

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
27th October 2025 at 7.00pm**

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

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

Public: 17 (16 virtual)

Apologies: Councillors: E Billington

13390 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Billington.

13391 QUESTIONS FROM THE PUBLIC

None.

13392 SPECIFIC DECLARATIONS OF INTEREST

None.

13393 MINUTES

To approve the Minutes of the meeting held on the 6th October 2025.

**Resolved: To approve the Minutes of the meeting held on 6th October 2025
and for these to be signed by the Chairman.**

13394 PLANNING MATTERS

**(a) Members were advised that there were no planning applications which
required the consideration of the Planning Committee at this meeting.**

Noted:

[CB/25/03219/DOC](#)
[\(click for more](#)
[details\)](#)

Discharge of Condition 12 against planning permission ref.
CB/24/01505/RM: 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 5,150



dwelling (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.). Reserved matters for access, appearance, landscaping, layout and scale for 189 dwellings at Parcel 5 pursuant to outline permission CB/12/03613/OUT and details to satisfy conditions; 8 (Surface Water Drainage), 25 (Construction Management Plan), 26 (Landscape Management Plan), 29 (Foul Drainage), 32 (Noise) and 33 (Noise)'.
Land to the North and East of Houghton Regis, Sundon Road, Houghton Regis (Linmere Parcel 5)

[CB/25/03220/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 17 against planning permission ref. CB/24/01505/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 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.). Reserved matters for access, appearance, landscaping, layout and scale for 189 dwellings at Parcel 5 pursuant to outline permission CB/12/03613/OUT and details to satisfy conditions; 8 (Surface Water Drainage), 25 (Construction Management Plan), 26 (Landscape Management Plan), 29 (Foul Drainage), 32 (Noise) and 33 (Noise)'.
Land to the North and East of Houghton Regis, Sundon Road, Houghton Regis (Linmere parcel 5)

Permissions / Approvals / Consents

[CB/25/01963/FULL](#)
[\(click for more details\)](#)

Erection of single storey timber frame rear extension to create a storage area and a covered sitting area, with new door, and steel corrugated roofing

Refusals:

[CB/25/02016/FULL](#)
(click for more
details)

Subdivision of the dwelling house into two self-contained units, single storey rear extension, ground floor replacement side extension, 4 roof lights to front, front porch, hip to gable, first floor side / rear extension, erection of rear dormer and associated external alterations.

None received.

Withdrawals:

None received.

13395 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.

13396 [CB/25/01901/FULL](#) – NOTIFICATION OF AMENDMENTS

Members were advised that amendments had been received in relation to planning application [CB/25/01901/FULL](#) for the proposed development at Houghton Regis. Members were provided with a comparison table highlighting the amended documents:

Members were reminded that Houghton Regis Town Council objected to this application when it was submitted in July – minute number 13272 on the grounds of:

Conflict with Adopted Plans

The site is not designated for employment use in the Central Bedfordshire Council Local Plan, Houghton Regis Neighbourhood Plan or the Houghton Regis North Framework Plan. The proposal is therefore contrary to planning policy, particularly Policy BE1, which restricts employment development to defined zones such as Thorn Turn and Junction 11a. Approval would set a precedent that undermines these plans.

Residential Amenity and Quality of Life

The proposed development would result in significant harm to nearby residential properties, including those on Cresswell Edge, Seaton Crescent, and Alnwick Grove. It was noted that the units would be positioned very much closer to residential properties than those at the Thorn Road location at the western edge of Bidwell West, which had caused considerable disgruntlement, and that they would be built to approximately the same height, making them much more overbearing. Concerns raised include increased levels of noise, light pollution, visual intrusion, and a loss of privacy. Several residents, including those working from home or with specific health or educational needs in the household, expressed that the impact of this development would be considerable and disruptive.



Traffic and Highway Safety

The scheme proposes 233 car parking spaces, additional motorcycle and HGV parking, and could generate upwards of 700 vehicle movements. Bedford Road already accommodates multiple access points and is not suited to a further increase in volume, particularly involving HGVs. Residents highlighted the dangers posed to children walking to school and to the wider pedestrian and cycling community.

Ecological and Environmental Impact

The site currently functions as a green buffer and supports a range of local wildlife. Concerns were raised about the loss of habitat and the undermining of wildlife corridors created during the construction of the A5. One resident has been monitoring the site since 2017 and believes the ecological report provided with the application does not reflect the full picture.

Public Right of Way

The proposal includes the diversion of a Public Right of Way through an industrial estate, which contradicts Policy GSR5. This change would significantly diminish the amenity of the route and deter pedestrian use.

Lack of Demonstrable Employment Need

It was noted that the Baytree development in Dunstable has already met and exceeded employment land provision targets. In addition, there are vacant industrial units within the surrounding area, calling into question the need for further development of this nature.

Impact on Property and Future Investment

Residents expressed concern about the impact on property values, future mortgage viability, and the effect of the development on the perception of the area. One resident, having moved from Borehamwood, stated they were explicitly told the land would remain as green open space at the time of purchase.

