



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

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

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Date: 15th June 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 22nd June 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](#)

All attendees are reminded that this meeting must be conducted in a respectful and considerate manner. Comments should remain appropriate and non-defamatory, as behaviour that undermines dignity, respect, or integrity will not be permitted.

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.

¹ This meeting may be filmed by the Council for subsequent broadcast online and can be viewed at <http://www.houghtonregis-tc.gov.uk>

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.

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.

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 2nd June 2026, and to receive the draft minutes from the Neighbourhood Plan Implementation Sub-Committee meeting held on 26th May 2026.

Recommendation: To approve the Minutes of the meeting held on the 2nd June 2026, and to receive the draft minutes from the Neighbourhood Plan Implementation Sub-Committee meeting held on 26th May 2026.

5. PLANNING MATTERS

(a) To consider the following applications:

[CB/26/01526/FULL \(click for more details\)](#)

Outbuilding conversion to annexe with two rooflights.
4A Bedford Road, Houghton Regis, Dunstable, LU5 5DJ

For noting

[CB/26/01619/NMA \(click for more details\)](#)

Non-material amendment to planning permission
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)
Amendment sought to conditions 13 and 14 from pre-commencement conditions to pre-occupation conditions. Highways improvements are not required until occupation, when infrastructure and use will be intensified.
Hand Post Field north of Thorn Road Houghton Regis

[CB/26/01620/NMA \(click for more details\)](#)

Non-Material amendment to planning permission
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)
Amendment sought to condition 34 approved drawings to show the inclusion of a Sub-Station
Hand Post Field north of Thorn Road Houghton Regis

[CB/26/01747/NMA \(click for more details\)](#)

Non-material amendment to 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) Amendment sought: Proposed non-material amendment for the layout of the consented sprinkler tanks and pumphouse. Baytree Park, Grendall Lane, Houghton Regis, Dunstable, LU5 6GJ
CB/26/01694/DOC (click for more details)	Discharge of Condition(s) 8,20,25,26,29,32,33 and 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) Houghton Regis North Site 1, Land on the northern edge of Houghton Regis
CB/26/01626/DOC (click for more details)	Discharge of Condition 19 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 3B Parcels 1 and 2, Houghton Regis North Site 1, Houghton Regis, Bedfordshire
CB/26/01772/DOC (click for more details)	Discharge of Conditions 2 to 6, 15, 17 to 21, 23 and 24 against planning permission ref. CB/25/03400/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.). Approval of Access, Appearance, Landscaping, Layout and Scale for 259 dwellings and associated works.)

Phase 4, Parcels 4 and 5 - Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/26/01699/NMA \(click for more details\)](#)

Non-material amendment to planning permission
CB/25/03104/FULL (Erection of a two storey rear extension, first and second floor side extension, hip to gable, rear dormer rooflights to the front, two rear juliet balcony's. A front porch, and associated external alterations) Amendments sought: Substitution of bifold doors with standard fenestration (French doors and window) and the installation of a flush skylight
44 Leafields, Houghton Regis, Dunstable, LU5 5LX

(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

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/26/01272/FULL \(click for more details\)](#)

Rear ground infill extension to the undercroft
Whistlebrook Stud, Sewell Lane, Sewell, Dunstable, LU6 1RP

[CB/26/01558/FULL \(click for more details\)](#)

Erection of a two storey side extension, roof lights, removal of shed
161 Conway Close, Houghton Regis, Dunstable, LU5 5SD

[CB/26/01382/FULL \(click for more details\)](#)

Single storey rear extension and garage conversion
122 Leafields, Houghton Regis, Dunstable, LU5 5LX

[CB/26/01689/FULL \(click for more details\)](#)

Replacement 2.5m high boundary fence
5 Buttermilk Close, Houghton Regis, Dunstable, LU5 6UN

HOUGHTON REGIS TOWN COUNCIL

Planning Committee Minutes of the meeting held on 2nd June 2026 at 7.00pm

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

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

Public: 1 (virtual)

Apologies: Councillors: E Billington
J Carroll

13575 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Billington and Councillor Carroll.

13576 QUESTIONS FROM THE PUBLIC

None.

13577 SPECIFIC DECLARATIONS OF INTEREST

None.

13578 ELECTION OF VICE-CHAIR

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

Nominee: E Billington Proposed by: C Slough
Seconded by: E Cooper

There were no other nominations.

On being put to the vote, Councillor Billington became the Vice-Chair of Planning for the municipal year of 2026/2027.

13579 MINUTES

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

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

13580 COMMITTEE FUNCTIONS & TERMS OF REFERENCE

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

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

For information, Members were provided with the extract from the approved Committee Functions & Terms of Reference which related to this committee.

13581 PLANNING MATTERS**(a) The following planning applications were considered:**

[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

Comments: Members felt that a precedent had been set as the proposed construction would be similar to that of neighbouring properties.

