



# 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: 14<sup>th</sup> April 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 20<sup>th</sup> April 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 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.*

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### 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 30<sup>th</sup> March 2026.

**Recommendation: To approve the Minutes of the meeting held on 30<sup>th</sup> March 2026 and for these to be signed by the Chairman.**

### 5. PLANNING MATTERS

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

[CB/26/00870/FULL \(click for more details\)](#)

Conversion of barn, subdivided into 3 office units, demolition of lean to, insertion of new windows, doors, new steps and railings to office unit 3 and installation of mezzanine floor to each unit. Change of use of former Doctor's Surgery to 1 residential dwelling. Landscaping and associated works  
Manor Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP

[CB/26/00871/LB \(click for more details\)](#)

Listed Building: Conversion of barn, subdivided into 3 office units, demolition of lean to, insertion of new windows, doors, new steps and railings to office unit 3 and installation of mezzanine floor to each unit. Change of use of former Doctor's Surgery to 1 residential dwelling. Landscaping and associated works  
Manor Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP

#### **For noting:**

[CB/26/00852/DOC \(click for more details\)](#)

Discharge of Condition 14, against planning permission ref. CB/23/03987/RM (Reserved Matters: following Outline Application CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.)

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	Reserved matters approval sought for layout, scale, appearance, landscaping and access relating to Local Centre Parcel, Phase 1.) Local Centre Parcel, Linmere (HRN1), Phase 1, Waterslade Way & Lime Tree Drive, Houghton Regis, LU5 7AS
<a href="#">CB/26/01006/DOC (click for more details)</a>	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 2 & 3 Houghton Regis North Site 1, Land on the northern edge of Houghton Regis
<a href="#">CB/26/01076/NMA (click for more details)</a>	The Non Material Amendment to planning permission ref. CB/23/03551/RM Reserved Matters: following Outline Application CB/22/04525/VOC (Outline Application for residential development for up to 100 dwellings with all matters reserved, except access.) Full details of reserved matters for 76 dwellings including appearance, landscaping, scale and layout pursuant to outline consent CB/22/04525/VOC. Amendment sought to omit the external balconies on coach houses and flats. Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ
<a href="#">CB/26/01050/TDM (click for more details)</a>	Telecommunications Determination Masts: Removal of the 8m lamppost pole, erection of 20m pole with supporting 6 antennas with a wraparound cabinet. Removal of 2 ground-based cabinets and the installation of 2 cabinets and ancillary development Land West Of Parkside Drive And North Of Conquest Road, Parkside Drive, 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.



***HOUGHTON REGIS TOWN COUNCIL***

**Planning Committee**

**Minutes of the meeting held on**

**30<sup>th</sup> March 2026 at 7.00pm**

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

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

Also present: J Carroll

Public: 0

Apologies: Councillors: E Billington

Absent: Y Farrell

**13582 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Councillor Billington.

**13583 QUESTIONS FROM THE PUBLIC**

None.

**13584 SPECIFIC DECLARATIONS OF INTEREST**

None.

**13585 MINUTES**

To approve the Minutes of the meeting held on the 9<sup>th</sup> March 2026.

**Resolved: To approve the Minutes of the meeting held on 9<sup>th</sup> March 2026 and for these to be signed by the Chairman.**

**13586 PLANNING MATTERS**

**(a) The following planning applications were considered:**

[CB/25/02843/FU](#) Part single storey and part two storey rear extensions  
[LL \(click for more details\)](#) 32 Churchfield Road, Houghton Regis, Dunstable, LU5 5HL

**Comments: Members agreed that, while the development was unusual, the extension appeared to be in keeping with other properties on the road.**

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

[CB/26/00369/FU  
LL \(click for  
more details\)](#)

Siting of a portakabin for community use  
Parkside Recreation Ground, Parkside Drive, Houghton Regis,  
Dunstable, LU5 5RY

**Comments: This application had previously been approved by Houghton Regis Town Council but refused by Central Bedfordshire Council. The two issues raised appeared to have been addressed:**

