

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

Minutes of the meeting held on

13th July 2026 at 7.00pm

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

Officers: Clare Evans Town Clerk
Amanda Samuels Administration Officer

Public: 4

Apologies: Councillors: J Carroll

13622 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Carroll.

13623 QUESTIONS FROM THE PUBLIC

None.

13624 SPECIFIC DECLARATIONS OF INTEREST

None.

13625 MINUTES

To approve the Minutes of the meeting held on the 22nd June 2026.

Resolved: To approve the Minutes of the meeting held on 22nd June 2026 and for these to be signed by the Chairman.

13626 PLANNING MATTERS

(a) The following planning applications were considered:

CB/26/01691/R Reserved Matters: following Outline Application
M (click for more details) CB/12/03613/OUT (for the erection of 52 dwellings with associated car parking, landscaping, drainage and open space). Approval of access, appearance, landscaping, layout and scale Parcel 6 Houghton Regis North Site 1, Land on the northern edge of Houghton Regis



Comments: Members noted that affordable housing provision fell short of both the CBC standard and the 10% provision advised in the application.

Members supported the Ecological Officer's response which raised concerns regarding the reduction in width of the green corridor and highlighted the requirement for an Ecological Enhancement Strategy.

Members supported the Designing Out Crime Officer's response requesting clarification on car parking and 'ambiguous space'.

Houghton Regis Town Council raised no objection to this application.

CB/26/01262/FU
LL (click for
more details)

Erection of a single storey side extension. Demolition of garages East Ocean Fish & Chip Bar, 4 Bedford Road, Houghton Regis, Dunstable, LU5 5DJ

Comments: Members stated that this application failed to address the issues raised in the previous application. As such the Town Council's previous objections remained, namely:

- Insufficient parking provision which failed to meet required standards; and potential safety issues arising from inadequate provision
- The proposed development fell within an historic site and the Archaeologist's report highlighted that this would have 'a negative and irreversible impact' on any archaeological remains
- A noise assessment was required to ensure machinery fell within the accepted levels and would not impact nearby residents

CB/26/00469/FU
LL (click for
more details)

Erection of a self-build end-terrace dwelling Land adjacent to 6 Buddleia View, Houghton Regis, Dunstable, LU5 5TQ

Comments: Members raised a number of issues of concern including:

- The dropped kerb did not extend across all parking bays
- An area at the front was being utilised as a parking space but was not a designated bay; this resulted in residents reversing into the main road and into a bus stop zone
- A lamp post situated in the middle of the parking area restricted vehicle movement
- The addition of an additional property would exacerbate existing fly tipping issues.
- The proposed location of parking spaces would create a noise nuisance for nearby properties and would cause

QJJ.

significant disruption, potential road hazards and increase parking problems

- Surface water drainage was already insufficient at the site

Members felt the application showed little regard for the natural environment, nearby dwellings and traffic impact. Members also questioned the purpose of the dwelling, given its dimensions.

Members requested that this item was called in to the Development Management Committee. Cllr McMahon confirmed they would carry this out.

Houghton Regis Town Council raised a strong objection to this application on the following grounds:

- Overdevelopment of the site would negatively impact the surrounding area and would be contrary to good design principles
- Failure to meet the minimal thresholds outlined by the Nationally Described Space Standards, as highlighted by the Housing Strategy and Implementation Officer
- Failure to comply with the Levelling Up and Regeneration Act: the development did not qualify as a self or custom build and was therefore not exempt from the requirement of a Biodiversity Net Gain (BNG) report
- The loss of 25m² grassland was significant and triggered the need for a BNG report
- The site fell within the Chiltern Beechwoods Special Area of Conservation and a Habitats Regulations Assessment was therefore required

CB/26/01837/AD
V (click for more
details)

Advertisement: Two fascia vinyl signage and one illuminated projecting sign
All Saints View, High Street, Houghton Regis, Dunstable, LU5 5LQ

Members were advised that this application was for noting as the application was on behalf of Houghton Regis Town Council.

CB/26/01533/FU
LL (click for
more details)

Conversion and extension of the existing store, into a bar area for the clubroom. Construction of a detached timber pergola Pavillion, Moore Crescent Sports Ground, Moore Crescent, Houghton Regis

Members were advised that this application was for noting as the application was on behalf of Houghton Regis Town Council.

