



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: 5th May 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 11th May 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

Pages 6 - 10

To approve the Minutes of the meeting held on the 20th April 2026.

Recommendation: To approve the Minutes of the meeting held on 20th April 2026 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

[CB/26/01034/FULL \(click for more details\)](#)

Erection of four dwellings
Land north of, Highfield House, Bedford Road, Houghton Regis,
LU5 5EU

[CB/26/00932/FULL \(click for more details\)](#)

Erection of two dwellings with associated access, parking and landscaping
Vane Cottage, Park Road North, Houghton Regis, Dunstable, LU5
5LD

For noting:

[CB/26/01149/DOC \(click for more details\)](#)

Discharge of Conditions 7 & 29 against planning application 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 and 2, Houghton Regis North site1, Houghton Regis

-
- [CB/26/01152/DOC \(click for more details\)](#) Discharge of Condition 26 against planning application 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.) Houghton Regis North Site1, land on the northern edge of Houghton Regis
- [CB/26/01153/DOC \(click for more details\)](#) Discharge of Conditions 32 & 33 against planning application 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.) Houghton Regis North Site 1, land on the northern edge of Houghton Regis
- [CB/26/01140/DOC \(click for more details\)](#) Discharge of Condition 25 against planning application 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. CB/25/02087/PAPC also refers. Phase 4, Parcel 1, Houghton Regis North 1, Sundon Road, Houghton Regis

CB/26/01047/DOC (click for more details)	Discharge of Condition 20 against planning application 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
CB/26/01113/DOC (click for more details)	Discharge of Conditions 9, 10, 17, 25, 30, 31 & 33 against planning application ref. CB/21/03369/FULL (Residential development of 57 affordable dwellings with associated works including the re-configuration of the roundabout to create a fourth arm and form the vehicular access) Land at the North side of Bedford Road, Bidwell, Houghton Regis, Dunstable, LU5 6QY
CB/26/01205/DOC (click for more details)	Discharge of Conditions 25 & 35 against planning application 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, Houghton Regis, Beds
CB/26/01109/LDCP (click for more details)	Certificate of Lawful Development Proposed: Single storey rear extension 108 Leafields, Houghton Regis, Dunstable, LU5 5LX
CB/26/00940/LDCP (click for more details)	Lawful Development Certificate Proposed: Loft conversion with rear dormer and front rooflights 36 Cemetery Road, Houghton Regis, Dunstable, LU5 5DA
CB/26/01164/GPDE (click for more details)	Prior Notification of Householder Extension: Single storey rear extension, 4.50m beyond the rear wall of the original dwelling, maximum height of 4.00m and 3.00m to the eaves 5 Ashwell Walk, Houghton Regis, Dunstable, LU5 5QA
CB/26/01220/LDCP (click for more details)	Lawful Development Certificate Proposed: Single storey outbuilding to rear of site 43 Pantheon Drive, Houghton Regis, Dunstable, LU5 6GW

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

20th April 2026 at 7.00pm

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

Officers: Debbie Marsh Head of Corporate Services
Amanda Samuels Administration Officer

Public: 2

Apologies: Councillors: Y Farrell
D Taylor

13502 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Farrell and Councillor Taylor.

13503 QUESTIONS FROM THE PUBLIC

None.

13504 SPECIFIC DECLARATIONS OF INTEREST

None.

13505 MINUTES

To approve the Minutes of the meeting held on the 30th March 2026.

Resolved: To approve the Minutes of the meeting held on 30th March 2026 and for these to be signed by the Chairman.

