



WOOTTON PARISH COUNCIL



3 Longden Close
Haynes
Bedfordshire
MK45 3PJ

Tel: 07531 930788

Email: Clerk@Wootton-PC.gov.uk

Website: Wootton-pc.gov.uk



[www.facebook.com/](https://www.facebook.com/WoottonParishCouncilBedfordshire)

WoottonParishCouncilBedfordshire

Minutes of the additional **Full Council** meeting held on Wednesday 23rd March 2022 at 7pm at
Wootton Community Centre, Harris Way, Wootton, MK43 9FZ.

Open Forum	There were five members of the public present, one of whom wished to discuss an email response received from Rainier Developments Ltd (Appendix A). Also present were Daniel Robinson-Wells, Associate Director, Marrons Planning and Gavin Gallagher, Planning Director, Rainier Developments Ltd. There were no other members of the public or press present.			Public Bodies (Admissions to Meetings) Act 1960, s1(1).
Present	Cllrs Lloyd (in the chair), Hensher, Noakes, O'Dell, Quirk, Randell, Wallace and Wheeler. Cllr Wheeler is also the Borough Councillor for Wootton.			
Absent (no apologies received)	Cllrs Lennox and Watson.			
Agenda no	Agenda item title	Resolution	Action	Power
FC22/082	Apologies for absence. Cllrs Bygraves, Mapesa and Martin. Sue Edgar Playford (Clerk to the Council and Responsible Financial Officer) was not in attendance.	Noted for the minutes.	Clerk to keep on file.	Local Government Act 1972, s85 (1) Sch 12, Part VI, p40.
FC22/083	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
FC22/084	To consider any dispensation requests received by the Clerk in relation to local and/or disclosable pecuniary interests, not previously recorded. No requests received.	N/A.	N/A.	Localism Act 2011, Ch 7, s33.

FC22/085	To receive a brief presentation from Rainier Developments Ltd in relation to the preparation of a planning application relating to Policy W6 (Land on the South Side of Keeley Lane) as featured in the recently adopted Neighbourhood Development Plan and to resolve a suitable course of action.	Messrs Robinson-Wells and Gallagher introduced themselves and presented a layout of the proposed planning application (Appendix B). At this stage, outline planning permission only was being prepared which did not specify the type or style of proposed housing. Cllr O'Dell questioned whether roads would be shared between vehicles/pedestrians or whether there would be separate roads/pavements however this had not yet been addressed within the outline layout. It was noted Wootton's Neighbourhood Development Plan referenced bungalow style dwellings and confirmation was received there would be more than one within the site – an exact figure could not be provided at this stage. An unspecified percentage of social housing and housing that met disability access requirements would also be required – again an exact figure could not be provided at this stage. It was asked whether the land behind the proposed site would be used to boost wildlife in the area, however Messrs Robinson-Wells and Gallagher stated their wish for further development as part of a future Neighbourhood Development Plan or Bedford Borough Council's Local Plan 2040 (Appendix C). When asked who would manage any community open space within the site, it was noted on two separate developments, a s106 clause had enabled the local parish council(s) to have first refusal in managing that	Clerk to keep on file.	Localism Act 2011, Ch 1, s1-8.
----------	---	--	------------------------	--------------------------------

		community open space. Messrs Robinson-Wells and Gallagher confirmed waste pipes would be connected to existing pipework and concerns were raised that the existing infrastructure was already unable to effectively deal with current waste levels. The parish council requested site of Anglian Water's report in this respect. Development was expected to start in 18 months time, with the site being completed some 6-12 months later. Access for all construction traffic would ideally be along Branston Way, Ridge Road, Wootton Road, Bedford Road and into Keeley Lane (Appendix D).		
--	--	---	--	--

Meeting closed at 7.43pm.

Appendix A

Dear Mr

Thank you for your email regarding site w6, land on the south side of Keeley Lane, Wootton. Your comments have been carefully reviewed by the team at Rainier Developments and noted for further review as we progress our proposals. Please note that I can only comment on the specifics of the site itself, the proposals and any mitigation proposed as a direct result of the proposed development. As you may be aware, planning conditions and obligations relating to mitigation packages can only legally be directly relevant to the proposed development and its impact, not pre-existing issues. Some of the queries you have raised concern issues which are not under the remit of the applicant, cannot have mitigation provided by the applicant and would therefore be inappropriate for us to comment on. I have sought to highlight this where possible as I appreciate this may not be the answer you would have hoped for but it is important for us to be clear in detailing where mitigation as a result of the proposals may be required.

