

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
Monday 24th August 2026 at 7.00pm**

Present: Councillors: D Jones Chairman
E Cooper
S King
C Slough

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

Public: 3

Apologies: Councillors: E Billington
J Carroll

13667 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Billington and Councillor Carroll.

13668 QUESTIONS FROM THE PUBLIC

None.

13669 SPECIFIC DECLARATIONS OF INTEREST

None.

13670 MINUTES

To approve the Minutes of the meeting held on the 3rd August 2026.

The Chair highlighted that discussions regarding the site north of the bypass had been omitted and no reference was made of the decision (Minute 13666). Members agreed to defer approval and signing of the minutes until the meeting on 14 September, to allow the omission to be corrected.

13671 PLANNING MATTERS

(a) The following planning applications were considered:

<u>CB/26/01169/FULL</u> (click for more details)	Detached garage with hardstanding, new fence, gate and new dropped kerb Land adjacent to 1 Fenwick Road and electricity sub-station, Houghton Regis
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GJJ

Comments: Members felt details regarding this application were unclear: the applicant resided outside of Houghton Regis, which raised questions regarding how the garage was intended to be used. Members expressed concern that the proposed development was on a site originally intended as public amenity land and had been sold without the prospect of development.

Houghton Regis Town Council raised an objection to this application on the grounds of the proposed development was on land designated as public amenity space.

CB/26/02097/FULL
(click for more details)

Change of use from Class B1 (Office) to Class F1 a place of worship
Park House, Parkside Drive, Houghton Regis, Dunstable, LU5 5QN

Comments: Members expressed concern that both parking and noise levels were potential issues for local residents.

Houghton Regis Town Council raised no objection to this application.

Noted:

CB/26/02364/NMA
(click for more details)

Non-material amendment to planning permission CB/23/03448/FULL. Amendment sought Amend the requirement of plots 7 and 8 from M4(3) adaptable dwellings to M4(2) dwelling.
Land Around Jersey Close, Jersey Close, Houghton Regis

CB/26/02327/NMA
(click for more details)

Non-Material Amendment to planning permission CB/21/03369/FULL. Amendment sought for alteration of conditions 13 and 14 from pre-commencement conditions to pre-occupation conditions
Hand Post field, north of Thorn Road, Houghton Regis

CB/26/02299/DOC
(click for more details)

Discharge of Conditions 5, 18 and 19 against Planning Permission ref. CB/18/04471/FULL
Land At Oakwell Park, Thorn Road, Houghton Regis

CB/26/02428/NMA
(click for more details)

Non material amendment to planning permission CB/24/01505/RM. Amendment sought (amend plot 160 from fully buff brick to half buff brick and half cladding)
Parcel 5, Houghton Regis North 1, Sundon Road, Houghton Regis, LU5 5GX

Permissions / Approvals / Consents
None received.

Refusals:

None received.

Withdrawals:

None received.

13672 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.

[CB/26/00958/FULL](#) Single storey rear extension
(click for more 1 Hillside, Houghton Regis, Dunstable, LU5 5HR
details)

[CB/26/01997/FULL](#) Demolition of an existing conservatory to the rear and the
(click for more erection of a rear single storey extension with rooflights
details) 70 East Hill Road, Houghton Regis, Dunstable, LU5 5EH

The Chairman declared the meeting closed at 7.29pm

Dated this 14th day of September 2026

P. J. Jones.

Chairman