

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

20th April 2026 at 7.00pm

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

Officers: Debbie Marsh Head of Corporate Services
Amanda Samuels Administration Officer

Public: 2

Apologies: Councillors: Y Farrell
D Taylor

13502 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Farrell and Councillor Taylor.

13503 QUESTIONS FROM THE PUBLIC

None.

13504 SPECIFIC DECLARATIONS OF INTEREST

None.

13505 MINUTES

To approve the Minutes of the meeting held on the 30th March 2026.

Resolved: To approve the Minutes of the meeting held on 30th March 2026 and for these to be signed by the Chairman.

13506 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/26/00870/FUL](#)
[L \(click for more details\)](#)

Conversion of barn, subdivided into 3 office units, demolition of lean to, insertion of new windows, doors, new steps and railings to office unit 3 and installation of mezzanine floor to each unit. Change of use of former Doctor's Surgery to 1 residential dwelling. Landscaping and associated works
Manor Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP

Comments: The Town Council raised an objection to this application on the grounds of:

- **Overdevelopment: each of the office units would accommodate 7 workstations.**
- **The proposals were likely to result in the intensification of activity at the site, thus leading to an increase in vehicular movements.**
- **Loss of residential amenity: the increased activity associated with the development would lead to higher levels of noise, disturbance and general activity, undermining the quiet residential character of the surrounding area.**
- **The design was inappropriate and detracted from the character of the site.**
- **Increased hard landscaping to accommodate additional parking.**
- **The submitted proposals, as illustrated within the Landscape Masterplan, would introduce works that would alter the character, appearance and historic setting of the listed asset, resulting in heritage harm that the Town Council feels cannot be justified.**
- **This application, if approved, would contribute to the cumulative erosion of the historic character of Sewell.**

[CB/26/00871/LB](#)
(click for more details)

Listed Building: Conversion of barn, subdivided into 3 office units, demolition of lean to, insertion of new windows, doors, new steps and railings to office unit 3 and installation of mezzanine floor to each unit. Change of use of former Doctor's Surgery to 1 residential dwelling. Landscaping and associated works

Manor Farm, Sewell Lane, Sewell, Dunstable, LU6 1RP

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

Comments: The Town Council raised an objection to this application on the grounds of:

- **Overdevelopment: each of the office units would accommodate 7 workstations.**
- **The proposals were likely to result in the intensification of activity at the site, thus leading to an increase in vehicular movements.**
- **Loss of residential amenity: the increased activity associated with the development would lead to higher levels of noise, disturbance and general activity, undermining the quiet residential character of the surrounding area.**
- **The design was inappropriate and detracted from the character of the site.**

- **Increased hard landscaping to accommodate additional parking.**
- **The submitted proposals, as illustrated within the Landscape Masterplan, would introduce works that would alter the character, appearance and historic setting of the listed asset, resulting in heritage harm that the Town Council feels cannot be justified.**
- **This application, if approved, would contribute to the cumulative erosion of the historic character of Sewell.**

Noted:

[CB/26/00852/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 14, 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.)

[CB/26/01006/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)

Phase 4, Parcels 2 & 3 Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/26/01076/NMA](#)
[\(click for more details\)](#)

The Non Material Amendment to planning permission ref. CB/23/03551/RM Reserved Matters: following Outline Application CB/22/04525/VOC (Outline Application for residential development for up to 100 dwellings with all matters reserved, except access.) Full details of reserved matters for 76 dwellings including appearance, landscaping, scale and layout pursuant to outline consent CB/22/04525/VOC. Amendment sought to omit the external balconies on coach houses and flats. Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ

[CB/26/01050/TDM](#)
[\(click for more details\)](#)

Telecommunications Determination Masts: Removal of the 8m lamppost pole, erection of 20m pole with supporting 6 antennas with a wraparound cabinet. Removal of 2 ground-based cabinets and the installation of 2 cabinets and ancillary development Land West Of Parkside Drive And North Of Conquest Road, Parkside Drive, Houghton Regis

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

13507 PLANNING APPLICATIONS – DELEGATED AUTHORITY

The following planning applications had been received for consultation and fell within delegated authority. In accordance with the Committee's Terms of Reference, these items did not require discussion unless a Member requested they be referred to committee. They were therefore recommended for approval.

[CB/26/00619/FUL](#)
[L \(click for more details\)](#)

Erection of a single storey rear extension and refurbishment to an existing detached outbuilding, internal reconfiguration, and external alterations
33 Dalling Drive, Houghton Regis, Dunstable, LU5 5EF

[CB/26/00074/FUL](#)
[L \(click for more details\)](#)

Erection of a single storey rear and side extensions with rooflights
82 Fensome Drive, Houghton Regis, Dunstable, LU5 5SH

[CB/26/00380/FUL](#)
[L \(click for more details\)](#)

Installation of an additional staircase – Retrospective
75 Fensome Drive, Houghton Regis, Dunstable, LU5 5SF

[CB/26/00903/FUL](#)
[L \(click for more details\)](#)

Removal of conservatory, erection of single storey rear extension with roof lights and new side window
12 Park Avenue, Houghton Regis, Dunstable, LU5 5EA

The Chairman declared the meeting closed at 7.22pm

Dated this 11th day of May 2026

Chairman

DRAFT