

HOUGHTON REGIS TOWN COUNCIL

Planning Committee Minutes of the meeting held on 26th January 2026 at 7.00pm

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

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

Public: 0

Apologies: Councillors: E Billington

Absent: C Slough

Also present: T McMahon (virtual)

13506 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Billington.

13507 QUESTIONS FROM THE PUBLIC

None.

13508 SPECIFIC DECLARATIONS OF INTEREST

None.

13509 MINUTES

To approve the Minutes of the meeting held on the 5th January 2026.

Resolved: To approve the Minutes of the meeting held on 5th January 2026 and for these to be signed by the Chairman.

13510 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/25/03613/FULL](#)
[\(click for more](#)
[details\)](#)

Erect a detached garage to rear of garden, ancillary to the dwelling.
7 Woodlands Avenue, Houghton Regis, Dunstable, LU5 5LJ

Comments: Members stated that the issues raised by the Tree and Landscape Officer (Memo 2824614) needed to be addressed by the applicant.

Houghton Regis Town Council raised no objection to this application.

[CB/25/04023/RM](#)
[\(click for more details\)](#)

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.) Approval of appearance and landscaping for Phase 1 LEAP in area masterplan 1
Phase 1, Houghton Regis North Site, Land on the northern edge of Houghton Regis, Houghton Regis

Comments: Members had noted the reports regarding traffic noise, and landscaping and visibility; however, it was agreed that these were technical matters.

Houghton Regis Town Council raised no objection to this application.

Noted:

[CB/25/04031/NMA](#)
[\(click for more details\)](#)

Non-material amendment to planning permission 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').) Amendment sought to reduce the number of street trees in pits
Parcel 5, Houghton Regis North 1, Sundon Road, LU5 5GX

[CB/25/03873/DOC](#)
[\(click for more details\)](#)

Discharge of Conditions 2, 4, 6, 9, 15 & 19 against planning permission ref. CB/24/00801/FULL (Erection of a Class B8 (self-storage) building on southern boundary and associated works to car park and landscaping)
Former Site of Morrisons, High Street, Houghton Regis

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

13511 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.

The Chairman declared the meeting closed at 7.07pm

Dated this 16th day of February 2026

Chairman