

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
22nd April 2025 at 7.00pm**

Present: Councillors: M Herber Chairman
E Billington
Y Farrell Substitute
D Jones
C Slough

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

Public: 1

Apologies: Councillors: J Carroll
E Cooper
D Taylor

13166 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Carroll, Cllr Taylor and Cllr Cooper (Cllr Farrell substituted).

13167 QUESTIONS FROM THE PUBLIC

None.

13168 SPECIFIC DECLARATIONS OF INTEREST

None.

13169 MINUTES

To approve the Minutes of the meeting held on the 31st March 2025.

Resolved: To approve the Minutes of the meeting held on 31st March 2025 and for these to be signed by the Chairman.

13170 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/25/00959/FULL](#)
[\(click for more](#)
[details\)](#)

Single storey side and front extension.
39 Farriers Way, Houghton Regis, Dunstable, LU5 5FF
Mrs Maria-Magdalena

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

[CB/25/00933/FULL](#)
[\(click for more details\)](#)

Conversion of garage to habitable space. Demolition of existing garden wall, erection of new 1.8m high timber fence, brick pier and gates with additional parking space.

3 Titus Grove, Houghton Regis, Dunstable, LU5 6GZ

Mr & Mrs Feathers

Comments: Members noted that the address shared a vehicular entrance with several other properties, but the proposed conversion did not appear to impact parking availability.

Houghton Regis Town Council raised no objection to this application.

[CB/25/01081/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

Comments: Central Bedfordshire Council had previously refused this application for failing to provide adequate parking provision. Members noted that the proposed plans failed to demonstrate any perceivable modification to those submitted in March 2025 (Minute 13143).

Members were advised that this application had been called in to the DMC raising concerns regarding the suitability of the site for a children's home and highlighting the lack of parking provision.

Houghton Regis Town Council objected to this application on the grounds of failing to demonstrate:

- Adequate and appropriate parking provision commensurate with the establishment's proposed use
- Compliance with local parking standards and infrastructure requirements

[CB/25/00960/FULL](#)
[\(click for more details\)](#)

Two storey side extension and a new front dropped kerb

41 Tennyson Avenue, Houghton Regis, Dunstable, LU5 5UQ

Mr & Mrs Ronan

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

[CB/25/01119/FULL](#)
[\(click for more details\)](#)

Proposed new porch.

Whistlebrook Stud, Sewell Lane, Sewell, Dunstable, LU6 1RP

Mr Arber

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

[CB/25/01085/FULL](#)
[\(click for more details\)](#)

New end of terrace dwelling
9 Woodlands Avenue, Houghton Regis, Dunstable, LU5 5LJ
Mr Simao

Comments: It was highlighted that this property fell within a conservation area and an earlier outline application had been refused. Documentation had been provided regarding Biodiversity Net Gain; however, the Special Area of Conservation did not apply as this was a self-build. The concerns regarding parking had also been addressed.

Houghton Regis Town Council raised no objection to this application.

[CB/25/01159/FULL](#)
[\(click for more details\)](#)

Erection of two semi detached dwellings
Land to the rear of Midway Cottage and to the side and rear of The Cottage, Bedford Road, Houghton Regis
R O'Neil

Comments: The Ecologist and BNG Officer had stated that the BNG Assessment did not include the full statutory metric spreadsheet which was a mandatory requirement.

There was no report from a Trees and Landscape Officer on this occasion and a previous application had been refused on this issue.

Houghton Regis Town Council objected to this application on the grounds of potential damage to nearby trees.

Noted:

[CB/25/01010/NMA](#)
[\(click for more details\)](#)

Non-material amendment to planning permission
CB/21/05552/RM (Reserved Matters: following Outline Application CB/12/03613/OUT Mixed Development, supported by an Environmental Statement, which was submitted to the council during the application's determination process. Reserved Matters sought for Access, Appearance, Landscaping, Layout and Scale for 100 homes and retail units (Use Class E))
Amendment sought: Opaque glass added to lower section of full height windows where a kitchen is located (applies to block C only) - follows the approved NMA ref CB/24/01291/NMA
Land to the northern edge of Houghton Regis (HRN1)

[CB/25/01035/NMA](#)
[\(click for more details\)](#)

Non-material amendment to planning permission
CB/19/02130/FULL (Demolition of existing residential dwelling and erection of 119 dwellings including the creation of a new vehicular access, recreational open space, parking infrastructure and associated landscaping and ancillary works.) Amendment sought - Amendments to the size and orientation of the pumping station and substation and associated access route. Relocation of two off street parking bays from the north side of the road to the south. Minor diversion of footpath around parking bay to suit. Amended line of fence to LEAP to suit footpath.
The Gates, Land East of Bedford Road, Bidwell, Houghton Regis

[CB/25/00956/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: To the proposal, for an extra care residential home and 32 senior living units, proposed in place of the consented C1 hotel use.
Land to the northern edge of Houghton Regis, Beds

[CB/25/01186/NMA](#)
[\(click for more details\)](#)

Non-material amendment to planning permission
CB/24/00059/FULL (demolition of existing buildings and redevelopment to provide new employment floorspace for a flexible range of uses (within Classes E(g)(iii), B2 and/or B8) with ancillary offices, together with the rationalisation of accesses and provision of yard area, parking, landscaping, and all other associated works). Amendment to the wording of condition 18 to reflect a revised drainage strategy.
Unit 1, Humphrys Road, Dunstable, LU5 4TP

[CB/25/01092/LDCP](#)
[\(click for more details\)](#)

Lawful Development Certificate Proposed: Single storey rear extension
4 The Cloisters, Houghton Regis, Dunstable, LU5 5JN

Permissions / Approvals / Consents

None received.

Refusals:

[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

Withdrawals:

None received.

The Chairman declared the meeting closed at 7.28 pm

Dated this 12th day of May 2025

Chairman

DRAFT