



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Cllr D Jones**
Town Clerk: **Clare Evans**

Tel: 01582 708540
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Date: 27th May 2026

To: Members of the Planning Committee

Cllrs: D Jones (Chair), E Billington, J Carroll, E Cooper, M Herber, C Slough, Vacancy.

(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 **Tuesday 2nd 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 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. ELECTION OF VICE-CHAIR

Members are invited to elect a Vice Chair for Planning Committee for 2026/2027.

5. MINUTES

Pages 6 - 12

To approve the Minutes of the meeting held on the 11th May 2026.

Recommendation: To approve the Minutes of the meeting held on 11th May 2026 and for these to be signed by the Chairman.

6. COMMITTEE FUNCTIONS & TERMS OF REFERENCE

Pages 13 - 14

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/26/00961/FULL \(click for more details\)](#)

Demolition of a store and the construction of a self-build two bedroom bungalow
6 Townsend Terrace, Houghton Regis, Dunstable, LU5 5BB

[CB/26/01014/FULL \(click for more details\)](#)

Installation of substation and associated works including speed hump and pedestrian crossing
Ground Floor of Multi Storey Car Park south of Thorn Road,
Houghton Regis, Dunstable, LU6 1RT

For noting

[CB/26/01248/DOC \(click for more details\)](#)

Discharge of Condition 4 against planning permission
CB/17/05799/RM (Reserved Matters: Appearance. Landscaping.
Layout and Scale relating to the erection of Use Class B8 storage and
distribution facility with ancillary office and associated development
including highways works, parking and servicing arrangements and
landscaping. Site A, Unit A)
Land at Thorn Turn, Thorn Road, Houghton Regis

[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

[CB/26/01401/DOC \(click for more details\)](#)

Discharge of Condition 25, 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

[CB/26/01402/DOC \(click for more details\)](#)

Discharge of Condition 19 (parcel 6 phase 4) 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

[CB/26/01394/NMA \(click for more details\)](#)

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 amend the first floor front elevation and floor plan of plots 9 and 10 and the ground floor rear elevation and floor plan of plot 11 Red Cow Farm House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP
CB/26/01541/NMA (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 regularise the retaining wall plan Red Cow Farm House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP
CB/26/01337/DOC (click for more details)	Discharge of Condition 19 against planning permission 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/26/01220/LDCP (click for more details)	Lawful Development Certificate Proposed: Single storey outbuilding to rear of site 43 Pantheon Drive, Houghton Regis, Dunstable, LU5 6GW

(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

8. PLANNING APPLICATIONS – DELEGATED AUTHORITY

The following planning applications have been received for consultation and fall within delegated authority. In accordance with the Committee's Terms of Reference, these items do not require discussion unless a member has requested they be referred to committee. They are therefore recommended for approval.

CB/26/00933/FULL (click for more details)	Erection of an outbuilding, retrospective 19 Long Mead, Houghton Regis, Dunstable, LU5 5JS
CB/26/01531/FULL (click for more details)	Loft conversion with rear dormer, hip to gable roof including 4 rooflights 116 Douglas Crescent, Houghton Regis, Dunstable, LU5 5AT
CB/26/00629/FULL (click for more details)	Installation of an external cold storage unit and front canopy, retrospective Unit F, Townsend Farm Road, Houghton Regis, Dunstable, LU5 5BA

Erection of a detached garage (retrospective)
Midway Cottage, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

First floor front extension with dormer. Demolition of rear conservatory and erection of single storey rear extension
54 Milton Way, Houghton Regis, Dunstable, LU5 5UE

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HOUGHTON REGIS TOWN COUNCIL

Planning Committee Minutes of the meeting held on 11th May 2026 at 7.00pm

Present: Councillors: D Jones Chairman
E Billington
J Carroll (Substitute)
E Cooper
Y Farrell
C Slough
D Taylor

Officers: Louise Senior Head of Democratic Services

Public: 0

Also present: S Goodchild (virtual)
T McMahon (virtual)

Apologies: Councillors: M Herber

13530 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Herber (Councillor Carroll substituted).

13531 QUESTIONS FROM THE PUBLIC

None.

13532 SPECIFIC DECLARATIONS OF INTEREST

None.

13533 MINUTES

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

An error was highlighted in the minutes. It was agreed that the minutes would be amended and signed at the end of the meeting.

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

13534 PLANNING MATTERS

(a) The following planning applications were considered:

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

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

Comments: Members stated that, over a number of years, this application had been declined on a variety of issues. Members conceded that development at this location was possible; however, the current application did not address all the problems raised previously.

