

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

11th May 2026 at 7.00pm

Present: Councillors: D Jones Chairman
E Billington
J Carroll (Substitute)
E Cooper
Y Farrell
C Slough
D Taylor

Officers: Louise Senior Head of Democratic Services

Public: 0

Also present: S Goodchild (virtual)
T McMahon (virtual)

Apologies: Councillors: M Herber

13530 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Herber (Councillor Carroll substituted).

13531 QUESTIONS FROM THE PUBLIC

None.

13532 SPECIFIC DECLARATIONS OF INTEREST

None.

13533 MINUTES

To approve the Minutes of the meeting held on the 20th April 2026.

An error was highlighted in the minutes. It was agreed that the minutes would be amended and signed at the end of the meeting.

Resolved: To approve the Minutes of the meeting held on 20th April 2026 and for these to be signed by the Chairman.

13534 PLANNING MATTERS

(a) The following planning applications were considered:

QJJ.

CB/26/01034/FULL
(click for more details)

Erection of four dwellings
Land north of, Highfield House, Bedford Road, Houghton Regis,
LU5 5EU

Comments: Members stated that, over a number of years, this application had been declined on a variety of issues. Members conceded that development at this location was possible; however, the current application did not address all the problems raised previously.

Members noted the objections made by the Housing Strategy and Implementation Officer regarding the percentage of adaptable homes; and by the Ecologist and BNG officer who highlighted that the Preliminary Ecological Appraisal was out of date and could not be used to support this application.

Members discussed the issue of access: the turning circle, as outlined on the plan, failed to provide adequate allowance for CBC refuse vehicles to access the development; therefore, a hard standing area of adequate dimensions would need to be situated at the highway boundary. It was unclear on the application how a standing area would be accommodated.

Houghton Regis Town Council objected to this application on the following grounds:

- The access arrangements did not appear to meet required standards with the proposed turning circle deemed insufficient to accommodate CBC refuse lorries
- There was insufficient information regarding the placement of a hard standing area by the highway for refuse bins. Potential hazards were likely to arise without adequate and safe provision of a suitable refuse collection site.
- The development did not meet the required percentage of adaptable homes

CB/26/00932/FULL
(click for more details)

Erection of two dwellings with associated access, parking and landscaping
Vane Cottage, Park Road North, Houghton Regis, Dunstable,
LU5 5LD

Comments: Members emphasised the historic nature of Vane Cottage and its surrounds. It was felt that the land formed part of the historic farmhouse and was integral to the site. An Enforcement Order had been placed on the site following significant damage to the garden by unauthorised works. Members queried whether it was possible to consider the application without knowledge of the current status of the

055.

Enforcement Order. Members were of the opinion that the garden should be reinstated to restore the integrity of the site.

Members questioned whether there would be sufficient parking available. It was also thought that access was potentially perilous due to the angle of the highway.

Members noted that by increasing the number of houses to two, the room dimensions would be small for 3-bedroom properties

Houghton Regis Town Council strongly objected to this application on the following grounds:

- The land was in a conservation area and formed part of the historic curtilage of a listed building
- Development would be inappropriate and detrimentally impact the historic character, setting and significance of a heritage asset
- The placement of two houses on this site constituted overdevelopment and would be visually obtrusive.
- The proposed houses appeared to have small internal spaces for 3-bedroom properties.

Noted:

CB/26/01149/DOC
(click for more details)

Discharge of Conditions 7 & 29 against planning application 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 3B, Parcels 1 and 2, Houghton Regis North site1, Houghton Regis

CB/26/01152/DOC
(click for more details)

Discharge of Condition 26 against planning application 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.)

Houghton Regis North Site1, land on the northern edge of Houghton Regis

[CB/26/01153/DOC](#)
[\(click for more details\)](#)

Discharge of Conditions 32 & 33 against planning application 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.)

Houghton Regis North Site 1, land on the northern edge of Houghton Regis

[CB/26/01140/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 25 against planning application 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. CB/25/02087/PAPC also refers.

QJ.

