

HOUGHTON REGIS TOWN COUNCIL
Planning Committee
Minutes of the meeting held on
7th October 2024 at 7.00pm

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

Officers: Louise Senior Head of Democratic Services

Apologies: J Carroll

Public: 0

12997 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Carroll.

12998 QUESTIONS FROM THE PUBLIC

None.

12999 SPECIFIC DECLARATIONS OF INTEREST

None.

13000 MINUTES

To approve the Minutes of the meeting held on the 16th September 2024.

Resolved: To approve the Minutes of the meeting held on 16th September 2024 and for these to be signed by the Chairman.

13001 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/24/02548/FULL](#) Retain existing site boundary fencing
(click for more 2 Arnald Way, Houghton Regis, Dunstable, LU5 5UN
details) Mr & Mrs Roche

Comments:

Members highlighted that this work had already been completed.

WR

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

- **Enclosure of amenity land**

[CB/24/02417/ADV](#)
(click for more details)

Advertisement: Installation of high and low level illuminated fascia signage, non-illuminated vinyl graphic signage and externally illuminated monolith sign to the car park.
Houghton Regis Leisure Centre, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX

Comments:

Houghton Regis Town Council raised no objections to this application.

[CB/24/02593/ADV](#)
(click for more details)

Advertisement: 1no D6 (digital advertisement) screen
Esso, Houghton Green Service Station, 7 The Green, Houghton Regis, Dunstable

Comments:

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

Safety concerns, causing a potential distraction risk to drivers

[CB/24/02679/FULL](#)
(click for more details)

Erection of 2.4m palisade fence
Unit F, Townsend Farm Road, Houghton Regis, Dunstable, LU5 5BA
Hemel Eggs and Dairy Limited

Comments:

Houghton Regis Town Council raised no objections to this application.

Noted:

[CB/24/02701/DOC](#)
(click for more details)

Discharge of Condition 15 against planning permission CB/23/01706/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);) Reserved matters for Parcel 1 and 2 - AMP3 for 236 dwellings, access, appearance, landscaping, layout and scale)
Parcels 1 & 2, Houghton Regis North 1, Sundon Road, Houghton Regis, LU5 5GX
Stonebond Properties (St Albans) Limited



CB/24/02658/DOC
(click for more details)

Discharge of Condition 18 (Parts 1 & 3) against planning permission ref. CB/22/04525/VOC (Removal of condition 10 and Variation of conditions 13, 15 and 21 of planning permission CB/19/04220/OUT (Outline Application for Residential Development for up to 100 Dwellings with all matters reserved, except access) vary condition 13 from the requirement of 14 mainstream housing together with 9 units for care/support to 13.72% of total units suitable for the elderly and condition 21 to be amended to "The development hereby permitted shall be carried out in accordance with the following approved plan: 13060as2.15 Rev D (in so far as it relates to the means of access)")
Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ

Permissions / Approvals / Consents

None received.

Refusals:

CB/24/01770/FULL (click for more details)

Erection of a detached house, associated parking and amenity space.
Land at Midway Cottage and The Cottage, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

Withdrawals:

CB/24/01175/FULL (click for more details)

Change of use from 16 bedroom C2 care home to F1 school (ground floor) and C2 residential institution (floors above ground floor).
Hillside, Chalk Hill, Dunstable, LU6 1RT

CB/24/01623/FULL (click for more details)

Change of use of amenity land to garden land and creation of a new boundary line with a new 2m fence
29 Constable Close, Houghton Regis, Dunstable, LU5 5ST

13002 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS

Woodside Link – No substantive update to report.

A5 M1 Link – No substantive update to report.

All Saints View – No substantive update to report.

Linnere – No substantive update to report.

Bidwell West – No substantive update to report.

Kingsland – No substantive update to report.

Windsor Drive – No substantive update to report.

Section 106 Monies – No substantive update to report.

Resolved: **To note the information**

The Chairman declared the meeting closed at 7.10pm

Dated this 28th day of October 2024

Chairman

