



# HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

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

Tel: 01582 708540  
e-mail: [info@houghtonregis-tc.gov.uk](mailto:info@houghtonregis-tc.gov.uk)

Date: 20<sup>th</sup> October 2026

**To: Members of the Planning Committee**

**Cllrs: D Jones (Chair), E Billington, J Carroll, E Cooper, S King, 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 **Monday 26<sup>th</sup> October 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**

|                                                            |
|------------------------------------------------------------|
| <b><i>THIS MEETING MAY BE<br/>RECORDED<sup>1</sup></i></b> |
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## 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.

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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-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 **5<sup>th</sup> October 2026**.

**Recommendation:**                      **To approve the Minutes of the meeting held on 5<sup>th</sup> October 2026 and for these to be signed by the Chairman.**

### 5. PLANNING MATTERS

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

[CB/26/02706/FULL \(click for more details\)](#)      Single storey rear extension with rooflights. Chimney to be removed  
11 Woodlands Avenue, Houghton Regis, Dunstable, LU5 5LJ

[CB/26/02469/FULL \(click for more details\)](#)      Erection of 4 residential dwellinghouses  
Land south of The Orchard, Bedford Road, Houghton Regis, Dunstable, LU5 6JJ

For noting

[CB/26/02943/DOC \(click for more details\)](#)      Discharge of Condition 20 against planning permission ref CB/25/02485/RM  
Phase 3B, Parcels 1 and 2, Houghton Regis North Site 1, Houghton Regis, Bedfordshire

[CB/26/03008/NMA \(click for more details\)](#)      Non-material amendment to planning permission CB/25/03234/RM, The proposed amendment relates solely to Plot 57 (Ashridge house type). The amendment comprises the removal of the approved internal bin and cycle store from the ground floor of the dwelling and its replacement with a study/home-working space. To retain cycle storage provision, a cycle store is proposed within the private rear garden of the plot  
Parcels 7 & 8 Linmere, Phase 4, Houghton Regis North, Dunstable

[CB/26/02984/LDCP \(click for more details\)](#)      Lawful Development Certificate Proposed: Erection of an outbuilding

Malmsey House, Cumberland Street, Houghton Regis, Dunstable, LU5 5BW

[CB/26/03077/DOC \(click for more details\)](#)

Discharge of Condition 22 against planning permission  
CB/23/03987/RM  
Local Centre Parcel, Linmere (HRN1), Phase 1, Waterslade Way & Lime Tree Drive, Houghton Regis, LU5 7AS

[CB/26/03067/FULL \(click for more details\)](#)

Change of use of a B1 Office to a F1 Place of Worship and widening of access.  
Park House, Parkside Drive, Houghton Regis, Dunstable, LU5 5QN

### **(b) Decision Notices**

#### ***Permissions/Approvals/Consents:***

None at time of going to print.

#### ***Refusals:***

[CB/26/00469/FULL \(click for more details\)](#)

Erection of a self-build end-terrace dwelling  
Land adjacent to 6 Buddleia View, Houghton Regis, Dunstable, LU5 5TQ

To view conditions or reasons [click here](#)

#### ***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/26/02679/FULL \(click for more details\)](#)

Garage conversion with front extension, replacement roof and alterations to door and windows  
135 Leafields, Houghton Regis, Dunstable, LU5 5LU

[CB/26/02942/FULL \(click for more details\)](#)

Single storey rear extension with roof lights. Garage conversion with changes to fenestrations  
6 Kentwick Square, Houghton Regis, Dunstable, LU5 5PQ

## **7. MINERALS AND WASTE PLAN – SCOPING CONSULTATION**

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Members will find attached correspondence regarding the scoping consultation for Bedfordshire's new joint Minerals and Waste Plan, which is being prepared by Central



## ***HOUGHTON REGIS TOWN COUNCIL***

### **Planning Committee Minutes of the meeting held on 5<sup>th</sup> October 2026 at 7.00pm**

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

Officers: Louise Senior Head of Democratic Services

Public: 0

Apologies: Councillor: S King

Also present: Councillor: T McMahon

#### **13698 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Councillor King; (Councillor Farrell substituted).

#### **13699 QUESTIONS FROM THE PUBLIC**

None.

#### **13700 SPECIFIC DECLARATIONS OF INTEREST**

None.

#### **13701 MINUTES**

To approve the Minutes of the meeting held on the 3<sup>rd</sup> August and 14<sup>th</sup> September 2026.

