

HOUGHTON REGIS TOWN COUNCIL
Planning Committee
Minutes of the meeting held on
9th March 2026 at 7.00pm

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

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

Public: 3 (1 virtual)

Apologies: Councillors: C Slough

Also present: J Carroll
S Goodchild (virtual)

13558 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Slough.

13559 QUESTIONS FROM THE PUBLIC

Members of the public were present to address application CB/26/00085/FULL.
Members agreed to receive questions under the relevant agenda item.

13560 SPECIFIC DECLARATIONS OF INTEREST

None.

13561 MINUTES

To approve the Minutes of the meeting held on the 16th February 2026.

Members had been provided with amended Minutes prior to the meeting.

**Resolved: To approve the Minutes of the meeting held on 16th February 2026
and for these to be signed by the Chairman.**

13562 PLANNING MATTERS

(a) The following planning applications were considered:

CB/26/00085/FULL Change of Use from (C3) Dwelling to (C2) Residential Childrens
(click for more details) Care Home
15 Tennyson Avenue, Houghton Regis, Dunstable, LU5 5UQ

Comments: A member of the public made a statement to the Committee highlighting the following issues:

- **The property was situated in a residential cul-de-sac and the driveway opened on to a hammerhead junction. Given the layout of the road, congestion was likely to become an issue.**
- **There were insufficient parking spaces for the proposed 4-6 staff who would be working on site**
- **Residential refuse bins were currently on the driveway. Larger refuse bins would reduce parking availability further.**
- **There was a potential risk of increased noise in a quiet neighbourhood**

Members noted this was a retrospective application and a home had been in operation since July 2025. Such a facility was required to be registered with Ofsted who were responsible for assessing suitability.

It was suggested that the residents in Tennyson Avenue should be encouraged to raise their individual objections to Central Bedfordshire Council.

Members expressed their concern regarding

- **Parking availability**
- **Traffic congestion**
- **Noise levels**

Houghton Regis Town Council raised no objection to this application.

[CB/26/00468/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 access, appearance, landscaping, layout and scale for 236 dwelling units

Phase 4, Parcels 2 and 3, Houghton Regis North Site 1, Houghton Regis, Bedfordshire

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Comments: Members highlighted that the application stated three nearby badger setts would be retained if possible. It was thought that this was unlikely to be possible given the extent of the development. It was hoped that, as a protected species, this issue would be successfully resolved.

Houghton Regis Town Council raised no objection to this application.

Noted:

CB/26/00360/NMA
(click for more details)

Non-material amendment to planning permission CB/23/03448/FULL (Revised scheme: Demolition of existing outbuildings whilst retaining the existing dwelling. Erection of 26 dwellings with access road and sewers.) Amendment sought to the wording of condition 3 to remove reference to the works beyond the immediate raised table. This is replaced by a variation of the S106 to add an obligation to pay a sum of £10,000 towards further traffic calming measures on the Bedford Road corridor Red Cow Farm House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

CB/26/00325/DOC
(click for more details)

Discharge of Conditions 7,8 & 24, against planning permission ref. CB/24/00059/FULL (Proposed demolition of existing buildings and redevelopment to provide new employment floorspace for a flexible range of uses (within Classes E(g)(iii), B2 and/or B8) with ancillary offices, together with the rationalisation of accesses and provision of yard area, parking, landscaping, and all other associated works.) Unit 1, Humphrys Road, Dunstable, LU5 4TP

CB/26/00511/NMA
(click for more details)

Non-material amendment to planning permission CB/25/01728/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 sought for appearance only to bandstand) Amendment Sought: Amendment to the bandstand roof.
Land To The North And East Of Houghton Regis, Sundon Road, Houghton Regis

MD

[CB/26/00445/TDM](#)
(click for more details)

Telecommunications Determination Masts: Erection of a 20m monopole c/w 6 antennas, 3 RRUs, 3 cabinets, 10 paving slabs with ancillary development
Land at Houghton Regis Car Park, Parkside Drive, Houghton Regis, Bedfordshire, LU5 5RD

Councillor Carroll was in attendance at the meeting to express concerns regarding the location of the installations. In the application, the land had been described by the developer as a verge; however, it was believed that the plot formed part of the Parkside local open space; as such, it was considered that the development at this site would be in contravention of the Neighbourhood Plan.

It was felt that to allow installation of these items in a local open space would set an unwelcome precedent.

It was also highlighted that this was a commercial enterprise and would fail to provide any pecuniary benefit for the community.

