

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
Monday 14th September 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: 0

Apologies: Councillors: E Billington
J Carroll

13692 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Billington and Councillor Carroll.

13693 QUESTIONS FROM THE PUBLIC

None.

13694 SPECIFIC DECLARATIONS OF INTEREST

None.

13695 MINUTES

To approve the Minutes of the meeting held on the 3rd August 2026 and 24th August 2026.

Members enquired whether any further information was available regarding the pursuit of the enforcement order relating to the unauthorised felling of trees (Minute 13665). The Head of Democratic Services confirmed that this item would appear on the next agenda.

Further amendments to the Minutes of 3rd August were requested. Members agreed to defer signing the Minutes until the next meeting on 5th October 2026.

Resolved: To approve the Minutes of the meeting held on 24th August 2026 and for these to be signed by the Chairman.

13696 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/26/02394/FULL](#)
[\(click for more details\)](#)

Single storey front, side and rear extensions with rooflights, first floor roof space conversion, enlarge existing dormer with installation of a front brick wall, metal railings and access gate 47 Sundon Road, Houghton Regis, Dunstable, LU5 5LL

QST

Comments: Members observed that the scale of expansion was extensive and questioned whether it constituted overdevelopment, noting that it would not be in keeping with neighbouring properties. A new pedestrian access point would require permission for installation and access via public amenity land. It was further observed that the proposed six-foot fence to the front of the site would detrimentally affect the street scene.

Houghton Regis Town Council raised an objection to this application due to the scale of the proposed fence and its impact on the street scene.

[CB/26/02481/FULL](#)
(click for more details)

Erection of a two storey rear extension and installation of front gates.

9 Watervale, Houghton Regis, Dunstable, LU5 6FY

Comments: Members noted that the property occupied a large corner site with a view intended for the benefit of the wider community. Members highlighted the following issues:

- The complicated nature of the design
- Whether the installation of gates was absolutely necessary
- The need to avoid compromising public amenity land
- The importance of ensuring that the street scene was not detrimentally impacted

Houghton Regis Town Council raised no objection to this application.

(b) Noted:

[CB/26/02561/PADM](#)
(click for more details)

Prior Notification of Proposed Demolition. Demolition of single storey day centre

12 Parkside Drive, Houghton Regis, Dunstable, LU5 5QN

[CB/26/02457/DOC](#)
(click for more details)

Discharge of Condition 4 against planning permission ref CB/25/03805/REG3

12 Hillside, Houghton Regis, Dunstable, LU5 5HR

[CB/26/02305/LDCP](#)
(click for more details)

Lawful Development Proposed, single storey rear extension 32 Churchfield Road, Houghton Regis, Dunstable, LU5 5HL

[CB/26/02654/DOC](#)
(click for more details)

Discharge of Condition 8 against planning permission ref. CB/12/03613/OUT

Phase 4, Parcels 4 & 5 Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

Permissions / Approvals / Consents

None received.

QRT.

Refusals:

None received.

Withdrawals:

None received.

13697 PLANNING APPLICATIONS – DELEGATED AUTHORITY

Members were advised that there were no planning applications which had been determined using delegated authority to report at this meeting.

The Chairman declared the meeting closed at 7.31pm

Dated this 5th day of October 2026

D. J. Jones.

Chairman