- **Biodiversity Net Gain**
- **Distance from the portakabin to the playing pitch**

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

**Noted:**

[CB/26/00636/DO  
C \(click for more  
details\)](#)

Discharge of Conditions 4, 12 and 20 against planning permission ref. CB/23/03987/RM (Reserved Matters: following Outline Application CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.) Reserved matters approval sought for layout, scale, appearance, landscaping and access relating to Local Centre Parcel, Phase 1.)  
Local Centre Parcel, Linmere (HRN1), Phase 1, Waterslade Way & Lime Tree Drive, Houghton Regis, LU5 7AS

[CB/26/00784/N  
MA \(click for  
more details\)](#)

Non material amendment to planning permission CB/23/03448/FULL (Revised scheme: Demolition of existing outbuildings whilst retaining the existing dwelling. Erection of

26 dwellings with access road and sewers. Amendment sought to the wording of condition 27 to amend this from a prior commencement condition to a prior to occupation condition.  
Red Cow Farm House, Bedford Road, Houghton Regis, Beds. LU5 6JP

[CB/26/00787/DO  
C \(click for more  
details\)](#)

Discharge of Conditions 25, 26, 29, 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.  
Phase 4, Parcels 4 & 5 - Houghton Regis North site 1, land on the northern edge of Houghton Regis

[CB/26/00770/DO  
C \(click for more  
details\)](#)

Discharge of Condition 9 against planning permission (CB/12/03613/OUT) (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). CB/20/03903/DOC also refers.  
Land To The North And East Of Houghton Regis, Sundon Road, Houghton Regis

[CB/26/00641/DO  
C \(click for more  
details\)](#)

Discharge of Condition 20 against planning permission ref. CB/24/000801/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

[CB/26/00617/DO](#) Discharge of Conditions  
[C \(click for more details\)](#) 1,3,5,7,8,11,12,13,16,17B,18,21,22,23,24,25 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

***Permissions / Approvals / Consents***

None received.

***Refusals:***

None received.

***Withdrawals:***

None received.

**13587 PLANNING APPLICATIONS – DELEGATED AUTHORITY**

The following planning application had been received for consultation and fell within delegated authority. In accordance with the Committee's Terms of Reference, this item did not require discussion unless a Member had requested it be referred to committee prior to the meeting. It was therefore recommended for approval.

[CB/26/00542/FU](#) Two storey side extension with integrated garage.  
[LL \(click for more details\)](#) 11 Cemetery Road, Houghton Regis, Dunstable, LU5 5BZ

**13588 PROPOSED TELECOMMUNICATIONS UPGRADE – SITE 10555, PARKSIDE DRIVE**

Members were requested to consider a consultation relating to a proposed upgrade of a 20m telecommunications monopole on Parkside Drive.

Members felt that the proposed new position of the pole would be an improvement.

Members questioned why an associated cabinet categorised as 'not active' was still in place. It was suggested that enquiries should be made regarding its removal.

**Resolved:** To consider comments to M Group Telecom in relation to this application.

**13589 CB/25/03320/RM - PHASE 4, PARCEL 1, & CB/25/03319/RM - PHASE 4, PARCEL 6, HOUGHTON REGIS NORTH 1, SUNDON ROAD, HOUGHTON REGIS**

Members were provided with notifications received from Central Bedfordshire Council regarding amendments made to outline application CB/12/03613/OUT.

- a. [CB/25/03320/RM](#) - Phase 4, Parcel 1
- b. [CB/25/03319/RM](#) - Phase 4, Parcel 6

Members had not objected to this application previously and saw no grounds for objection this time.

**Resolved:** To consider the revisions for Phase 4 Parcels 1 & 6 in relation to applications [CB/25/03320/RM](#) and [CB/25/03319/RM](#) and consider comments, if any, for submission to Central Bedfordshire Council.

**The Chairman declared the meeting closed at 7.18pm**

**Dated this 20<sup>th</sup> day of April 2026**

**Chairman**

DRAFT