Members requested that the Head of Democratic Services contact CBC, alerting them to the fact that this was potentially amenity land. The Head of Democratic Services confirmed they would compose a communication to CBC outlining concerns and share this with Members.

[CB/26/00411/GPDE](#)
(click for more details)

Prior Notification of Householder Extension: Single storey rear extension, 5m beyond the rear wall of the original dwelling, maximum height of 2.90m & 2.90m to the eaves
21 Hinton Walk, Houghton Regis, Dunstable, LU5 5RB

[CB/26/00349/DOC](#)
(click for more details)

Discharge of Conditions 8 and 29, 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, Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/26/00544/NMA](#)
(click for more details)

Non-material amendment to 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.) Amendment sought: Non-material amendment to amend the plots that are M4(2) compliant, to formalise the accessibility and ensure that it aligns with delivery on site.
Parcel 5, Houghton Regis North 1, Sundon Road, Houghton Regis

[CB/26/00616/DOC](#)
(click for more details)

Discharge of Conditions 8 and 29 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 7 and 8, Linmere, Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

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
8 Ashington Way, Houghton Regis, Dunstable, LU5 6RQ

Refusals:

None received.

Withdrawals:

[CB/25/01901/FULL](#) Erection of 5 commercial units (Class E(g)(iii), B2 and B8) with associated access from Bedford Road, car parking, service yards, drainage and landscaping.
(click for more details)
Land Rear Of Cresswell Edge and Seaton Crescent, Seaton Crescent, Houghton Regis

13563 PLANNING APPLICATIONS – DELEGATED AUTHORITY

The following planning application was received for consultation and fell within delegated authority. In accordance with the Committee's Terms of Reference, this item did not require discussion unless a member had requested it be referred to committee. It was therefore recommended for approval.

[CB/26/00351/FULL](#) Erection of a single storey side extension, with roof lights
(click for more details)
194 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JE

13564 CB/25/02246/FULL: WHELANS FARM, THE BUNGALOW, BEDFORD ROAD, HOUGHTON REGIS LU5 6JS

Members were provided with notification of amendments from Central Bedfordshire Council advising of revisions received in relation to CB/25/02246/FULL.

The main change appeared to be an increase in the number of houses at the end of the road from two to three. The orientation meant that the house fronts faced a public footpath which was not thought ideal.

Members observed that thirteen objections had been received and echoed the concerns raised regarding the lack of infrastructure and the strain likely to be experienced by local services. Concerns regarding the proximity to the boundary of residents' homes and potential privacy issues were also noted.

Councillor Goodchild confirmed they would write to the Planning Officer for guidance on this application.

Houghton Regis Town Council objected to this application on the grounds of overdevelopment and the capacity of the Bedford Road to accommodate increased traffic.

Resolved: **To consider the revisions received from Central Bedfordshire Council in relation application CB/25/02246/FULL and to consider comments for submission to Central Bedfordshire Council.**

13565 CB/25/03234/RM: LOCATION: PARCELS 7 & 8 IN AREA 4 AT LINMERE, HOUGHTON REGIS NORTH, DUNSTABLE

Members were provided with notification of amendments from Central Bedfordshire Council advising of revisions that have been received in relation to CB/25/03234/RM.

Houghton Regis Town Council had raised no objections to the previous application and would, therefore, raise no objection to the amended application.

Resolved: To consider the revisions received from Central Bedfordshire Council in relation to application CB/25/03234/RM and to consider comments for submission to Central Bedfordshire Council.

13566 500MW BESS AT LUTON ROAD, CHALTON (CB/25/01098/FULL)

Charlton Parish Council had written to update neighbouring councils regarding the 500MW BESS at Luton Road, Chalton (CB/25/01098/FULL), which was approved at the January 2026 Central Bedfordshire Council Development Management Committee.

Chalton Parish Council had written to the Secretary of State requesting intervention. This request was based on the scale of the proposal, its Green Belt location, and the cumulative concentration of grid-connected energy infrastructure around the Sundon substation.

The Head of Democratic Services read an email from the Secretary of State to Chalton Parish Council confirming that the application would not be called in. Members felt this indicated the 500MW BESS was likely to proceed but proposed that Houghton Regis Town Council wrote to Chalton to express support and to commiserate on the decision. The Head of Democratic Services confirmed that an appropriate communication would be drafted and shared with the Chair and Vice-Chair prior to sending.

Resolved: To consider comments to Central Bedfordshire Council in support of the concerns raised by Charlton Parish Council.

The Chairman declared the meeting closed at 8.04pm

Dated this 30th day of March 2026



Chairman