HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Cllr D Jones** Tel: 01582 708540
Town Clerk: **Clare Evans** e-mail: info@houghtonregis-tc.gov.uk

Date: 9th November 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 16th November 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

THIS MEETING MAY BE RECORDED[1]

Clare Evans
Town Clerk

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 **26th October 2026.**

Recommendation: To approve the Minutes of the meeting held on 26th October 2026 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

CB/26/02763/ADV (click for more details)	Advertisement: 1 internally illuminated and 4 non illuminated front fascia signs Co-op, 36 Yarrow Croft, Houghton Regis, Dunstable, LU5 7DL
CB/26/03337/FULL (click for more details)	Proposed outbuilding to rear for Gym, Summer room and store usage Malmsey House, Cumberland Street, Houghton Regis, Dunstable, LU5 5BW
CB/26/02696/FULL (click for more details)	Erection of single storey rear extension and conversion of the garage/storage to form part of the retail building 145 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JD

For noting

CB/26/03034/GPDE (click for more details)	Prior Notification of Householder Extension Single storey rear extension, 4.5m beyond the rear wall of the original dwelling, maximum height of 3.7m and 2.95m to the eaves. 8 Brooklyn Rise, Houghton Regis, Dunstable, LU5 6ST
CB/26/03208/DOC (click for more details)	Discharge of Conditions 4, 6, 11 and 24 against planning permission ref: CB/21/03369/FULL Land To The North Side Of Bedford Road, Bidwell, Dunstable, LU5 6QY

CB/26/03281/GPDE (click for more details)	Prior Notification of Householder Extension Single storey rear extension, 8m beyond the rear wall of the original dwelling, maximum height of 4m and 3.80m to the eaves 106 Douglas Crescent, Houghton Regis, Dunstable, LU5 5AT
CB/26/03302/DOC (click for more details)	Discharge of Condition 12 against planning permission ref: CB/24/00999/OUT Land To The North West of Potton Road, Potton Road, Biggleswade
CB/26/03305/NMA (click for more details)	Non-material amendment to planning permission CB/18/04471/FULL sought to remove condition 5 (passing bay details) and condition 18 (footway details) Land at Oakwell Park, Thorn Road, Houghton Regis
CB/26/03307/DOC (click for more details)	Discharge of Conditions 6,8,9,10 and 11 against planning permission ref: CB/25/03311/RM Land To the North and East of Houghton Regis, Sundon Road, 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.

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/26/03241/FULL (click for more details)	Erection of detached timber shed to the side of house and partially increased height to side fence 5 Trinity Grove, Houghton Regis, Dunstable, LU5 5EU

7. MINERALS AND WASTE PLAN – SCOPING CONSULTATION

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Consideration of this item was deferred at the previous meeting to allow Members additional time to review the consultation documents.

Members are asked to consider the attached correspondence regarding the scoping consultation for Bedfordshire's new joint Minerals and Waste Plan, being prepared by Central Bedfordshire Council in partnership with Bedford Borough Council and Luton Borough Council.

The Plan will look ahead to 2050 and consider future minerals and waste development needs, where such development may be required, and the policies against which future proposals will be assessed.

The consultation seeks views on the matters the Plan should address, including potential impacts on communities, roads and the environment. No decisions have been made about the location of future sites.

The consultation closes on 27th November 2026. Further information and consultation documents are available at:

https://www.centralbedfordshire.gov.uk/mw-plan-review

RECOMMENDATION: Members note the consultation and agree any comments to be submitted on behalf of the Town Council to Central Bedfordshire Council.

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HOUGHTON REGIS TOWN COUNCIL

Planning Committee
Minutes of the meeting held on
Monday 26th October 2026 at 7.00pm

Present:	Councillors:	D Jones	Chairman
		J Carroll	
		E Cooper	
		D Jones	
	Officers:	Louise Senior	Head of Democratic Services
		Amanda Samuels	Administration Officer
	Public:	2	
Apologies:	Councillors:	E Billington	
		C Slough	

13746 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Billingham and Councillor Slough.

