



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: 19th January 2026

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 26th January 2026 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 5th January 2026.

Recommendation: To approve the Minutes of the meeting held on 5th January 2026 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

[CB/25/03613/FULL \(click for more details\)](#)

Erect a detached garage to rear of garden, ancillary to the dwelling.
7 Woodlands Avenue, Houghton Regis, Dunstable, LU5 5LJ

[CB/25/04023/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 appearance and landscaping for Phase 1 LEAP in area masterplan 1
Phase 1, Houghton Regis North Site, Land on the northern edge of Houghton Regis, Houghton Regis

For noting

[CB/25/04031/NMA \(click for more details\)](#)

Non-material amendment to planning permission 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)'). Amendment sought to reduce the number of street trees in pits Parcel 5, Houghton Regis North 1, Sundon Road, LU5 5GX

[CB/25/03873/DOC \(click for more details\)](#)

Discharge of Conditions 2, 4, 6, 9, 15 & 19 against planning permission ref. 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

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

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HOUGHTON REGIS TOWN COUNCIL

Planning Committee Minutes of the meeting held on 5th January 2026 at 7.00pm

Present: Councillors: M Herber Chairman
E Billington
Y Farrell
D Jones
A Slough Substitute

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

Public: 0

Apologies: Councillors: E Cooper
D Taylor
C Slough

13477 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Cooper, Cllr C Slough (Cllr A Slough substituted) and Cllr Taylor.

13478 QUESTIONS FROM THE PUBLIC

The Chair had been contacted by a resident regarding the proposed crossing on Sundon Road. Members agreed to discuss this under the relevant agenda item.

13479 SPECIFIC DECLARATIONS OF INTEREST

None.

13480 MINUTES

To approve the Minutes of the meeting held on the 8th December 2025.

Members noted the recommendation showed the incorrect date. It was agreed that this should be amended to 8th December 2025.

Resolved: To approve the Minutes of the meeting held on 8th December 2025 and for these to be signed by the Chairman.

13481 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/25/03565/FULL](#)
[\(click for more details\)](#)

Single storey side and front extensions. Two storey rear extension and front dormer extension
32 Wilbury Drive, Dunstable, LU5 4TA

Comments: Members noted that while one side of the property sat on the border of Houghton Regis, the property was not situated within the town boundary.
Members commented that the extension was likely to impact the light received by the neighbouring property.
The application proposed a fourth bedroom but there appeared to be insufficient parking space to meet requirements.

Houghton Regis Town Council raised no objection to this application.

Noted:

[CB/25/03468/DOC](#)
[\(click for more details\)](#)

Discharge of Conditions 2,3,4,5,6 and 7 against planning permission ref. CB/25/01738/LB : Listed Building: roof structure repairs, replacement lead flashing, pointing with lime mortar and stabilisation of timber props. Removal of the side conservatory, windows and doors to be refurbished and glazing upgraded, ground floor replaced with limecrete, chimney hearth repairs with matching brick and lime mortar, defective guttering replaced and installation of a new kitchen and bathroom
Vane Cottage, Park Road North, Houghton Regis, Dunstable, LU5 5LD

Members noted that of the six conditions to be discharged, only one was considered satisfactory by the Conservation Officer.

[CB/25/03751/GPDE](#)
[\(click for more details\)](#)

Prior Approval of Householder Extension: Single storey rear extension, 5.00m beyond the rear wall of the original dwelling, maximum height of 2.95m & 2.95m to the eaves.
4A Bedford Road, Houghton Regis, Dunstable, LU5 5DJ

Members noted that no plan was available to illustrate how the extension would be implemented.

[CB/25/03935/DOC](#)
[\(click for more details\)](#)

Discharge of Conditions 24, 25, 32, 33, 35 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.

Parcels 7 & 8, Linnere Houghton Regis North Site, Land on the northern edge of Houghton Regis

[CB/25/03917/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 24 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.)

Parcel 3A, Land at Elmers Gate, off Woodside Link, Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

13482 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.

13483 PROPOSAL TO INSTALL A TOUCAN CROSSING ON SUNDON ROAD, HOUGHTON REGIS

Members were provided with a public notice and road plan concerning the proposed installation of a Toucan Crossing at Sundon Road, positioned at a point approximately 21 metres south-west of the centre of the junction with Silver Birch Avenue.

The Chair advised Members that a resident had raised concerns regarding the pathway on Sundon Road, which they believed was too narrow. The resident had supplied photographs in support of this concern and these were circulated to Members. While there was some uncertainty as to whether the pathway was inadequate, it was agreed that the matter should be referred to CBC Highways Maintenance. The Chair confirmed they would forward the resident's comments and photographs to CBC and would copy in Members.

Members welcomed and supported the proposed crossing.

Resolved: **To submit comments to Central Bedfordshire Council in support of the installation of a Toucan Crossing at the proposed site of approximately 21 metres south-west of the centre of the junction with Silver Birch Avenue.**

The Chairman declared the meeting closed at 7.17pm

Dated this 26th day of January 2026

Chairman