Houghton Regis Town Council raised no objection to this application.

[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

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

Noted:

[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

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals.

None received.

13582 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 had requested they be referred to committee. They were 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

[CB/26/01171/FULL](#)
(click for more details)

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

[CB/26/01395/FULL](#)
[\(click for more details\)](#)

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

The Chairman declared the meeting closed at 7.15pm

Dated this 22nd day of June 2026

Chairman

DRAFT

HOUGHTON REGIS TOWN COUNCIL
Neighbourhood Plan Implementation Sub-Committee
Minutes of the meeting held on
26th May 2026 at 7.00pm.

Present: Councillors: J Carroll Chairman
E Cooper
D Jones
Vacancy

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

Public: 0

Apologies: Sally Chapman Chapman Planning

Absent: C Slough

NPISC16 ELECTION OF THE CHAIR

Nominee: J Carroll Nominated by: E Cooper
Seconded by: D Jones

There were no other nominations.

Those in Favour of electing Cllr Carroll as Chair: 3

On being put to the vote Cllr Carroll was duly elected as Chair for the municipal year 2026 – 2027.

NPISC17 ELECTION OF THE VICE-CHAIR

Nominee: D Jones Nominated by: E Cooper
Seconded by: J Carroll

There were no other nominations.

Those in Favour of electing Cllr Jones as Vice-Chair: 2

On being put to the vote Cllr Jones was duly elected as Vice-Chair for the municipal year 2026 – 2027.

NPISC18 APOLOGIES & SUBSTITUTIONS

Apologies were received from Sally Chapman.

NPISC19 QUESTIONS FROM THE PUBLIC

None.

NPISC20 DECLARATIONS OF INTEREST & REQUESTS FOR DISPENSATIONS

None.

NPISC21 MINUTES

To approve the Minutes of the meetings held on 18th November 2025.

Resolved: To approve the Minutes of the meeting held on 18th November 2025 and for these to be signed by the Chairman.

NPISC22 COMMITTEE FUNCTIONS AND TERMS OF REFERENCE

In accordance with Standing Order 4, j.v., the council was required to review its delegation arrangements to committees and sub committees.

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

Members were provided with the extract from the draft Committee Functions & Terms of Reference which related to this committee.

NPISC23 NEIGHBOURHOOD PLAN – MONITORING AND IMPLEMENTATION UPDATE

Members were reminded that the Houghton Regis Neighbourhood Plan was formally adopted in May 2024, following community consultation and examination.

In line with the Council's objectives to ensure active delivery and continued relevance of the Plan, the agreed approach to monitoring and implementation was being delivered through the support of the Town Council's Planning Consultant.

Members were provided with a monitoring report summarising planning applications considered during the period of and how the Neighbourhood Plan had been applied.

This arrangement strengthened the consistency of planning responses, ensured the effective application of Neighbourhood Plan policies, and supported informed decision-making by Members.

A Member raised the following points:

- Reference numbers appeared in the report, but it was not clear to which properties they referred;
- Revised applications which returned to Houghton Regis Town Council did not appear to be addressed. These should possibly be included;
- One application discussed at the meeting on 8th December 2025 had been omitted. This related to an item under Delegated Authority (Minute 13458) which had previously been refused;

- There was a significant number of DOC applications that did not require comment;
- At the meeting on 20th April 2026, objections had been raised regarding two applications without referring to the Neighbourhood Plan (Minute 13506). Members would endeavour to rectify this.

Members emphasised that open spaces on new developments should be included on the Neighbourhood Plan and registered as Local Open Spaces.

Members raised the possibility of registering the Park at Linnere and adjacent allotments as these sites, while technically in Chalton, were accessed through Houghton Regis.

It was essential the Neighbourhood Plan was made ready for inclusion in the Local Plan.

Members were reminded that there was still time to submit personal responses as part of the consultation process.

Sally Chapman had previously advised the Committee that, as part of the neighbourhood plan process, Houghton Regis Town Council would be required to carry out a regulation 14 and two consultations. Members acknowledged that preparatory groundwork should be carried out in readiness for the full review in three years' time.

- Resolved:**
- 1. To reaffirm the Council's commitment to a structured approach to planning application responses, ensuring that proposals are clearly assessed against relevant Neighbourhood Plan policies.**
 - 2. To agree that all planning responses will, where appropriate, explicitly reference relevant Neighbourhood Plan policies, supported by professional advice.**
 - 3. To endorse the continued engagement of the Council's Planning Consultant (Sally Chapman) to:**
 - **advise Members on planning applications and policy interpretation;**
 - **support consistent and effective application of the Neighbourhood Plan;**
 - **assist with monitoring, reporting and future review of the Plan.**

The Chairman declared the meeting closed at 7.18pm

Dated this 10th day of November 2026

Chairman