

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

12th May 2025 at 7.00pm

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

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

Public: 0

Apologies: Councillors: J Carroll
E Cooper
D Taylor

13182 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Carroll, Cllr Cooper and Cllr Taylor.

13183 QUESTIONS FROM THE PUBLIC

None.

13184 SPECIFIC DECLARATIONS OF INTEREST

None.

13185 MINUTES

To approve the Minutes of the meeting held on the 22nd April 2025

Resolved: To approve the Minutes of the meeting held on 22nd April 2025 and for these to be signed by the Chairman.

13186 PLANNING MATTERS

(a) The following planning applications were considered:

CB/25/01004/LB (click for more details)

Listed Building: Full repair and refurbishment of farmhouse roof with replacement of felt and battens and re use of original tiles also re-flashing and re-pointing of chimney stack.
Lane Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP
Mrs McCaw

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



CB/25/01323/FULL
(click for more details)

Change of use from Class E to Place of Worship Class F1
23-25 Bedford Square, Houghton Regis, Dunstable, LU5 5ES
Chris Okere

Comments: Members voiced concern that there was insufficient information regarding:

- Hours of operation
- Noise impact on nearby residents
- Parking facilities
- Anticipated attendance numbers

There was also concern that this would incur a loss of three retail units and it was questioned whether this was appropriate, taking into consideration that it would limit the number of retail outlets within Bedford Square.

Houghton Regis Town Council raised no objections to this application.

Noted:

CB/25/01129/LDCP
(click for more details)

Lawful Development Certificate Proposed: Single storey undercroft infill extension (amendment to approved planning permission 24/03487/FULL)
Whistlebrook Stud, Sewell Lane, Sewell, Dunstable, LU6 1RP

CB/25/01320/DOC
(click for more details)

Discharge of Condition 15 against planning permission ref. CB/22/00545/FULL (Development of a single industrial warehouse unit for E(g)(iii), B2 and B8 use with ancillary offices, car parking, service areas and soft landscaping)
Unit 15, Humphrys Road, Dunstable, LU5 4TP

CB/25/01401/DOC
(click for more details)

Discharge of Condition 26 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 Leisure And Community Centre, Parkside Drive, Houghton Regis, Dunstable, LU5 5PX

MLQ

[CB/25/01372/DOC](#)
(click for more details)

Discharge of Conditions 12, 21 and 22 against planning permission ref. CB/24/00059/FULL (Proposed 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)
Unit 1, Humphrys Road, Dunstable, LU5 4TP

Permissions / Approvals / Consents

[CB/25/00267/FULL](#)
(click for more details)

Partial single/two storey rear extensions with rooflights and two storey side extension
27 Linnere Walk, Houghton Regis, Dunstable, LU5 5PS

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

[CB/25/00370/FULL](#)
(click for more details)

Erection of two detached bungalows and associated works.
Expansion of existing dropped kerb.
65 - 67 Cemetery Road, Houghton Regis, Dunstable, LU5 5DA

Withdrawals:

None received.

The Chairman declared the meeting closed at 7.21pm

Dated this 2nd day of June 2025

Chairman

