

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

22nd June 2026 at 7.00pm

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

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

Public: 1

Apologies: Councillors: J Carroll
M Herber

13602 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Carroll and Councillor Herber.

13603 QUESTIONS FROM THE PUBLIC

None.

13604 SPECIFIC DECLARATIONS OF INTEREST

None.

13605 MINUTES

To approve the Minutes of the meeting held on the 2nd June 2026, and to receive the draft minutes from the Neighbourhood Plan Implementation Sub-Committee meeting held on 26th May 2026.

Members were requested to note item 2 of the resolve of the Neighbourhood Plan Implementation Sub-Committee (Minute NPISC23) which stated that explicit reference to the Neighbourhood Plan should be made when considering planning responses.

Resolved: To approve the Minutes of the meeting held on the 2nd June 2026, and to receive the draft minutes from the Neighbourhood Plan Implementation Sub-Committee meeting held on 26th May 2026.

13606 PLANNING MATTERS

(a) The following planning applications were considered:

DJJ

CB/26/01526/FULL
(click for more
details)

Outbuilding conversion to annexe with two rooflights.
4A Bedford Road, Houghton Regis, Dunstable, LU5 5DJ

Comments: Members noted that, while the archaeological report indicated that there was 'unlikely to be a major impact upon surviving archaeological items', the location of the site meant that the discovery of heritage assets could not be dismissed.

Members raised concerns regarding the purpose of the annex and whether it would raise any issues in regard to planning regulations.

Houghton Regis Town Council raised no objection to this application.

Noted:

CB/26/01619/NMA
(click for more
details)

Non-material amendment to planning permission
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) Amendment sought to conditions 13 and 14 from pre-commencement conditions to pre-occupation conditions.
Highways improvements are not required until occupation, when infrastructure and use will be intensified.
Hand Post Field north of Thorn Road Houghton Regis

CB/26/01620/NMA
(click for more
details)

Non-Material amendment to planning permission
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) Amendment sought to condition 34 approved drawings to show the inclusion of a Sub-Station
Hand Post Field north of Thorn Road Houghton Regis

CB/26/01747/NMA
(click for more
details)

Non-material amendment to 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) Amendment sought: Proposed non-material amendment for the layout of the consented sprinkler tanks and pumphouse.
Baytree Park, Grendall Lane, Houghton Regis, Dunstable, LU5 6GJ

QJJ.

[CB/26/01694/DOC](#)
[\(click for more details\)](#)

Discharge of Condition(s) 8,20,25,26,29,32,33 and 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)

Houghton Regis North Site 1, Land on the northern edge of Houghton Regis
Phase 1, Parcel 6

[CB/26/01626/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 19 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 3B Parcels 1 and 2, Houghton Regis North Site 1, Houghton Regis, Bedfordshire

DJT.

CB/26/01772/DOC
(click for more
details)

Discharge of Conditions 2 to 6, 15, 17 to 21, 23 and 24 against planning permission ref. CB/25/03400/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.). Approval of Access, Appearance, Landscaping, Layout and Scale for 259 dwellings and associated works.)
Phase 4, Parcels 4 and 5 - Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

CB/26/01699/NMA
(click for more
details)

Non-material amendment to planning permission CB/25/03104/FULL (Erection of a two storey rear extension, first and second floor side extension, hip to gable, rear dormer rooflights to the front, two rear juliet balcony's. A front porch, and associated external alterations) Amendments sought: Substitution of bifold doors with standard fenestration (French doors and window) and the installation of a flush skylight
44 Leaffields, Houghton Regis, Dunstable, LU5 5LX

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

None received.

13607 PLANNING APPLICATIONS – DELEGATED AUTHORITY

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

CB/26/01272/FULL
(click for more
details)

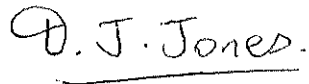
Rear ground infill extension to the undercroft
Whistlebrook Stud, Sewell Lane, Sewell, Dunstable, LU6 1RP

DJT.

- [CB/26/01558/FULL](#)
[\(click for more details\)](#) Erection of a two storey side extension, roof lights, removal of shed
161 Conway Close, Houghton Regis, Dunstable, LU5 5SD
- [CB/26/01382/FULL](#)
[\(click for more details\)](#) Single storey rear extension and garage conversion
122 Leafields, Houghton Regis, Dunstable, LU5 5LX
- [CB/26/01689/FULL](#)
[\(click for more details\)](#) Replacement 2.5m high boundary fence
5 Buttermilk Close, Houghton Regis, Dunstable, LU5 6UN

The Chairman declared the meeting closed at 7.12pm

Dated this 13th day of July 2026



Chairman