

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
16th February 2026 at 7.00pm**

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

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

Public: 0

Apologies: Councillors: D Taylor

Also present: T McMahon (virtual)

13520 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Taylor.

13521 QUESTIONS FROM THE PUBLIC

None. Members agreed to address issue relating to Cllr McMahon under relevant agenda item.

13522 SPECIFIC DECLARATIONS OF INTEREST

None.

13523 MINUTES

To approve the Minutes of the meeting held on the 26th January 2026

**Resolved: To approve the Minutes of the meeting held on 26th January 2026
and for these to be signed by the Chairman.**

13524 PLANNING MATTERS

(a) The following planning applications were considered:

CB/26/00042/FULL Erection of two semi-detached dwellings
(click for more details) Midway Cottage, Bedford Road, Houghton Regis, Dunstable,
LU5 6JP

Comments: Members had previously refused application CB/24/01770/FULL relating to this site. It appeared, however, that all issues had subsequently been addressed.

Members raised one point of concern regarding the Design and Access Statement which had been submitted to CBC. The statement referenced the redesign of the immediate area of the gates to accommodate the parking bay move; however, the application for this redesign had been withdrawn. It appeared the applicant was unaware of this, and Members were unclear what work was proposed on the site.

Houghton Regis Town Council raised no objection to this application.

[CB/26/00217/FULL](#)
(click for more
details)

Two storey side/rear extension
9 Watervale, Houghton Regis, Dunstable, LU5 6FY

Comments: Members expressed concern as to whether the extension would be on amenity land which was intended to remain open aspect.

Houghton Regis Town Council raised no objection to this application.

[CB/25/03805/REG3](#)
(click for more
details)

Demolition of outbuilding and erection of single story rear extension
12 Hillside, Houghton Regis, Dunstable, LU5 5HR

Comments: Members were provided with a copy of an email expressing the concerns of a resident in respect of this application.

Members addressed the following points:

- **Scale:** Members had no information to clarify whether the proposed development had been scaled back. While the extension was deep it was not high
- **Light access issues:** requirements should have been taken into consideration by the architect
- **Property access:** any disruption due to contracting works would be temporary

It was questioned whether the lack of a kitchen window contravened any regulations.

Houghton Regis Town Council raised no objection to this application.

[CB/25/04014/RM](#)
(click for more
details)

Reserved Matters: following Outline Application CB/15/00297/OUT (Outline 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 [a-c], B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks). Approval of all matters for the provision of a community centre hub (Use Class F2(b), on land in Houghton Regis, just off West Highland Drive, comprising of a modular pavilion, associated access arrangements, improved public realm, landscaping, drainage features and ancillary facilities
Land West of Bidwell (Houghton Regis North Site 2), Houghton Regis

Comments: Members noted that there were some technical matters to be addressed; however, it was acknowledged that this development had been anticipated for some time and was fully supported.

Houghton Regis Town Council raised no objection to this application.

Noted:

[CB/25/04022/DOC](#)
(click for more
details)

Discharge of Conditions 2, 3, 5, 28 and 32 against planning permission ref. CB/21/03369/FULL Residential development of 57 affordable dwellings with associated works including the re-configuration of the roundabout to create a fourth arm and form the vehicular access
Hand Post Field north of Thorn Road Houghton Regis

[CB/25/04058/LDCP](#)
(click for more
details)

Lawful Development Certificate Proposed: Erection of a front porch
194 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JE

[CB/26/00142/DOC](#)
(click for more
details)

Discharge of Condition 16 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).)
Parcel 5, Houghton Regis North 1, Sundon Road, Houghton Regis, LU5 5GX

[CB/26/00194/DOC](#)
([click for more details](#))

Discharge of Condition 13 against planning permission ref. CB/25/02936/VOC (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 to the South of The Bungalow, Bedford Road, Houghton Regis, Dunstable, LU5 6JS