13506 PLANNING MATTERS

(a) The following planning applications were considered:

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

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

Comments: The Town Council raised an objection to this application on the grounds of:

- **Overdevelopment: each of the office units would accommodate 7 workstations.**
- **The proposals were likely to result in the intensification of activity at the site, thus leading to an increase in vehicular movements.**
- **Loss of residential amenity: the increased activity associated with the development would lead to higher levels of noise, disturbance and general activity, undermining the quiet residential character of the surrounding area.**
- **The design was inappropriate and detracted from the character of the site.**
- **Increased hard landscaping to accommodate additional parking.**
- **The submitted proposals, as illustrated within the Landscape Masterplan, would introduce works that would alter the character, appearance and historic setting of the listed asset, resulting in heritage harm that the Town Council feels cannot be justified.**
- **This application, if approved, would contribute to the cumulative erosion of the historic character of Sewell.**

[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

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

Comments: The Town Council raised an objection to this application on the grounds of:

- **Overdevelopment: each of the office units would accommodate 7 workstations.**
- **The proposals were likely to result in the intensification of activity at the site, thus leading to an increase in vehicular movements.**
- **Loss of residential amenity: the increased activity associated with the development would lead to higher levels of noise, disturbance and general activity, undermining the quiet residential character of the surrounding area.**
- **The design was inappropriate and detracted from the character of the site.**

- **Increased hard landscaping to accommodate additional parking.**
- **The submitted proposals, as illustrated within the Landscape Masterplan, would introduce works that would alter the character, appearance and historic setting of the listed asset, resulting in heritage harm that the Town Council feels cannot be justified.**
- **This application, if approved, would contribute to the cumulative erosion of the historic character of Sewell.**

Noted:

[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.)

[CB/26/01006/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 2 & 3 Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/26/01076/NMA](#)
[\(click for more details\)](#)

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

[CB/26/01050/TD](#)
[M \(click for more details\)](#)

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

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

13507 PLANNING APPLICATIONS – DELEGATED AUTHORITY

The following planning applications had been received for consultation and fell within delegated authority. In accordance with the Committee's Terms of Reference, these items did not require discussion unless a Member requested they be referred to committee. They were therefore recommended for approval.

[CB/26/00619/FUL](#)
[L \(click for more details\)](#)

Erection of a single storey rear extension and refurbishment to an existing detached outbuilding, internal reconfiguration, and external alterations
33 Dalling Drive, Houghton Regis, Dunstable, LU5 5EF

[CB/26/00074/FUL](#)
[L \(click for more details\)](#)

Erection of a single storey rear and side extensions with rooflights
82 Fensome Drive, Houghton Regis, Dunstable, LU5 5SH

[CB/26/00380/FUL](#)
[L \(click for more details\)](#)

Installation of an additional staircase – Retrospective
75 Fensome Drive, Houghton Regis, Dunstable, LU5 5SF

[CB/26/00903/FUL
L \(click for more
details\)](#) Removal of conservatory, erection of single storey rear extension
with roof lights and new side window
12 Park Avenue, Houghton Regis, Dunstable, LU5 5EA

The Chairman declared the meeting closed at 7.22pm

Dated this 11th day of May 2026

Chairman

DRAFT

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
LU5 5EY

Contact Planning Appeals
Email planning.appeals@centralbedfordshire.gov.uk
Date 30 April 2026

Dear Mrs Senior,

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site address: 9 Watervale, Houghton Regis, Dunstable, LU5 6FY
Description of development: Two storey side/rear extension
Appellant's name: Mr R Perera
Appeal reference: 6008470
Application reference: CB/26/00217/FULL

I refer to the above details. An appeal has been made to the Secretary of State against the Council's decision to refuse planning permission for the proposed development described above.

This appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

As this appeal is proceeding under the **Householder Appeals Service**, there is no opportunity for you to submit further comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate within 4 weeks of the appeal's starting date. You can do this online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>. If you do not have access to the internet, you can write (quoting the appeal reference 6008470) to The Planning Inspectorate, c/o QUADIENT, 69 Buckingham Avenue, Slough, SL1 4PN, .

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Planning Portal website. All information provided in your representation, including your name and address, will be published. If you object to publication in this way, please contact the Planning Inspectorate directly.

The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. When made, the decision will be published online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference> and is also available to view or download on the Council's website <http://www.centralbedfordshire.gov.uk/planning-register>.

Yours sincerely,

Andrew Davie

**Andrew Davie MRTPI
Service Director Development & Economy**

