

## **HOUGHTON REGIS TOWN COUNCIL**

### **Planning Committee Minutes of the meeting held on 15<sup>th</sup> September 2025 at 7.00pm**

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

Officers: Clare Evans Town Clerk  
Amanda Samuels Administration Officer

Public: 1

Apologies: Councillors: M Herber

Also present: Elaine Connolly Bellway Homes Ltd  
Kiera Tucker Bellway Homes Ltd

#### **13335 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Herber.

#### **13336 QUESTIONS FROM THE PUBLIC**

None.

#### **13337 SPECIFIC DECLARATIONS OF INTEREST**

None.

#### **13338 MINUTES**

To approve the Minutes of the meeting held on the 26<sup>th</sup> August 2025.

**Resolved: To approve the Minutes of the meeting held on 26<sup>th</sup> August 2025 and for these to be signed by the Chairman.**

*Members agreed to bring forward agenda item 7 to allow representatives from Bellway Homes Ltd to make their presentation.*

#### **13339 PRESENTATION FROM BELLWAY HOMES LTD – LINMERE PHASE 3B (PARCELS 1 & 2)**

Elaine Connolly and Kiera Tucker from Bellway Homes made a presentation to Members regarding the Reserved Matters application for Linmere, Phase 3B, Parcels

1 and 2, comprising 161 dwellings (including the allocation of 24 affordable units agreed with CBC).

Members were provided with handouts illustrating the proposed designs and specifying the land parcels defined by the seller. The seller had delivered the infrastructure at this site and would also deliver the landscaping.

Ms Connolly informed Members that the proposed 'Industrial Chic' design complied with the requirements of the Design Code. Buildings would be capped at four storeys; materials would be selected to complement those of nearby developments and the affordable units had been designed to meld naturally with the development. All units would be installed with air source heat pumps and EV charging points as standard.

Members suggested that a presentation should be made to Chalton Parish Council since part of the development would fall within their boundary. Ms Connolly confirmed that no presentation had been given as yet but efforts would be made to follow up the suggestion.

Members informed the representatives from Bellway Homes that HRTC had raised no objections in regard of their planning application (Minute 13313); however, concerns had been expressed regarding the comments of the Designing Out Crime officer. Ms Connolly confirmed that some adjustments to the design would address the points raised by the officer.

**Resolved:** To note the information delivered by Bellway Homes and provide feedback on the proposed development to ensure alignment with Neighbourhood Plan, planning policies, design standards, and community needs.

## 13340 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/25/02434/FULL](#)  
[\(click for more details\)](#)

Single storey side and rear extension  
Unit 3, Arianne Business Centre, Blackburn Road, Houghton  
Regis, Dunstable, LU5 5DZ

**Comments:** An extension to this unit had previously been refused on the grounds of overdevelopment (Minute 12411). Members agreed that this application demonstrated an improvement on the previous submission; however, there was continued concern regarding the proximity to nearby residents and the potential detrimental impact from noise generated by an extended unit and parking / reversing vehicles.

**Houghton Regis Town Council raised no objection to this application but expressed concern regarding noise levels and the potential impact on residents.**

[CB/25/02182/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

**Comments: Members had raised no objection to a previous application regarding the units (Minute 01323) but had felt there was insufficient information regarding the following:**

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

**Members had also expressed particular concern at the loss of three retail units within Bedford Square.**

**The new application provided additional information addressing many of the points raised. These issues were subject to further discussion, which also addressed accessibility.**

**Members agreed it remained difficult to assess the level of impact on residents and there were no further observations to be made.**

**Houghton Regis Town Council raised no objection to this application but continued to express concern at the loss of three retail units within Bedford Square.**

**Noted:**

[CB/25/02642/DOC](#)  
[\(click for more details\)](#)

Discharge of Condition 24 against planning permission ref. CB/21/03399/VOC (Variation (or removal) of condition number(s) 10,12 and 28 of 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.) Condition 10 and 12, change of wording. Condition 28, substitute drawings) The Gates Land East of Bedford Road, Bidwell, Houghton Regis

[CB/25/02586/LDCP \(click for more details\)](#)

Lawful Development Certificate Proposed: Erection of a rear single storey extension, and a new window  
55 Leaf Road, Houghton Regis, Dunstable, LU5 5JG

[CB/25/02660/DOC](#)  
[\(click for more details\)](#)

Discharge of Conditions 5, 6,12 and 21 against planning permission CB/22/04525/VOC (Removal of condition 10 and Variation of conditions 13, 15 and 21 of planning permission CB/19/04220/OUT (Outline Application for Residential Development for up to 100 Dwellings with all matters reserved, except access) vary condition 13 from the requirement of 14 mainstream housing together with 9 units for care/support to 13.72% of total units suitable for the elderly and condition 21 to be amended to "The development hereby permitted shall be carried out in accordance with the following approved plan: 13060as2.15 Rev D (in so far as it relates to the means of access) Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ

[CB/25/02664/DOC](#)  
[\(click for more details\)](#)

Discharge of Condition 8 against planning permission 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

[CB/25/02679/DOC](#)  
[\(click for more details\)](#)

Discharge of Conditions 10,14,17 and 21 against planning permission CB/24/00801/FULL (Erection of a Class B8 (self-storage) building on southern boundary and associated works to car park and landscaping).  
 Former Site of Morrisons, High Street, Houghton Regis

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

None received.

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

None received.

#### ***Withdrawals:***

None received.

### **13341 PLANNING APPLICATIONS – DELEGATED AUTHORITY**

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

[CB/25/02451/FULL](#)  
[\(click for more details\)](#)

Erection of a single storey side and rear extension, new windows and doors, and skylight  
 12 Northview Road, Houghton Regis, Dunstable, LU5 5AH

[CB/25/02423/FULL](#)  
[\(click for more details\)](#)

Erection of a single storey side and rear extension, new windows and doors  
 14 Panama Gardens, Houghton Regis, Dunstable, LU5 6SN

### **13342 APPEAL DECISIONS**

Members were advised that the Planning Inspectorate had formally dismissed two planning appeals. This determination represented the conclusion of the appeals process for these particular applications.

Application Reference: [CB/25/00569/ADV](#)

Appeal Reference: APP/P0240/Z/25/3366837

Description: Advertisement - Installation of 1 advertising digital display screen to the rear of a new communications kiosk

Decision: Appeal Dismissed (05 September 2025)

Application Reference: [CB/25/00568/FULL](#)

Appeal Reference: APP/P0240/W/25/3366836

Description: Installation of 1 new communications kiosk with integrated defibrillator

Decision: Appeal Dismissed (05 September 2025)

Members noted the decisions.

It was requested that, for accuracy, the wording of this agenda item be amended on future agendas.

**The Chairman declared the meeting closed at 8.00 pm**

**Dated this 6<sup>th</sup> day of October 2025**

**Chairman**

DRAFT