[CB/26/00279/DOC](#)
([click for more details](#))

Discharge of Condition 26, 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, Parcels 7 and 8, Houghton Regis North 1, Sundon Road, Houghton Regis

[CB/26/00175/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.)
Parcel 4, AMP1, Houghton Regis North 1, Sundon Road, Houghton Regis

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

13525 PLANNING APPLICATIONS – DELEGATED AUTHORITY

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

[CB/25/03768/FULL](#)
(click for more details)

Hip to gable on roof and widening of rear dormer with roof lights on front roof slope
4A Bedford Road, Houghton Regis, Dunstable, LU5 5DJ

[CB/26/00024/FULL](#)
(click for more details)

Erection of a single storey rear extension
56 Leaf Road, Houghton Regis, Dunstable, LU5 5JH

13526 REFERENCING FRAMEWORK RE: NEIGHBOURHOOD PLAN IMPLEMENTATION SUB-COMMITTEE

Members had been provided with a copy of the HRNP Referencing Table and the Neighbourhood Implementation Sub-Committee Policy Guide. These documents were



intended to assist Members when considering planning applications and to ensure decisions remained consistent with the Neighbourhood Plan.

Members agreed that this would be a useful tool when considering applications.

Resolved: To agree the use of the HRNP Referencing Table as a tool to support the formulation of comments for consideration by planning officers, ensuring that such comments are consistent with the policies of the Neighbourhood Plan.

13527 CB-2503400-RM - PARCELS 4 AND 5, AREA 4, HOUGHTON REGIS NORTH SITE 1, LAND ON THE NORTHERN EDGE OF HOUGHTON REGIS

Members were provided with a document from Central Bedfordshire Council advising of revisions in relation to outline application CB/12/03613/OUT.

Members stated that there had been no objections to the previous application and there were no objections to raise on this occasion.

Members requested that the recommendation be amended to read 'reserved matters CB/25/03400/RM'.

Resolved: To consider the revisions received from Central Bedfordshire Council in relation to reserved matters application CB/25/03400/RM and to consider comments for submission to Central Bedfordshire Council.

13528 CB-2502485-RM - PHASE 3B PARCELS 1 & 2, HOUGHTON REGIS NORTH SITE 1, LAND ON THE NORTHERN EDGE OF HOUGHTON REGIS

Members were provided with a document from Central Bedfordshire Council advising of revisions that have been received in relation to outline application CB/12/03613/OUT.

Members stated that there had been no objections to the previous application and there were no objections to raise on this occasion.

Members requested that the recommendation be amended to read 'reserved matters CB/25/02485/RM'

Resolved: To consider the revisions received from Central Bedfordshire Council in relation to Reserved Matters application CB/25/02485/RM and to consider comments for submission to Central Bedfordshire Council.

13529 PLANNING APPLICATION SUBMITTED – PHASE ONE OF THE THORN COMMUNITY CENTRE

The project team had shared information, including the site location, outline plans, and artist impressions of this development.

Phase One aimed to open an initial community space for everyone to use and would include:

- a partly covered square for events and community activities
- a community garden with an outdoor kitchen
- an accessible toilet
- a cycle hub to support active travel

Some groundwork for **Phase Two**, which would deliver a larger community facility, would also take place during this phase.

13530 TRO-080 Lime Tree Drive and Hockett Way, Houghton Regis – Bus Gate and No Entry

Central Bedfordshire Council were engaged in a consulting process on the following scheme:

- TRO-080 Lime Tree Drive and Hockett Way, Houghton Regis – Bus Gate and No Entry

Members were in favour of this proposal which would help reduce congestion in the area.

Resolved: To submit comments to Central Bedfordshire Council relating to TRO-080 Lime Tree Drive and Hockett Way, Houghton Regis – Bus Gate and No Entry consultation.

The Chairman declared the meeting closed at 7.42pm

Dated this 9th day of March 2026

Chairman