Phase 4, Parcel 1, Houghton Regis North 1, Sundon Road,
Houghton Regis

[CB/26/01047/DOC](#)
(click for more details)

Discharge of Condition 20 against planning application 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/26/01113/DOC](#)
(click for more details)

Discharge of Conditions 9, 10, 17, 25, 30, 31 & 33 against planning application 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)
Land at the North side of Bedford Road, Bidwell, Houghton Regis, Dunstable, LU5 6QY

[CB/26/01205/DOC](#)
(click for more details)

Discharge of Conditions 25 & 35 against planning application 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 3B, Parcels 1 & 2, Houghton Regis North site 1, Houghton Regis, Beds

[CB/26/01109/LDCP](#)
(click for more details)

Certificate of Lawful Development Proposed: Single storey rear extension
108 Leafields, Houghton Regis, Dunstable, LU5 5LX

[CB/26/00940/LDCP](#)
(click for more details)

Lawful Development Certificate Proposed: Loft conversion with rear dormer and front rooflights
36 Cemetery Road, Houghton Regis, Dunstable, LU5 5DA

[CB/26/01164/GPDE](#)
(click for more details)

Prior Notification of Householder Extension: Single storey rear extension, 4.50m beyond the rear wall of the original dwelling, maximum height of 4.00m and 3.00m to the eaves
5 Ashwell Walk, Houghton Regis, Dunstable, LU5 5QA

- [CB/26/01220/LDCP](#)
(click for more details) Lawful Development Certificate Proposed: Single storey outbuilding to rear of site
43 Pantheon Drive, Houghton Regis, Dunstable, LU5 6GW
- [CB/26/01248/DOC](#)
(click for more details) Discharge of Condition 4 against planning permission
CB/17/05799/RM (Reserved Matters: Appearance. Landscaping. Layout and Scale relating to the erection of Use Class B8 storage and distribution facility with ancillary office and associated development including highways works, parking and servicing arrangements and landscaping. Site A, Unit A)
Land at Thorn Turn, Thorn Road, Houghton Regis

Permissions / Approvals / Consents

None received.

Refusals:

- [CB/25/02182/FULL](#)
(click for more details) Change of use from Class E to Place of Worship Class F1 (retrospective)
23-25 Bedford Square, Houghton Regis, Dunstable, LU5 5ES

Withdrawals:

None received.

13535 PLANNING APPLICATIONS – DELEGATED AUTHORITY

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

- [CB/26/00921/FULL](#)
(click for more details) Demolition of existing conservatory, erection of part single, part two storey side extension, and new dopped kerb
46 Leafields, Houghton Regis, Dunstable, LU5 5LX
- [CB/26/00592/FULL](#)
(click for more details) Removal of rear conservatory and garden store. Two storey side and single storey rear extensions with roof lights
4 Peel Street, Houghton Regis, Dunstable, LU5 5EY

13536 CB/26/00217/FULL - 9 WATERVALE, HOUGHTON REGIS, DUNSTABLE, LU5 6FY

Members were advised that an appeal notice had been received for 9 Watervale, Houghton Regis.

Members were reminded that, while CBC had previously refused this application on the basis of scale and design, Houghton Regis Town Council had raised no objection to this application.

This agenda item was provided for information only.



13537 CENTRAL BEDFORDSHIRE LOCAL PLAN 2050 – SCOPING CONSULTATION NOW OPEN

Members were advised that Central Bedfordshire Council's Local Plan Scoping Consultation was open. Members were invited to note the consultation and to consider whether the HRTC planning consultant should be asked to review and advise on the consultation, particularly in comparison with the existing Neighbourhood Plan.

Members felt that the Neighbourhood Plan required updating to include new developments and open spaces.

The Chair informed Members that they would be able to provide further information after attending the Town and Parish Council Forum.

Resolved: To engage the HRTC planning consultant to review and advise on the consultation, particularly in comparison with the existing Neighbourhood Plan.

The Chairman declared the meeting closed at 7.39pm

Dated this 2nd day of June 2026



Chairman