual impact and design integration
- Light pollution
- Increased vehicle movements and associated transport implications

Environmental Implications:

A separate Environmental Permit Application (Ref: EPR/AP3427SQ/A001) has been submitted by Amazon Data Services UK Limited to the Environment Agency, seeking approval for emissions and power generation relating to the proposed diesel generator infrastructure.

**Decision Timetable:**

The application is due to be considered at **CBC's Development Management Committee on Tuesday 4th June 2025**. This gives limited time for a formal Town Council response, should members wish to comment.

- Recommendation:**
1. **Formally express concerns regarding the omission of Houghton Regis Town Council from the consultee list for planning application CB/24/03164/FULL, given the site's immediate proximity to Linnere and potential impacts on local residents.**
  2. **Submit a representation to Central Bedfordshire Council highlighting the potential environmental, visual, and amenity concerns associated with the proposed data centre development,**

- 3. Requests that Central Bedfordshire Council ensures Houghton Regis Town Council is included in future consultations on major developments situated near or along parish boundaries.**

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# **HOUGHTON REGIS TOWN COUNCIL**

## **Planning Committee Minutes of the meeting held on 12<sup>th</sup> May 2025 at 7.00pm**

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

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

Public: 0

Apologies: Councillors: J Carroll  
E Cooper  
D Taylor

### **13182 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Carroll, Cllr Cooper and Cllr Taylor.

### **13183 QUESTIONS FROM THE PUBLIC**

None.

### **13184 SPECIFIC DECLARATIONS OF INTEREST**

None.

### **13185 MINUTES**

To approve the Minutes of the meeting held on the 22<sup>nd</sup> April 2025

**Resolved:** To approve the Minutes of the meeting held on 22<sup>nd</sup> April 2025 and for these to be signed by the Chairman.

### **13186 PLANNING MATTERS**

(a) The following planning applications were considered:

[CB/25/01004/LB \(click for more details\)](#)

Listed Building: Full repair and refurbishment of farmhouse roof with replacement of felt and battens and re use of original tiles also re-flashing and re-pointing of chimney stack.  
Lane Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP  
Mrs McCaw

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

[CB/25/01323/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  
Chris Okere

**Comments:** Members voiced concern that there was insufficient information regarding:

- Hours of operation
- Noise impact on nearby residents
- Parking facilities
- Anticipated attendance numbers

There was also concern that this would incur a loss of three retail units and it was questioned whether this was appropriate, taking into consideration that it would limit the number of retail outlets within Bedford Square.

Houghton Regis Town Council raised no objections to this application.

**Noted:**

[CB/25/01129/LDCP](#)  
[\(click for more details\)](#)

Lawful Development Certificate Proposed: Single storey undercroft infill extension (amendment to approved planning permission 24/03487/FULL)  
Whistlebrook Stud, Sewell Lane, Sewell, Dunstable, LU6 1RP

[CB/25/01320/DOC](#)  
[\(click for more details\)](#)

Discharge of Condition 15 against planning permission ref. CB/22/00545/FULL (Development of a single industrial warehouse unit for E(g)(iii), B2 and B8 use with ancillary offices, car parking, service areas and soft landscaping)  
Unit 15, Humphrys Road, Dunstable, LU5 4TP

[CB/25/01401/DOC](#)  
[\(click for more details\)](#)

Discharge of Condition 26 against planning permission ref. CB/21/05575/REG3 (Development of a new leisure centre, incorporating landscaping and parking provisions. Demolition of the existing building and the construction of a new facility to include an eight-lane 25 metre community swimming pool, dedicated learner pool, confidence pool, fitness suite, exercise studio and two squash courts. Building to include a café, community space, creche, children's outdoor play zone and an outdoor fitness trail and public area)  
Houghton Regis Leisure And Community Centre, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX



[CB/25/01372/DOC](#)  
[\(click for more details\)](#)

Discharge of Conditions 12, 21 and 22 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

***Permissions / Approvals / Consents***

[CB/25/00267/FULL](#)  
[\(click for more details\)](#)

Partial single/two storey rear extensions with rooflights and two storey side extension  
27 Linmere Walk, Houghton Regis, Dunstable, LU5 5PS

***Refusals:***

[CB/24/03469/FULL](#)  
[\(click for more details\)](#)

Proposed site boundary timber fencing, 1350mm close board timber panel with 150mm gravel board and 450mm trellis (retrospective)  
2 Arnald Way, Houghton Regis, Dunstable, LU5 5UN

[CB/25/00370/FULL](#)  
[\(click for more details\)](#)

Erection of two detached bungalows and associated works. Expansion of existing dropped kerb.  
65 - 67 Cemetery Road, Houghton Regis, Dunstable, LU5 5DA

***Withdrawals:***

None received.

**The Chairman declared the meeting closed at 7.21pm**

**Dated this 2<sup>nd</sup> day of June 2025**

**Chairman**

# Planning Committee

## *Terms of Reference*

- To consider any matters referred to it by the Council or other Committees.
- To respond on behalf of the Council to initiatives from other organisations relating to matters under the Committee's jurisdiction.
- To exercise management of health and safety issues in respect of all the services of this Committee.
- To assemble and submit to the Town Council estimates of income and expenditure for each financial year in respect of all the services of this Committee no later than 30<sup>th</sup> November each year.
- To review annually (Spring / Summer) the staffing structure and staffing forecast in relation to this Committee for consideration by the Staffing Committee late Autumn to feed into the budget process.
- To monitor periodically the income and expenditure of the Committee.
  - To consider and determine any new contracts and any renewals of existing contracts under the jurisdiction of this committee.
- To consider and determine any proposed expenditure or reduction in income for which no provision has been made in the approved budget.
- Reviewing policies of the Council as required by the Policy Document Review Schedule
- To consider all planning related applications within the Parish and to make representations to the appropriate authority on behalf of the Town Council.
- To consider matters surrounding the growth proposals, including strategic development proposals and documents from local authorities and other agencies and bodies.
- To consider highways proposals from local authorities and other agencies and bodies and to make representations to the appropriate authority on behalf of the Town Council.
- To oversee the development and introduction of a Neighbourhood Plan for Houghton Regis.

## Delegated Powers to Officers – Planning

- Delegated applications include all applications received for consultation purposes including all planning applications, advertisement and signs.
- All delegated decisions, which are recommended for approval, will be provided in writing, to Members of the Planning Committee.
- A list of proposed delegated decisions (relating to new or proposed listed buildings, conservation areas, tree preservation orders, building preservation orders, highways, byways, bridleways and footpaths) will be circulated to all Councillors. If a Councillor wishes an application to be decided by the Committee, a written request must be made to the Town Clerk prior to the meeting.
- No applications will be delegated that fall into the following categories:
  - a) To which a written objection from a member of the public has been received by the Town Council
  - b) Any application for more than five dwellings (including flats, apartments and maisonettes)
  - c) Any application for retail or employment space
- The Town Clerk or their nominated officer, must be fully aware of the location and possible planning considerations of an application.

### *Functions*

- The Planning Committee shall function and operate in accordance with the Council's approved Standing Orders.
- The Planning Committee shall consist of seven Councillors. The quorum shall be half of its members (four).
- To appoint sub-committees or working groups as necessary including setting out membership and terms of reference.