

HOUGHTON REGIS TOWN COUNCIL
Planning Committee
Minutes of the meeting held on
5th January 2026 at 7.00pm

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

13477 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Cooper, Cllr C Slough (Cllr A Slough substituted) and Cllr Taylor.

13478 QUESTIONS FROM THE PUBLIC

The Chair had been contacted by a resident regarding the proposed crossing on Sundon Road. Members agreed to discuss this under the relevant agenda item.

13479 SPECIFIC DECLARATIONS OF INTEREST

None.

13480 MINUTES

To approve the Minutes of the meeting held on the 8th December 2025.

Members noted the recommendation showed the incorrect date. It was agreed that this should be amended to 8th December 2025.

Resolved: **To approve the Minutes of the meeting held on 8th December 2025 and for these to be signed by the Chairman.**

13481 PLANNING MATTERS

(a) The following planning applications were considered:

WU

CB/25/03565/FULL
(click for more details) Single storey side and front extensions. Two storey rear extension and front dormer extension
32 Wilbury Drive, Dunstable, LU5 4TA

Comments: Members noted that while one side of the property sat on the border of Houghton Regis, the property was not situated within the town boundary. Members commented that the extension was likely to impact the light received by the neighbouring property. The application proposed a fourth bedroom but there appeared to be insufficient parking space to meet requirements.

Houghton Regis Town Council raised no objection to this application.

Noted:

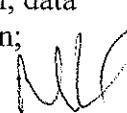
CB/25/03468/DOC
(click for more details) Discharge of Conditions 2,3,4,5,6 and 7 against planning permission ref. CB/25/01738/LB: Listed Building: roof structure repairs, replacement lead flashing, pointing with lime mortar and stabilisation of timber props. Removal of the side conservatory, windows 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

Members noted that of the six conditions to be discharged, only one was considered satisfactory by the Conservation Officer.

CB/25/03751/GPDE
(click for more details) Prior Approval of Householder Extension: Single storey rear extension, 5.00m beyond the rear wall of the original dwelling, maximum height of 2.95m & 2.95m to the eaves.
4A Bedford Road, Houghton Regis, Dunstable, LU5 5DJ

Members noted that no plan was available to illustrate how the extension would be implemented.

CB/25/03935/DOC
(click for more details) Discharge of Conditions 24, 25, 32, 33, 35 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.

Parcels 7 & 8, Linmere Houghton Regis North Site, Land on the northern edge of Houghton Regis

[CB/25/03917/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 24 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.)

Parcel 3A, Land at Elmers Gate, off Woodside Link, Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

13482 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.



13483 : PROPOSAL TO INSTALL A TOUCAN CROSSING ON SUNDON ROAD, HOUGHTON REGIS

Members were provided with a public notice and road plan concerning the proposed installation of a Toucan Crossing at Sundon Road, positioned at a point approximately 21 metres south-west of the centre of the junction with Silver Birch Avenue.

The Chair advised Members that a resident had raised concerns regarding the pathway on Sundon Road, which they believed was too narrow. The resident had supplied photographs in support of this concern and these were circulated to Members. While there was some uncertainty as to whether the pathway was inadequate, it was agreed that the matter should be referred to CBC Highways Maintenance. The Chair confirmed they would forward the resident's comments and photographs to CBC and would copy in Members.

Members welcomed and supported the proposed crossing.

Resolved: **To submit comments to Central Bedfordshire Council in support of the installation of a Toucan Crossing at the proposed site of approximately 21 metres south-west of the centre of the junction with Silver Birch Avenue.**

The Chairman declared the meeting closed at 7.17pm

Dated this 26th day of January 2026

Chairman