- Resolved:**
- 1. To approve the amended Minutes of the meeting held on 3<sup>rd</sup> August 2026 and for these to be signed by the Chairman, approval having been deferred at the meeting held on 14<sup>th</sup> September 2026.**
  - 2. To approve the Minutes of the meeting held on 14<sup>th</sup> September 2026 and for these to be signed by the Chairman.**

#### **13702 PLANNING MATTERS**

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

[CB/26/01916/FULL](#) Single storey front extension and two storey side extension.  
[\(click for more details\)](#) 72 Cemetery Road, Houghton Regis, Dunstable, LU5 5DE

**Comments:** Members discussed the tree line along the boundary and its importance in screening the industrial units. It was unclear whether the trees had been adequately considered, and further information was requested. Parking concerns were also noted.

**Members raised no objection to this application, subject to consideration of the ecology report and further information regarding the boundary trees, noting the objections and requests for further information submitted.**

**Noted:**

[CB/26/02407/LDCP](#)  
[\(click for more details\)](#)

Lawful Development Certificate Proposed. Change of Use from Use Class C3 (Dwellinghouse) to Use Class (C4 small HMO) 4A Bedford Road, Houghton Regis, Dunstable, LU5 5DJ

**Members noted that the application was for a Lawful Development Certificate, on which the Committee would not ordinarily comment. However, attention was drawn to the previous application, CB/26/01526/FULL, for conversion of the outbuilding into a granny annexe, which was not addressed in the current application.**

**Comments:** To draw Central Bedfordshire Council's attention to the previous application and request that the implications of the granny annexe for the proposed C4 small HMO use be considered. Should the annexe mean that the proposal falls outside that use class of small HMO, the Committee requests that the certificate be refused.

[CB/26/02688/DOC](#)  
[\(click for more details\)](#)

Discharge of Conditions 18 and 19 against planning permission ref CB/21/03369/FULL  
Hand Post Field north of Thorn Road Houghton Regis

[CB/26/02739/DOC](#)  
[\(click for more details\)](#)

Discharge of Condition 8 against planning permission ref. CB/12/03613/OUT  
Phase 3 Parcels 1 and 2, Houghton Regis North site 1, Land on the northern edge of Houghton Regis

[CB/26/02923/NMA](#)  
[\(click for more details\)](#)

Non-material amendment to planning permission CB/24/01505/RM. Variation sought to remove the "drive through" connection between plots 33 and 34  
Parcel 5 Houghton Regis North 1 Sundon Road, Houghton Regis, LU5 5GX

***Permissions / Approvals / Consents***

None received.

***Refusals:***

None received.

***Withdrawals:***

None received.

**13703 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/26/01354/FULL](#)  
[\(click for more details\)](#)

Members were advised that this property is in Dunstable.

Erection of a detached bungalow with solar panels to the roof,  
following demolition of the garage  
48 Olma Road, Dunstable, LU5 5AF

[CB/26/02295/FULL](#)  
[\(click for more details\)](#)

Single storey rear extension and garage conversion  
100 Houghton Road, Dunstable, LU5 5AE

[CB/26/02508/FULL](#)  
[\(click for more details\)](#)

Raising approved rear dormer height to match adjoining dwelling  
dormer height  
44 Leafields, Houghton Regis, Dunstable, LU5 5LX

**13704 GOVERNMENT REFORMS TO PLANNING COMMITTEES AND THE NATIONAL SCHEME OF DELEGATION**

Members received a report outlining the Government's reforms to planning committees and the National Scheme of Delegation, which will come into effect on 31<sup>st</sup> October 2026.

Members considered the report on the Government's reforms to planning committees and the National Scheme of Delegation. Questions were raised regarding the approval status of Central Bedfordshire Council's revised arrangements and which rules would apply from 31<sup>st</sup> October 2026 if an updated constitution was not in place.

Members expressed concern about the responsibility placed on the nominated councillor within the revised arrangements and emphasised the importance of integrity, relevant knowledge and experience in undertaking that role.

- Resolved:**
- 1. To note the Government reforms to planning committees and the National Scheme of Delegation, which come into force on 31st October 2026.**
  - 2. To note the implications for HRTC when responding to planning applications and the revised arrangements approved by Central Bedfordshire Council in preparation for implementation of the National Scheme of Delegation from 31<sup>st</sup> October 2026.**

**13705 CENTRAL BEDFORDSHIRE COUNCIL RESPONSE TO REQUEST FOR INFORMATION – VANE COTTAGE**

Members were provided with a copy of the response received from Central Bedfordshire Council in relation to the information requested regarding Vane Cottage

Members agreed that they wish to pursue the matter by requesting, under the Environmental Information Regulations 2004, further detailed information on the reasons for the decision not to prosecute the applicant. Wording for the request would be circulated.

**The Chairman declared the meeting closed at 7.42pm**

**Dated this 26<sup>th</sup> day of October 2026.**

**Chairman**

DRAFT

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Bedfordshire

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