

**HOUGHTON REGIS TOWN COUNCIL**

**Planning Committee**

**Minutes of the meeting held on**

**27<sup>th</sup> January 2025 at 7.00pm**

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

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

Public: 0

Apologies: Councillors: 0

**13102 APOLOGIES AND SUBSTITUTIONS**

None.

**13103 QUESTIONS FROM THE PUBLIC**

None.

**13104 SPECIFIC DECLARATIONS OF INTEREST**

None.

**13105 MINUTES**

It was requested that the Minutes of the meeting held on the 6<sup>th</sup> January 2025 be amended to remove Cllr Taylor from the list of attendees.

**Resolved: To present the amended Minutes of the meeting held on 6<sup>th</sup> January 2025 at the next meeting of the Planning Committee on 17<sup>th</sup> February 2025.**

**13106 PLANNING MATTERS**

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

[CB/25/00108/FULL](#) Erection of a single storey rear extension with roof lantern.  
(click for more details) 85 Leafields, Houghton Regis, Dunstable, LU5 5LU  
Mr & Mrs Hasmuja

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



[CB/25/00075/FULL](#)  
[\(click for more details\)](#) Erection of a single storey side extension  
46 Dellmont Road, Houghton Regis, Dunstable, LU5 5HU  
Mr Hyman

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

[CB/25/00079/FULL](#)  
[\(click for more details\)](#) Erection of a single storey side and rear extension with roof lantern. Demolition of rear conservatory and addition of a side window.  
74 Conway Close, Houghton Regis, Dunstable, LU5 5SE  
Mr Hasani

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

#### **Noted:**

[CB/25/00035/LDC P](#) [\(click for more details\)](#) Lawful Development Certificate Proposed: Change of use of the residential home to both residential home and business use, with the kitchen to act as residential and for the baking of cookies for a made to order purpose.  
31 Arnald Way, Houghton Regis, Dunstable, LU5 5UN

[CB/25/00053/NM A](#) [\(click for more details\)](#) Non-material amendment to planning permission  
CB/22/03938/FULL (Demolition of existing barn and garage, provision of a garage to the existing Listed building, conversion of Listed barn into a dwelling and construction of eight new dwellings with associated garages and new access road).  
Amendment sought: Change in the design of Plot 6 garage only, from single to double  
Red Cow Farm Cottage, 6 Buttermilk Close, Houghton Regis, Dunstable, LU5 6UN

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

None received.

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

[CB/24/00677/FULL](#)  
[\(click for more details\)](#) Construction of 10 industrial units (Use Class B2) with associated parking, access, landscaping, ancillary infrastructure and upgrading of public rights of way.  
Land Between Arenson Centre and Foster Avenue, Arenson Way, Houghton Regis, Dunstable

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

***Withdrawals:***

CB/24/02593/ADV      Advertisement: 1no D6 (digital advertisement) screen  
(click for more      Esso, Houghton Green Service Station, 7 The Green, Houghton  
details)                      Regis, Dunstable

CB/24/03182/LB      Listed Building: demolition of dwelling  
(click for more      Vane Cottage, Park Road North, Houghton Regis, Dunstable, LU5  
details)                      5LD

**The Chairman declared the meeting closed at 7.06pm**

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

**Chairman**

*Monica*