

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
5th October 2026 at 7.00pm**

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

Officers: Louise Senior Head of Democratic Services

Public: 0

Apologies: Councillor: S King

Also present: Councillor: T McMahon

13698 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor King; (Councillor Farrell substituted).

13699 QUESTIONS FROM THE PUBLIC

None.

13700 SPECIFIC DECLARATIONS OF INTEREST

None.

13701 MINUTES

To approve the Minutes of the meeting held on the 3rd August and 14th September 2026.

- Resolved:**
- 1. To approve the amended Minutes of the meeting held on 3rd August 2026 and for these to be signed by the Chairman, approval having been deferred at the meeting held on 14th September 2026.**
 - 2. To approve the Minutes of the meeting held on 14th September 2026 and for these to be signed by the Chairman.**

13702 PLANNING MATTERS

(a) The following planning applications were considered:

CB/26/01916/FULL Single storey front extension and two storey side extension.
(click for more details) 72 Cemetery Road, Houghton Regis, Dunstable, LU5 5DE

GJT

Comments: Members discussed the tree line along the boundary and its importance in screening the industrial units. It was unclear whether the trees had been adequately considered, and further information was requested. Parking concerns were also noted.

Members raised no objection to this application, subject to consideration of the ecology report and further information regarding the boundary trees, noting the objections and requests for further information submitted.

Noted:

CB/26/02407/LDCP
(click for more details)

Lawful Development Certificate Proposed. Change of Use from Use Class C3 (Dwellinghouse) to Use Class (C4 small HMO) 4A Bedford Road, Houghton Regis, Dunstable, LU5 5DJ

Members noted that the application was for a Lawful Development Certificate, on which the Committee would not ordinarily comment. However, attention was drawn to the previous application, CB/26/01526/FULL, for conversion of the outbuilding into a granny annexe, which was not addressed in the current application.

Comments: To draw Central Bedfordshire Council's attention to the previous application and request that the implications of the granny annexe for the proposed C4 small HMO use be considered. Should the annexe mean that the proposal falls outside that use class of small HMO, the Committee requests that the certificate be refused.

CB/26/02688/DOC
(click for more details)

Discharge of Conditions 18 and 19 against planning permission ref CB/21/03369/FULL
Hand Post Field north of Thorn Road Houghton Regis

CB/26/02739/DOC
(click for more details)

Discharge of Condition 8 against planning permission ref. CB/12/03613/OUT
Phase 3 Parcels 1 and 2, Houghton Regis North site 1, Land on the northern edge of Houghton Regis

CB/26/02923/NMA
(click for more details)

Non-material amendment to planning permission CB/24/01505/RM. Variation sought to remove the "drive through" connection between plots 33 and 34
Parcel 5 Houghton Regis North 1 Sundon Road, Houghton Regis, LU5 5GX

Permissions / Approvals / Consents

None received.

Refusals:

None received.

955

Withdrawals:

None received.

13703 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/26/01354/FULL
(click for more details)

Members were advised that this property is in Dunstable.

Erection of a detached bungalow with solar panels to the roof,
following demolition of the garage
48 Olma Road, Dunstable, LU5 5AF

CB/26/02295/FULL
(click for more details)

Single storey rear extension and garage conversion
100 Houghton Road, Dunstable, LU5 5AE

CB/26/02508/FULL
(click for more details)

Raising approved rear dormer height to match adjoining dwelling
dormer height
44 Leafields, Houghton Regis, Dunstable, LU5 5LX

13704 GOVERNMENT REFORMS TO PLANNING COMMITTEES AND THE NATIONAL SCHEME OF DELEGATION

Members received a report outlining the Government's reforms to planning committees and the National Scheme of Delegation, which will come into effect on 31st October 2026.

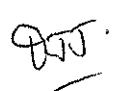
Members considered the report on the Government's reforms to planning committees and the National Scheme of Delegation. Questions were raised regarding the approval status of Central Bedfordshire Council's revised arrangements and which rules would apply from 31st October 2026 if an updated constitution was not in place.

Members expressed concern about the responsibility placed on the nominated councillor within the revised arrangements and emphasised the importance of integrity, relevant knowledge and experience in undertaking that role.

- Resolved:**
- 1. To note the Government reforms to planning committees and the National Scheme of Delegation, which come into force on 31st October 2026.**
 - 2. To note the implications for HRTC when responding to planning applications and the revised arrangements approved by Central Bedfordshire Council in preparation for implementation of the National Scheme of Delegation from 31st October 2026.**

13705 CENTRAL BEDFORDSHIRE COUNCIL RESPONSE TO REQUEST FOR INFORMATION – VANE COTTAGE

Members were provided with a copy of the response received from Central Bedfordshire Council in relation to the information requested regarding Vane Cottage



Members agreed that they wish to pursue the matter by requesting, under the Environmental Information Regulations 2004, further detailed information on the reasons for the decision not to prosecute the applicant. Wording for the request would be circulated.

The Chairman declared the meeting closed at 7.42pm

Dated this 26th day of October 2026.

D. J. Jones.

Chairman