

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

4th August 2025 at 7.00pm

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

Officers: Clare Evans Town Clerk
Amanda Samuels Administration Officer

Public: 1

Apologies: Councillors: D Taylor

13302 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Taylor.

13303 QUESTIONS FROM THE PUBLIC

None.

13304 SPECIFIC DECLARATIONS OF INTEREST

None.

13305 MINUTES

To approve the Minutes of the meeting held on the 14th July 2025.

Resolved: To approve the Minutes of the meeting held on 14th July 2025 and for these to be signed by the Chairman.

13306 PLANNING MATTERS

(a) The following planning applications were considered:

CB/25/01738/LB
(click for more
details)

Listed Building: roof structure repairs, replacement lead flashing, pointing with lime mortar and stabilisation of timber props. Removal of the side conservatory, windows and doors to be refurbished and glazing upgraded, ground floor replaced with limecrete, chimney hearth repairs with matching brick and lime mortar, defective guttering replaced and installation of a new kitchen and bathroom
Vane Cottage, Park Road North, Houghton Regis, Dunstable, LU5 5LD

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Comments: Members noted that the owner had previously applied to demolish the cottage and that the latest application presented a significant improvement.

It was also noted that an inspection of all areas had not been possible when carrying out the Historic Building survey.

Members were happy to approve the application but wished to highlight that the application included plans to replace the current conservatory with a garden room. No plans for the garden room were available and Members wished to raise this omission as a point of concern.

Houghton Regis Town Council raised no objection to this application.

CB/25/02246/FULL
(click for more details)

Demolition of existing residential dwelling and redevelopment of land to create 25 affordable homes with parking and all ancillary works.

Whelans Farm, The Bungalow, Bedford Road, Houghton Regis, Dunstable, LU5 6JS

Comments: Members wished to highlight the following issues:

- the Tree and Landscape Officer's comments regarding overdevelopment of the site;
- the archaeology report was not available and any decision would need to be considered in light of this document; and
- there was continued concern regarding the capacity of Bedford Road to accommodate ever-increasing traffic levels.

Houghton Regis Town Council raised no objection to this application.

Noted:

CB/25/02153/DOC
(click for more details)

Discharge of Conditions 2, 4, 5 and 13 against planning application ref. CB/23/03775/FULL (Erection of 6 residential dwellings with associated works).

Land south of The Bungalow, Bedford Road, Houghton Regis

QJS.

CB/25/02211/DOC
(click for more details)

Discharge of Condition 16 against planning permission CB/15/00297/OUT (Outline 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 [a-c], B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks)
Parcel 1: Bedford Road, Land West of Bidwell, (Houghton Regis North Site 2) Houghton Regis

CB/25/02235/LDCP
(click for more details)

Lawful Development Certificate Proposed: Conversion of integral garage into a habitable space
12 Fieldstone, Houghton Regis, Dunstable, LU5 5QU

CB/25/02215/LDCP
(click for more details)

Lawful Development Certificate Proposed: Conversion of the attic into habitable space, to include a dormer to the rear elevation
87 Houghton Road, Dunstable, LU5 5AB

CB/25/02332/LDCP
(click for more details)

Lawful Development Certificate Proposed: Garage conversion, replace the garage door with a window and brickwork infill
3 Tennyson Avenue, Houghton Regis, Dunstable, LU5 5UQ

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

13307 PLANNING APPLICATIONS – DELEGATED AUTHORITY

The following planning applications had been received for consultation and fell within delegated authority. They were recommended for approval:

CB/25/01883/FULL
(click for more details)

Erection of a single storey front extension
39 Conway Close, Houghton Regis, Dunstable, LU5 5SB

CB/25/01387/FULL
(click for more
details)

Garage extension with works to retaining wall and driveway.
Redesign of front porch with roof extension over existing bay
window.
2 Roslyn Way, Houghton Regis, Dunstable, LU5 6JY

**13308 CB/25/01877/FULL (click for more details) PROPOSED CONSTRUCTION OF A
MICRO ENERGY STORAGE FACILITY.**

Houghton Regis Town Council (HRTC) had been made aware of the application for a micro energy storage facility proposed for a site in close proximity to the parish boundary.

Members had been provided with a copy of correspondence from Charlton Parish Council to Central Bedfordshire Council highlighting concerns for the site.

The submitted plans suggested that the application was for the installation of a box, which Members were happy to agree in principle.

Members noted that the Highway Officer had reported that this was adopted highway land, which could give rise to problems for future highway schemes. The report had also noted potential issues regarding access and parking provision for maintenance purposes.

Members did not feel the application was wholly practical and were happy to support the comments made by Chalton Parish Council.

Resolved: To support the comments made by Chalton Parish Council in support of the application in principle, pending resolution of key concerns.

The Chairman declared the meeting closed at 7.29 pm

Dated this 26th day of August 2025

D.J. Jones.

Chairman