Members noted the objections made by the Housing Strategy and Implementation Officer regarding the percentage of adaptable homes; and by the Ecologist and BNG officer who highlighted that the Preliminary Ecological Appraisal was out of date and could not be used to support this application.

Members discussed the issue of access: the turning circle, as outlined on the plan, failed to provide adequate allowance for CBC refuse vehicles to access the development; therefore, a hard standing area of adequate dimensions would need to be situated at the highway boundary. It was unclear on the application how a standing area would be accommodated.

Houghton Regis Town Council objected to this application on the following grounds:

- The access arrangements did not appear to meet required standards with the proposed turning circle deemed insufficient to accommodate CBC refuse lorries
- There was insufficient information regarding the placement of a hard standing area by the highway for refuse bins. Potential hazards were likely to arise without adequate and safe provision of a suitable refuse collection site.
- The development did not meet the required percentage of adaptable homes

[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

Comments: Members emphasised the historic nature of Vane Cottage and its surrounds. It was felt that the land formed part of the historic farmhouse and was integral to the site. An Enforcement Order had been placed on the site following significant damage to the garden by unauthorised works. Members queried whether it was possible to consider the application without knowledge of the current status of the

Enforcement Order. Members were of the opinion that the garden should be reinstated to restore the integrity of the site.

Members questioned whether there would be sufficient parking available. It was also thought that access was potentially perilous due to the angle of the highway.

Members noted that by increasing the number of houses to two, the room dimensions would be small for 3-bedroom properties

Houghton Regis Town Council strongly objected to this application on the following grounds:

- **The land was in a conservation area and formed part of the historic curtilage of a listed building**
- **Development would be inappropriate and detrimentally impact the historic character, setting and significance of a heritage asset**
- **The placement of two houses on this site constituted overdevelopment and would be visually obtrusive.**
- **The proposed houses appeared to have small internal spaces for 3-bedroom properties.**

Noted:

[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

[CB/26/01248/DOC](#)
(click for more details)

Discharge of Condition 4 against planning permission
CB/17/05799/RM (Reserved Matters: Appearance. Landscaping. Layout and Scale relating to the erection of Use Class B8 storage and distribution facility with ancillary office and associated development including highways works, parking and servicing arrangements and landscaping. Site A, Unit A)
Land at Thorn Turn, Thorn Road, Houghton Regis

Permissions / Approvals / Consents

None received.

Refusals:

[CB/25/02182/FULL](#)
(click for more details)

Change of use from Class E to Place of Worship Class F1 (retrospective)
23-25 Bedford Square, Houghton Regis, Dunstable, LU5 5ES

Withdrawals:

None received.

13535 PLANNING APPLICATIONS – DELEGATED AUTHORITY

The following planning applications had been received for consultation and fell within delegated authority. They were recommended for approval:

[CB/26/00921/FULL](#)
(click for more details)

Demolition of existing conservatory, erection of part single, part two storey side extension, and new dropped kerb
46 Leafields, Houghton Regis, Dunstable, LU5 5LX

[CB/26/00592/FULL](#)
(click for more details)

Removal of rear conservatory and garden store. Two storey side and single storey rear extensions with roof lights
4 Peel Street, Houghton Regis, Dunstable, LU5 5EY

13536 CB/26/00217/FULL - 9 WATERVALE, HOUGHTON REGIS, DUNSTABLE, LU5 6FY

Members were advised that an appeal notice had been received for 9 Watervale, Houghton Regis.

Members were reminded that, while CBC had previously refused this application on the basis of scale and design, Houghton Regis Town Council had raised no objection to this application.

This agenda item was provided for information only.

13537 CENTRAL BEDFORDSHIRE LOCAL PLAN 2050 – SCOPING CONSULTATION NOW OPEN

Members were advised that Central Bedfordshire Council's Local Plan Scoping Consultation was open. Members were invited to note the consultation and to consider whether the HRTC planning consultant should be asked to review and advise on the consultation, particularly in comparison with the existing Neighbourhood Plan.

Members felt that the Neighbourhood Plan required updating to include new developments and open spaces.

The Chair informed Members that they would be able to provide further information after attending the Town and Parish Council Forum.

Resolved: **To engage the HRTC planning consultant to review and advise on the consultation, particularly in comparison with the existing Neighbourhood Plan.**

The Chairman declared the meeting closed at 7.39pm

Dated this 2nd day of June 2026

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 30th 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.