13747 QUESTIONS FROM THE PUBLIC

None.

13748 SPECIFIC DECLARATIONS OF INTEREST

None.

13749 MINUTES

To approve the Minutes of the meeting held on the 5th October 2026

Resolved: To approve the Minutes of the meeting held on 5th October 2026 and for these to be signed by the Chairman.

13750 PLANNING MATTERS

(a) The following planning applications were considered:

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

Comments: Members noted that this property was within a conservation area and any works would therefore need to be appropriate.
Houghton Regis Town Council raised no objection to this application.

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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

Comments: Members noted that this proposal represented an expansion of a current development (Application No 21/00382) of nine houses.
Members discussed the following issues raised in the Internal Consultation Memos:

- **The response from the Housing Strategy & Implementation Officer had raised an objection on the basis that the proposal failed to meet the required provision under Policy H2 of 2 x M4(2) adaptable homes and 1 x M4(3) Wheelchair adaptable home.**
- **The site had been classified as a 'hotspot' of contaminated land requiring remediation.**
- **The Ecologist had reported that no indication had been provided to demonstrate how the 10% BNG requirement would be met**
- **The Tree & Landscape Officer had reported that one of the plots would be in the immediate proximity of an established tree, and that the site was being overdeveloped.**

Members were mindful that by developing in two stages, the need to contribute to infrastructure had been negated. Members requested that the Planning Officer establish ownership of the site to clarify whether the two developments were linked, and to ensure that this staged approach was not to avoid infrastructure provision.
Concerns were also raised regarding access arrangements. Members highlighted that access was only suitable for bicycles and cars, with no footpath provision outside the development. It appeared that access for work vehicles would be via a ditch onto Bedford Road, a busy road that had not been upgraded to deal with work of this nature. Restoration of the ditch post development would result in continued difficulties regarding pedestrian access. To exacerbate these issues, there was no cycle or foot connection with other local developments such as Thorn and Bidwell

Houghton Regis Town Council raised an objection to this application on the following grounds:

- **The proposal for an additional four houses would constitute overdevelopment and would negatively impact the surrounding area**

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- **Contamination levels presented an unacceptable risk to site users. Clear evidence was required to establish how this problem would be addressed prior to the commencement of work**
- **Access to the site was only suitable for bikes and cars. The lack of a footpath constituted a risk to pedestrian safety and was a serious concern**
- **There was no provision for alternative, sustainable forms of transport and no connectivity to nearby developments. The result of this would be increased traffic levels and a failure to provide viable alternatives.**

Noted:

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

Permissions / Approvals / Consents
None received.

Refusals:

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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

Withdrawals:
None received.

13751 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/26/02679/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

13752 MINERALS AND WASTE PLAN – SCOPING CONSULTATION

Members were provided with correspondence regarding the scoping consultation for Bedfordshire's new joint Minerals and Waste Plan, which was being prepared by Central Bedfordshire Council in partnership with Bedford Borough Council and Luton Borough Council.

The Plan looked ahead to 2050 and considered future minerals and waste development needs, where such development might be required, and the policies against which future proposals would be assessed.

This consultation sought views on the matters the Plan should address, including potential impacts on communities, roads and the environment. No decisions had been made about the location of future sites.

Members noted that the consultation was open until the end of November. It was felt that additional time to examine the plan in more detail would be beneficial. Members agreed to defer discussion until the next meeting of the Planning Committee.

The Chairman declared the meeting closed at 7.26pm

Dated this 16th day of November 2026

Chairman

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Help shape Bedfordshire's new plan for building materials and waste
Central Bedfordshire
Ever wondered where the materials that build our homes and roads come from – or where our waste goes next?
FIND OUT MORE
WWW.CENTRALBEDFORDSHIRE.GOV.UK/MW-PLAN-REVIEW
"Your voice matters"