

HOUGHTON REGIS TOWN COUNCIL
Planning Committee
Minutes of the meeting held on
30th March 2026 at 7.00pm

Present: Councillors: M Herber Chairman
E Cooper
D Jones
C Slough
D Taylor

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

Also present: J Carroll

Public: 0

Apologies: Councillors: E Billington

Absent: Y Farrell

13582 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Billington.

13583 QUESTIONS FROM THE PUBLIC

None.

13584 SPECIFIC DECLARATIONS OF INTEREST

None.

13585 MINUTES

To approve the Minutes of the meeting held on the 9th March 2026.

Resolved: To approve the Minutes of the meeting held on 9th March 2026 and for these to be signed by the Chairman.

13586 PLANNING MATTERS

(a) The following planning applications were considered:

CB/25/02843/FU Part single storey and part two storey rear extensions
LL (click for 32 Churchfield Road, Houghton Regis, Dunstable, LU5 5HL
more details)

Comments: Members agreed that, while the development was unusual, the extension appeared to be in keeping with other properties on the road.

Houghton Regis Town Council raised no objection to this application.

[CB/26/00369/FU
LL \(click for
more details\)](#)

Siting of a portakabin for community use
Parkside Recreation Ground, Parkside Drive, Houghton Regis,
Dunstable, LU5 5RY

Comments: This application had previously been approved by Houghton Regis Town Council but refused by Central Bedfordshire Council. The two issues raised appeared to have been addressed:

- **Biodiversity Net Gain**
- **Distance from the portakabin to the playing pitch**

Houghton Regis Town Council raised no objection to this application.

Noted:

[CB/26/00636/DO
C \(click for more
details\)](#)

Discharge of Conditions 4, 12 and 20 against planning permission ref. CB/23/03987/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.)
Local Centre Parcel, Linmere (HRN1), Phase 1, Waterslade Way & Lime Tree Drive, Houghton Regis, LU5 7AS

[CB/26/00784/N
MA \(click for
more details\)](#)

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 27 to amend this from a prior commencement condition to a prior to occupation condition.
Red Cow Farm House, Bedford Road, Houghton Regis, Beds. LU5 6JP

[CB/26/00787/DO
C \(click for more
details\)](#)

Discharge of Conditions 25, 26, 29, 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.

Phase 4, Parcels 4 & 5 - Houghton Regis North site 1, land on the northern edge of Houghton Regis

[CB/26/00770/DO
C \(click for more
details\)](#)

Discharge of Condition 9 against planning permission (CB/12/03613/OUT) (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). CB/20/03903/DOC also refers.

Land To The North And East Of Houghton Regis, Sundon Road, Houghton Regis

[CB/26/00641/DO
C \(click for more
details\)](#)

Discharge of Condition 20 against planning permission ref. CB/24/000801/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

CB/26/00617/DO Discharge of Conditions
C (click for more 1,3,5,7,8,11,12,13,16,17B,18,21,22,23,24,25 against planning
details) 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.

13587 PLANNING APPLICATIONS – DELEGATED AUTHORITY

The following planning application had been 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 prior to the meeting. It was therefore recommended for approval.

CB/26/00542/FU Two storey side extension with integrated garage.
LL (click for 11 Cemetery Road, Houghton Regis, Dunstable, LU5 5BZ
more details)

13588 PROPOSED TELECOMMUNICATIONS UPGRADE – SITE 10555, PARKSIDE DRIVE

Members were requested to consider a consultation relating to a proposed upgrade of a 20m telecommunications monopole on Parkside Drive.

Members felt that the proposed new position of the pole would be an improvement.

Members questioned why an associated cabinet categorised as 'not active' was still in place. It was suggested that enquiries should be made regarding its removal.

Resolved: To consider comments to M Group Telecom in relation to this application.

13589 CB/25/03320/RM - PHASE 4, PARCEL 1, & CB/25/03319/RM - PHASE 4, PARCEL 6, HOUGHTON REGIS NORTH 1, SUNDON ROAD, HOUGHTON REGIS

Members were provided with notifications received from Central Bedfordshire Council regarding amendments made to outline application CB/12/03613/OUT.

- a. CB/25/03320/RM - Phase 4, Parcel 1
- b. CB/25/03319/RM - Phase 4, Parcel 6

Members had not objected to this application previously and saw no grounds for objection this time.

Resolved: **To consider the revisions for Phase 4 Parcels 1 & 6 in relation to applications CB/25/03320/RM and CB/25/03319/RM and consider comments, if any, for submission to Central Bedfordshire Council.**

The Chairman declared the meeting closed at 7.18pm

Dated this 20th day of April 2026

Chairman