Community Sentiment and Engagement

Over 1,000 signatures have been collected via a petition opposing the application. Residents feel the application has not been transparent, with certain roads such as Alnwick Grove omitted from the plans. Many feel misled and strongly oppose the introduction of industrial use within what was marketed as a family-oriented development.

Public Transport and Accessibility

Public transport links in this part of Houghton Regis are minimal, raising further concerns around the sustainability of the proposed development and the increased reliance on car and HGV travel.

General Overdevelopment and Unsuitable Use

Residents and community representatives stressed that this proposal represents overdevelopment and would fundamentally change the character of this part of Bidwell West. It was emphasised that the site was always intended to function as a green buffer between residential properties and the major road infrastructure to the west and north of the site.



Members maintained their objection on all the grounds previously cited. Members also noted that the proposal to move the junction further south would bring it into conflict with the Haul Road through Linnmere, when it opened, and would make the turn even tighter than before for lorries entering and leaving the site.

Members stressed the importance of the objections raised by Highways in an Internal Consultation Memo. The memo raised several concerns and stated that relocating the junction further to the south made 'no significant change' and that proposed access arrangements were neither 'safe nor practicable'.

Members restated the point that residents had previously been advised the land formed a buffer zone, and that it had been designated a green open space under the Houghton Regis North Framework Plan. Moving the warehouses slightly further back did not address the fundamental issue of overdevelopment, nor the impact on residents who no expectation of development of this site.

The single petition submitted against this application did not reflect the fact that over one thousand residents had objected to this development.

The Planning Committee were made aware of a technical issue preventing virtual attendees from joining the meeting. Once the issue was resolved, Members summarised their discussion and invited comments from the public.

Members of the public joining the meeting raised the following points:

- Objections were not simply a matter of layout but the inappropriate nature of five substantially sized warehouses, with resulting traffic, being situated in close proximity to a residential community.
- To approve the application would be in contradiction of the promises made to residents and would set a dangerous precedent.
- Public safety and the right of way were both a source of concern
- Any development of the land should be for the provision of promised facilities for residents.
- A traffic survey recently conducted on this road took place while road works were in operation; therefore, the accuracy of data gathered was questionable.

Members of the public expressed the wish to see better management of residential and commercial interaction, especially for a site not previously earmarked for development.

A member of the public informed Members that the Minister for Housing and Planning had encouraged local authorities to put in place local plans; something



which Central Bedfordshire already had in place. Under Section 38 of the Planning Act 2004 there was a requirement for an application to be in accordance with the Development Plan, including the Central Bedfordshire Local Plan. It was highlighted that the Houghton Regis North Framework Plan was one of several major documents supporting the Local Plan; this designated the site as a green buffer zone between housing and the new A5. It was felt that the application could not fit within this framework.

Further issues highlighted were:

- The proposed relocation of the entrance would put it in close proximity to the new housing being built and would subject the area to HGVs generating fumes, noise and increased traffic flow.
- The proposals would not uphold the requirement for a 10% statutory on-site gain in biodiversity without offsetting elsewhere.
- Sustainable drainage - enhancement to green routes was not included in the proposal.
- The application did not represent a high-quality development to support 'strong, vibrant and healthy communities, beautiful and safe places with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing.'

It was felt that the applicant was ignoring the concerns of the residents, and it was hoped that CBC would have the confidence to ensure full compliance with the Local Plan.

To ensure that members of the public were fully informed of the earlier discussion, Members of the Planning Committee reiterated their grounds for objection. The Planning Committee stated that the submitted amendments did not overcome identified policy conflict or the likely detrimental impact on the community.

Resolved: **That Houghton Regis Town Council maintains its objection to Planning Application CB/25/01901/FULL, on the same grounds as previously recorded, as the submitted amendments do not overcome the identified policy conflicts or the likely detrimental impact on the local community.**

13397 PUBLIC NOTICE - NO WAITING ON REDHOUSE COURT AT ANY TIME

Members were presented with a public notice, and road plan, concerning the proposed extension of waiting restrictions under Traffic Regulation Order TRO-042 affecting Redhouse Court and Clarkes Way in Houghton Regis. The proposal sought to introduce "No Waiting at Any Time" restrictions to address indiscriminate parking and prevent the obstruction of junctions by parked vehicles.



Specific locations to be restricted:

- Clarkes Way (north-west side): approximately 10 metres from junction with Redhouse Court extending south-westerly
- Clarkes Way (south side): approximately 10 metres from junction with Redhouse Court extending westerly
- Redhouse Court (east side): approximately 14 metres from the junction centre extending south-easterly

The proposal was intended to improve traffic flow and pedestrian safety by ensuring junctions remain clear and unobstructed.

Members were unanimous in support of the proposed waiting restrictions.

Resolved: **To submit comments to Central Bedfordshire Council in support of the proposed extension of waiting restrictions under Traffic Regulation Order TRO-042 for Redhouse Court and Clarkes Way, Houghton Regis.**

The Chairman declared the meeting closed at 7.35pm

Dated this 17th day of November 2025

Chairman

