

HOUGHTON REGIS TOWN COUNCIL
Planning Committee
Minutes of the meeting held on
11th March 2024 at 7.00pm

Present: Councillors: C Slough Chairman
J Carroll
E Cooper
D Jones

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

Public: 0

Apologies: Councillors: E Billington
M Herber

12741 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Billington and Cllr Herber.

12742 QUESTIONS FROM THE PUBLIC

None.

12743 SPECIFIC DECLARATIONS OF INTEREST

None.

12744 MINUTES

To approve the Minutes of the meeting held on the 19th February 2024.

Resolved: To approve the Minutes of the meeting held on 19th February 2024 and for these to be signed by the Chairman.

12745 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/24/00404/FULL](#) Conversion of garage with new front entrance
[\(click for more details\)](#) 70 St Michaels Avenue, Houghton Regis, Dunstable, LU5
5DN
Ms Ema Milut

Comments: Houghton Regis Town Council raised no objections to this application.

ORLS

[CB/24/00401/LB](#)
[\(click for more details\)](#)

Listed Building: Replacement of thatched roof
The Crown, East End, Houghton Regis, Dunstable, LU5 5LB
Stonegate Group

Comments: It was agreed that the proposed work was necessary; however, as this was a listed building, Members emphasised the need to observe the heritage of the property.

Houghton Regis Town Council raised no objections to this application.

[CB/24/00577/FULL](#)
[\(click for more details\)](#)

Garage conversion to a living room
1 Pantheon Drive, Houghton Regis, Dunstable, LU5 6GW
Mr & Mrs Chaudhry

Comments: Members noted that garage area appeared large enough to contain two cars. The removal of 2 parking spaces from a 4-bedroomed property could lead to a breach of parking standards.

Members felt that further enquiry was needed to establish the number of bedrooms at the property.

[CB/23/03925/FULL](#)
[\(click for more details\)](#)

Single storey front extensions
29, 31 and 33 Constable Close, Houghton Regis, Dunstable, LU5 5ST
Applicant details: Redacted

Comments: Houghton Regis Town Council raised no objections to this application.

Noted:

[CB/24/00520/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 2,3,4,5,6,7,8 and 9 against planning permission ref CB/21/00280/OUT (Erection of four chalet style bungalows)
Land North of Highfield House, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

[CB/24/00435/LDCP](#)
[\(click for more details\)](#)

Lawful Development Certificate Proposed: Proposed internal works comprising the installation of a mezzanine within the building.
Land at Thorn Turn, Thorn Road, Houghton Regis, LU6 1RT

This is for the installation of a mezzanine floor in an Amazon distribution centre. Members felt that this was likely to result in increased traffic and it was questioned if parking would be problematic.

CRS

Permissions / Approvals / Consents

None received.

Refusals:

None received.

Withdrawals:

[CB/23/04016/VOC](#) Variation of condition number 2 of planning permission
[\(click for more details\)](#) CB/11/00777/VOC (Variation of condition 11 of application (SB/TP/90/00395) to extend opening hours from 7.00am to 6.00am.) Variation sought to allow the petrol station to be used 24 hours daily.
 Esso Houghton Green Service Station, 7 The Green, Houghton Regis, LU5 5LB

12746 STREET NAMING AND NUMBERING

Members were provided with details of an application for street naming for:

Parcels 3 & 4 of Phase 3 Linnere, Houghton Regis

Members agreed that as the names were from a previously approved list there were no comments to be made to Central Bedfordshire Council.

12747 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS

Woodside Link – No substantive update to report.

A5 M1 Link – No substantive update to report.

All Saints View – No substantive update to report.

Linnere – No substantive update to report.

Bidwell West – No substantive update to report.

Kingsland – No substantive update to report.

Windsor Drive – No substantive update to report.

Section 106 Monies – No substantive update to report.

Resolved: To note the information

The Chairman declared the meeting closed at 7.18pm

Dated this 2nd day of April 2024

CRL Slough

Chairman