

**HOUGHTON REGIS TOWN COUNCIL**

**Planning Committee**

**Minutes of the meeting held on  
6<sup>th</sup> January 2025 at 7.00pm**

Present: Councillors: D Jones Vice Chairman  
E Billington  
E Cooper  
C Slough

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

Public: 1

Apologies: Councillors: J Carroll  
M Herber

Absent: Councillors: D Taylor

**13076 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Carroll and Cllr Herber.

**13077 QUESTIONS FROM THE PUBLIC**

None.

**13078 SPECIFIC DECLARATIONS OF INTEREST**

None.

**13079 MINUTES**

To approve the Minutes of the meeting held on the 9<sup>th</sup> December 2024.

**Resolved: To approve the Minutes of the meeting held on 9<sup>th</sup> December 2024  
and for these to be signed by the Chairman.**

**13080 PLANNING MATTERS**

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

CB/24/03459/FULL Single storey rear and two storey side and rear extension  
(click for more 27 Linmere Walk, Houghton Regis, Dunstable, LU5 5PS  
details) Mr G Rrapi



**Comments: Members discussed the scale of the extension, but did not feel that it constituted overdevelopment. It was noted, however, that a side window would overlook a neighbouring property and would need to be obscure glazed.**

**Houghton Regis Town Council had no objection to this application subject to conditioning the window to be obscure glazed.**

[CB/24/03469/FULL](#)  
(click for more details)

Proposed site boundary timber fencing, 1350mm close board timber panel with 150mm gravel board and 450mm trellis (retrospective)  
2 Arnald Way, Houghton Regis, Dunstable, LU5 5UN  
Mr & Mrs Roche

**Comments: This application had previously been refused on the grounds that it related to amenity land. This was disputed by the owner who wished to appeal the decision.**

**The Ecologist's report stated the plans ran contrary to the adopted CBC Local Plan policies regarding the enclosure of open spaces and could not be supported.**

**Members were sympathetic to the owner's application and the efforts to ameliorate the fence; however, after much discussion it was agreed that it was not possible to support the application.**

**Houghton Regis Town Council raised an objection to this application on the grounds of it running contrary to the Local Plan policy regarding the enclosure of amenity land.**

[CB/24/03544/FULL](#)  
(click for more details)

Change of use from residential dwellinghouse (C3) to use as a children's home (C2).  
22 Recreation Road, Houghton Regis, Dunstable, LU5 5JW  
Mr P Makunde

**Comments: Members noted that there had been several similar 'change of use' applications over recent months relating to domestic residences.**

**Members did not feel there were any issues with the proposed plans. It was noted that the area was subject to raised crime levels, but this was not thought to be grounds for objection. Safeguarding issues would be monitored and regulated by Ofsted.**

**Houghton Regis Town Council raised no objection to this application.**



[CB/24/03487/FULL](#)  
(click for more details) Erection of a new front entrance porch, front and side dormers, front and rear rooflights, rear single storey infill extension with internal and external alterations.  
Whistlebrook Stud, Sewell Lane, Sewell, Dunstable, LU6 1RP  
Mr Arber

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

**Noted:**

[CB/24/03450/NMA](#)  
(click for more details) Non-material amendment to planning permission  
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). Amendment sought: Pursuant to Condition 36 of the OPP; - Amending the description of development to remove the reference to a data centre; - Amending the Development Parameters text to reflect the removal of the data centre use; and - Amending the Development Parameter Plans 1 6, to remove development from the 'Island site'; and In respect of Condition 10 of the OPP, amending it to remove reference to a data centre.  
Houghton RegisNorth 1, Sundon Road, Houghton Regis

[CB/24/03441/DOC](#)  
(click for more details) Discharge of Conditions 3, 4, 11, 15, 16, 20 and 21 against planning permission ref. CB/21/04007/FULL (Erection of 7 detached dwellings with associated access, parking and landscaping)  
Land East of Bedford Road, South of Red Cow Farm, Houghton Regis, Dunstable, LU5 5ES

[CB/24/03498/DOC](#)  
(click for more details) Discharge of Condition 2 against planning permission ref. CB/23/03551/RM (Reserved Matters: following Outline Application CB/22/04525/VOC (Outline Application for residential development for up to 100 dwellings with all matters reserved, except access.) Full details of reserved matters for 76 dwellings including appearance, landscaping, scale and layout pursuant to outline consent CB/22/04525/VOC.)  
Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ

<a href="#"><u>CB/24/03508/PAD M (click for more details)</u></a>	Prior Notification of proposed Demolition: Partial demolition of Unit 2 to provide a uniform frontage. Unit 2, Humphrys Road, Dunstable, LU5 4TP
<a href="#"><u>CB/24/03683/DOC (click for more details)</u></a>	Discharge of Condition 2 against planning permission CB/23/03987/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.) Reserved matters approval sought for layout, scale, appearance, landscaping and access relating to Local Centre Parcel, Phase 1) Local Centre Parcel Phase 1 Linnere, Waterslade Way and Lime Tree Drive, Houghton Regis, LU5 7AS
<a href="#"><u>CB/24/03713/DOC (click for more details)</u></a>	Discharge of Conditions 9, 10 against planning permission ref. CB/21/05575/REG3 (Development of a new leisure centre, incorporating landscaping and parking provisions. Demolition of the existing building and the construction of a new facility to include an eight-lane 25 metre community swimming pool, dedicated learner pool, confidence pool, fitness suite, exercise studio and two squash courts. Building to include a café, community space, creche, children's outdoor play zone and an outdoor fitness trail and public area) Houghton Regis Academy, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX
<a href="#"><u>CB/24/03711/LDCP (click for more details)</u></a>	Lawful Development Certificate Proposed: Loft conversion 17 Skye Gardens, Houghton Regis, Dunstable, LU5 6TD

***Permissions / Approvals / Consents***

None received.

***Refusals:***

None received.

***Withdrawals:***

None received.

**The Chairman declared the meeting closed at 7.43pm**

**Dated this 17<sup>th</sup> day of February 2025**

**Chairman**

