

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on 6th October 2025 at 7.00pm

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

Officers: Louise Senior Head of Democratic Services

Public: 0

Apologies: Councillors: E Billington
D Taylor

13352 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillors Billington and Taylor.

13353 QUESTIONS FROM THE PUBLIC

None.

13354 SPECIFIC DECLARATIONS OF INTEREST

None.

13355 MINUTES

To approve the Minutes of the meeting held on the 15th September 2025.

Resolved: To approve the Minutes of the meeting held on 15th September 2025 and for these to be signed by the Chairman.

13356 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/25/02936/VOC](#)
[\(click for more details\)](#)

Variation of condition numbers 3, 16 and 17 of planning permission CB/23/03775/FULL (Erection of 6 residential dwellings with associated works) Variation reason (1) The road layout has been slightly modified to reduce the distance of

parking bay for Plot 1 from the house (2) The site's sustainability strategy has been updated to include Air Source Heat Pumps (ASHP) (3) The internal layouts of the proposed houses have been revised (4) The window cill heights have also been adjusted to ensure compliance with building regulations
Land south of The Bungalow, Bedford Road, Houghton Regis

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

Noted:

[CB/25/02774/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 20 against 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.)
Phase 4, Parcels 4 and 5 - Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/25/02864/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 2 against planning permission CB/25/00320/RM (Reserved Matters: following Outline Application 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 5150 dwellings (Use Class C3); up to 202500 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.). Reserved matters for the appearance and finish of external features, including play equipment, spatial arrangement, street furniture, signage, for the key spaces in the areas known as Phase 3A and 3B of Masterplan Area 3)
Land To The North And East Of Houghton Regis, Sundon Road, Houghton Regis

[CB/25/02856/DOC](#)
(click for more details)

Discharge of Condition 6 against planning permission
CB/23/03775/FULL (Erection of 6 residential dwellings with
associated works)
Land south of The Bungalow, Bedford Road, Houghton Regis

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

13357 PLANNING APPLICATIONS – DELEGATED AUTHORITY

Members were advised that there were no planning applications which had been determined using delegated authority to report at this meeting.

13358 STREET NAMING – RED COW FARM HOUSE, BEDFORD ROAD

Members were notified of a street naming proposal for Red Cow Farm House, Bedford Road, Houghton Regis, LU5 6JP. Members were advised that this notification had not been received in time for the previous Planning Committee meeting, resulting in the consultation deadline being missed. Central Bedfordshire Council's planning authority has been informed of this matter.

The proposed street name was “Jersey”, which members considered to be an appropriate and fitting choice for the former farmhouse. The proposed name was therefore supported.

Recommendation: To consider the Town Council’s response to the proposed road name of Jersey for Red Cow Farm House, Bedford Road, Houghton Regis, LU5 6JP

The Chairman declared the meeting closed at 7.19 pm

Dated this 27th day of October 2025

Chairman