

HOUGHTON REGIS TOWN COUNCIL
Planning Committee
Minutes of the meeting held on
8th December 2025 at 7.00pm

Present:	Councillors:	M Herber E Billington E Cooper Y Farrell D Jones C Slough	Chairman
	Officers:	Louise Senior Amanda Samuels	Head of Democratic Services Administration Officer
	Public:	0	

Apologies: Councillors: D Taylor

13453 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Taylor.

13454 QUESTIONS FROM THE PUBLIC

None.

13455 SPECIFIC DECLARATIONS OF INTEREST

None.

13456 MINUTES

To approve the Minutes of the meeting held on the 17th November 2025.

Resolved: **To approve the Minutes of the meeting held on 17th November 2025 and for these to be signed by the Chairman.**

13457 PLANNING MATTERS

(a) The following planning applications were considered:

CB/25/03158/FUL Proposed two storey side extension and associated internal alterations
L (click for more details) 4 Bedford Road, Houghton Regis, LU5 5DJ

Comments: Houghton Regis Town Council was supportive of this application but felt that clarification was required regarding parking provision, especially in regard of location.



Noted:

[CB/25/03202/DOC](#) Discharge of Condition 9 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)¹.
Land To the North and East of Houghton Regis, Sundon Road, Houghton Regis (Linmere Parcel 5)

[CB/25/03646/NM](#) Non-material amendment to planning permission
[A \(click for more details\)](#) CB/23/0387/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 approval sought for layout, scale, appearance, landscaping and access relating to Local Centre Parcel, Phase 1) Amendments sought to the Neighbourhood Centre: 1. Omit all rear eastern retail ground floor windows. 2. Add external rear eastern door to convenience store. 3. Amend convenience store compound external gates, to



provide dedicated means of escape door through compound wall to comply with Building Regulations. 4. Enlarge convenience store compound canopy. 5. Add convenience store compound brise soleil. 6. Amend retail rear eastern doors on site / ground floor plans generally from double to single leaf doors.

Local Centre Parcel, Linmere phase 1, Waterslade Way and Lime Tree Drive, Houghton Regis LU5 7AS

Members noted that planning permission number CB/23/0387/RM was inaccurate and should read CB/23/03987/RM.

[CB/25/03712/DOC](#)
(click for more details)

Discharge of Condition 34 against planning permission ref. 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, Houghton Regis North 1, Land on the Northern edge of Houghton Regis

[CB/25/03329/DOC](#)
(click for more details)

Discharge of Condition 20 (Archaeology) against planning permission CB/12/03613/OUT (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.

Parcels 7 & 8 Linmere, Houghton Regis North site 1

Members clarified that parcels 7 & 8 at Linmere related to Phase 4 of the development.



[CB/25/03627/DOC](#)
(click for more details) Discharge of Conditions 3, 4 and 5 against planning permission ref. CB/25/01980/FULL (Change of use of an industrial unit for a flexible range of uses within Classes E(g)(iii), B2 and / or B8)
Unit 11, Humphrys Road, Dunstable, LU5 4TP

[CB/25/03778/DOC](#)
(click for more details) Discharge of Condition 20 against planning permission ref. 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 3B Parcels 1 & 2, Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

13458 PLANNING APPLICATIONS – DELEGATED AUTHORITY

Planning application CB/25/03104/FULL had been received for consultation and fell within delegated authority; however, Members requested the opportunity to discuss this application at the meeting.

[CB/25/03104/FUL](#)
L (click for more details) Erection of a two-storey rear extension, first and second floor side extension, hip to gable, rear dormer rooflights to the front, two rear Juliet balconies. A front porch and associated external alterations.
44 Leafields, Houghton Regis, Dunstable, LU5 5LX



Comments: The first iteration of this application had been approved by LDCP provisions and was presented for Members to note at a meeting of the Planning Committee on 10th March 2025.

HRTC strongly objected to a revised application, for a two-dwelling scheme, at the Planning Committee meeting held on 26th August. This application was subsequently refused by CBC.

Members considered this latest application to be almost identical to that submitted in August 2025, save for the reference to a two-dwelling scheme being removed.

Houghton Regis Town Council raised an objection to this application on the following grounds:

- This would be an extensive and overbearing property and constituted overdevelopment
- There continued to be inadequate parking provision; there was insufficient space to accommodate the requisite number of parking bays for a five-bedroom property.
- The scheme was incompatible with the nature of the surrounding area
- The scheme would negatively impact neighbouring properties.

13459 PRE-APPLICATION CONSULTATION: PROPOSED BASE STATION INSTALLATION AT (CTIL30694500_TEF22791) HOUGHTON PARK CAR PARK, PARKSIDE DRIVE, HOUGHTON REGIS.

Members were provided with documents outlining a proposed base station installation at Houghton Car Park, Parkside Drive.

Cornerstone, a leading mobile infrastructure services company, had submitted a consultation pack outlining proposals for a new radio base station installation within Houghton Regis to support VMO2's network. The documents provided set out the background to the proposal, the site search work already undertaken, and the technical and planning considerations that have informed the preferred location. The purpose of the consultation was to gather any comments before a planning submission was made. Cornerstone highlighted its commitment to shared infrastructure, reducing the overall number of base stations where feasible, and limiting environmental impact. The installation would improve local capacity, strengthen existing coverage, and introduce enhanced 5G provision.

All proposed equipment would be designed in full accordance with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines, which were recognised by the UK Government, the European Union, and the World Health Organisation. A certificate confirming compliance would accompany the planning application.

Cornerstone had asked to be informed of any local stakeholders or groups who wished to comment.



Members felt the application demonstrated an awareness of issues to be addressed and had no comments to submit.

Resolved: Consider the proposal and agree any comments the Council may wish to submit as part of this consultation.

13460 HILLBOROUGH CRESCENT, HOUGHTON REGIS – DISABLED BAY

Members were provided with a public notice issued by Central Bedfordshire Council proposing the introduction of a dedicated disabled parking bay on Hillborough Crescent, Houghton Regis. The bay would provide a designated space for Blue Badge holders, improving accessibility for residents and visitors with mobility needs.

Members unanimously supported this proposal.

Resolved: To consider the proposed disabled parking bay and support the proposal.

The Chairman declared the meeting closed at 7.25pm

Dated this 5th day of January 2025. 2026

Chairman