Noted:

DTT

<u>CB/26/01765/GP DE (click for more details)</u>	Prior Notification of Householder Extension: Single storey rear extension, 4.0m beyond the rear wall of the original dwelling, maximum height of 3.7m & 2.9m to the eaves 98 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JB
<u>CB/26/01948/DO C (click for more details)</u>	Discharge of Condition 20, against planning permission ref. CB/12/03613/OUT Houghton Regis North Site 1, Sundon Road, Houghton Regis
<u>CB/26/02017/GP DE (click for more details)</u>	Prior Notification of Householder Extension: Single storey rear extension, 6m beyond the rear wall of the original dwelling, maximum height of 3m & 3m to the eaves. 81 Leaf Road, Houghton Regis, Dunstable, LU5 5JG
<u>CB/26/01960/DO C (click for more details)</u>	Discharge of Condition 16, against planning permission ref. CB/25/03234/RM Parcel 7 and 8 in area 4 at Linmere, Houghton Regis North, Dunstable
<u>CB/26/01961/DO C (click for more details)</u>	Discharge of Condition 4, against planning permission ref. CB/25/03234/RM Parcel 7 & 8 of area 4 Linmere, Houghton Regis North, Dunstable
<u>CB/26/01749/LD CP (click for more details)</u>	Lawful Development Certificate Proposed: Internal alterations to an existing building Amazon, Unit 2, Baytree Park, Grendall Lane, Houghton Regis, Dunstable, LU5 6GJ
<u>CB/26/01923/SD OC (click for more details)</u>	Discharge of Section 106 Agreement attached to planning permission CB/25/02485/RM - Discharge of Fourth schedule, Paragraph 1.2 of the S106 Agreement dated 2nd June 2014. Submission of a sub area affordable housing delivery plan. Parcels 1 & 2 of phase 3B, Linmere, Houghton Regis North 1

Permissions / Approvals / Consents

None received.

Refusals:

<u>CB/25/02182/FU LL (click for more details)</u>	Change of use from Class E to Place of Worship Class F1 (retrospective) 23-25 Bedford Square, Houghton Regis, Dunstable, LU5 5ES
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Withdrawals:

None received.

13627 PLANNING APPLICATIONS – DELEGATED AUTHORITY

The following planning applications had been received for consultation and fell within delegated authority.

<u>CB/26/01474/FU LL (click for more details)</u>	Erection of garden outbuilding with roof light (retrospective) 1 Bankside Close, Houghton Regis, Dunstable, LU5 6JF
<u>CB/26/01958/FU LL (click for more details)</u>	Erection of a single storey rear/side extension 139 Leafields, Houghton Regis, Dunstable, LU5 5LU
<u>CB/26/01793/FU LL (click for more details)</u>	Single storey clad link between two existing units (B2 / B8 / E(g)) Unit 2 and Unit 44, Humphrys Road, Dunstable, LU5 4TP
<u>CB/26/01807/FU LL (click for more details)</u>	Demolition of existing conservatory, erection of single storey rear extension, conversion of garage into habitable accommodation, and associated internal and external alterations, rooflights 21 Conway Close, Houghton Regis, Dunstable, LU5 5SB

Members had requested that retrospective application CB/26/01474/FULL was discussed since appearance and scale appeared to be significant issues.

<u>CB/26/01474/FU LL (click for more details)</u>	Erection of garden outbuilding with roof light (retrospective) 1 Bankside Close, Houghton Regis, Dunstable, LU5 6JF
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Comments: Members of the public had raised the following issues:

- The size and height of the construction were problematic
- The outbuilding was not in keeping with the area.
- The structure fell within the 1 metre boundary limit on one side and exceeded the fence height by approximately 1 metre
- The outbuilding took up the width of the garden and appeared to exceed the 50% ground cover limit
- Additional ground space was covered by another building in the garden
- The outbuilding had been described as being of timber and glass construction but was formed of a steel skeleton and metal cladding
- The householder had claimed that construction had taken two weeks when it had, in fact, been carried out between August and October
- There was concern for the intended use
- The outbuilding had been installed without the relevant planning permission



Houghton Regis Town Council raised an objection to this application on the grounds of:

- Size, scale and appearance were inappropriate
- The construction materials listed as timber and glass were inconsistent with the metal-clad construction in evidence to neighbouring properties
- There was concern regarding the intended use and suggested a need for further investigation

13628 INCOME AND EXPENDITURE REPORT

Members were requested to note the Income and Expenditure Report for the Planning Committee.

Members were advised that the Neighbourhood Plan Implementation Sub-Committee would require additional expenditure in November to support the work of Sally Chapman, the Town Council's Planning Consultant.

Funding for this expenditure would be met through a virement from budget code 401/4059 to 401/4062.

13629 PLANNING APPEAL – Dismissal [CB/26/00217/FULL \(click for more details\)](#)

Members were advised that planning application CB/26/00217/FULL had been dismissed.

Two storey side/rear extension, 9 Watervale, Houghton Regis, Dunstable, LU5 6FY

The householder had appealed but the refusal stood.

The Chairman declared the meeting closed at 7.51pm

Dated this 3rd day of August 2026



Chairman