

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
2nd June 2026 at 7.00pm**

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

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

Public: 1 (virtual)

Apologies: Councillors: E Billington
J Carroll

13575 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Billington and Councillor Carroll.

13576 QUESTIONS FROM THE PUBLIC

None.

13577 SPECIFIC DECLARATIONS OF INTEREST

None.

13578 ELECTION OF VICE-CHAIR

Members were invited to elect a Vice-Chair for Planning Committee for 2026/2027.

Nominee: E Billington Proposed by: C Slough
Seconded by: E Cooper

There were no other nominations.

On being put to the vote, Councillor Billington became the Vice-Chair of Planning for the municipal year of 2026/2027.

13579 MINUTES

To approve the Minutes of the meeting held on the 11th May 2026.

**Resolved: To approve the Minutes of the meeting held on 11th May 2026 and
for these to be signed by the Chairman.**

QJT

13580 COMMITTEE FUNCTIONS & TERMS OF REFERENCE

In accordance with Standing Order 4.j.iv. Council was required to review its delegation arrangements to committees and sub committees.

These arrangements were set out in the Committee Functions & Terms of Reference. This document set out the system of delegation to the Committees, Sub-Committees and Working Groups of the Council.

For information, Members were provided with the extract from the approved Committee Functions & Terms of Reference which related to this committee.

13581 PLANNING MATTERS**(a) The following planning applications were considered:**

[CB/26/00961/FULL](#)
(click for more details)

Demolition of a store and the construction of a self-build two bedroom bungalow
6 Townsend Terrace, Houghton Regis, Dunstable, LU5 5BB

Comments: Members felt that a precedent had been set as the proposed construction would be similar to that of neighbouring properties.

Houghton Regis Town Council raised no objection to this application.

[CB/26/01014/FULL](#)
(click for more details)

Installation of substation and associated works including speed hump and pedestrian crossing
Ground Floor of Multi Storey Car Park south of Thorn Road, Houghton Regis, Dunstable, LU6 1RT

Comments: Houghton Regis Town Council raised no objection to this application.

Noted:

[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

[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

QJT.
—

CB/26/01401/DOC (click
for more details)

Discharge of Condition 25, 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, Parcel 6, Houghton Regis North 1, Sundon Road, Houghton Regis

CB/26/01402/DOC (click
for more details)

Discharge of Condition 19 (parcel 6 phase 4) 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, Parcel 6, Houghton Regis North 1, Sundon Road, Houghton Regis

CB/26/01394/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 amend the first floor front elevation and floor plan of plots 9 and 10 and the ground floor rear elevation and floor plan of plot 11
Red Cow Farm House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

DJJ

<u>CB/26/01541/NMA</u> (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 regularise the retaining wall plan Red Cow Farm House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP
<u>CB/26/01337/DOC</u> (click for more details)	Discharge of Condition 19 against planning permission 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

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals.

None received.

13582 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 had requested they be referred to committee. They were therefore recommended for approval.

<u>CB/26/00933/FULL</u> (click for more details)	Erection of an outbuilding, retrospective 19 Long Mead, Houghton Regis, Dunstable, LU5 5JS
<u>CB/26/01531/FULL</u> (click for more details)	Loft conversion with rear dormer, hip to gable roof including 4 rooflights 116 Douglas Crescent, Houghton Regis, Dunstable, LU5 5AT
<u>CB/26/00629/FULL</u> (click for more details)	Installation of an external cold storage unit and front canopy, retrospective Unit F, Townsend Farm Road, Houghton Regis, Dunstable, LU5 5BA
<u>CB/26/01171/FULL</u> (click for more details)	Erection of a detached garage (retrospective) Midway Cottage, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

QJT.

CB/26/01395/FULL
(click for more details)

First floor front extension with dormer. Demolition of rear conservatory and erection of single storey rear extension
54 Milton Way, Houghton Regis, Dunstable, LU5 5UE

The Chairman declared the meeting closed at 7.15pm

Dated this 22nd day of June 2026

D. J. Jones.

Chairman