Please see below responses to your outstanding queries, which we have grouped for ease.

Safety / Traffic

1. With relation to the on street parking which occurs outside the public house and the impact of this parking on any proposals for the site, at this time it is not deemed that this would represent a highways safety issue in bringing forward development proposals. Keeley Lane is approximately 5.5 metres wide, which is adequate for cars and HGV's to pass parked cars in a similar manner as they would on a residential estate road. Visibility from the site access would also not be impacted by the parking in the vicinity of the pub. We will however continue to monitor this, and safety measures would be implemented should they be required. The issue you raise regarding dangerous parking is outside of our site boundary and is an existing issue separate to our proposals, therefore it would be the Highway Authority (Bedford Borough Council) that you would need to speak to regarding any mitigation that you are requesting.
2. As part of producing our forthcoming proposals, Rainier Developments has undertaken a review of injury accidents, which reveals that there have been no reported accidents at the junction from Bedford into Keeley Lane in the past 10 years. The proposed development has been estimated to generate just three additional vehicle movements in morning peak hours, and five in the evening peak hours at the junction in question. Based on this low level of estimated movements, and the evidence supplied as part of the review of injury accidents, it is not anticipated that there should be any highway safety issues generated. A transport assessment will be undertaken and submitted as part of the planning application which will provide further information regarding trip generation and the impact on the local highway network.
3. Thank you for your comments surrounding speeding on existing roads. Unfortunately, these are not issues which we are able to assist and would need to be highlighted to Bedford Borough Council's Highways Department for their investigation. In relation to the proposals for our site specifically, currently modelling shows that 90% of the development traffic would be heading towards Bedford and would therefore not be able to build up

excessive speeds prior to the junction. You would need to speak with Bedford Borough Council in regards to the other traffic calming measures that you refer to having been promised.

Flooding / Drainage / Sewage

4/5. Thank you also for your comments relating to drainage issues which are present in the surrounding area to our site. As mentioned above, a planning application can only seek to mitigate the impact of its own proposals, not existing issues that are not related to the development proposals. The proposals will not be affecting the existing drainage along Keeley Lane or impact or block any other drainage pipes. However, from the images you sent through and the questions, it appears that the existing gullies are blocked along Keeley Lane which is causing areas of ponding. Bedford Borough Council is responsible for maintaining the existing highway drainage in the local area and this matter therefore needs to be raised with the council to undertake maintenance works to the existing gullies to clear the blockages that are presently there.

6/7. We have been liaising with Anglian Water regarding the forthcoming development proposals, who have confirmed that the existing sewage network has sufficient capacity to accommodate the relatively low level of flows from the development. Issues such as the existing odour issue from the sewer network and any flowback issues are again existing issues that should be raised with Anglian Water for investigation.

Ecology

8. The application will be supported by ecological surveys and in addition, the scheme is being designed to deliver a biodiversity net gain.

33 Keeley Lane

9. We understand your concerns surrounding the boundary backing onto your property and wanted to reassure you on this point that full title details have been obtained and there will be absolutely no encroachment by the proposed scheme. Rainier Developments will ensure that the application site and the proposed development adheres to the title boundary of number 33 Keeley Lane. We have overlaid title details for the application with a topographical survey, which identifies that the title boundary is located just beyond the post and wire fence adjacent to no. 33 Keeley Lane.

10/11. It is not proposed that the development will include a building adjacent to the window of the annex at no 33, and the layout of the proposed development will be designed in order to avoid overlooking. A detailed design and layout plan of the development will come forward as part of future applications on the site, as the forthcoming application will be an Outline Planning Application.

Focal Buildings

12. Focal buildings will include slightly more detailed architectural features which make them stand out from other homes in the street. These are usually positioned at the entrance / corner plots or plots located at the end of the street.

I hope that this information is useful. If you have any further questions, please do not hesitate to let me know.

Best wishes,

Emily

From: Mr

Sent: 06 March 2022 12:25

To: Project - Wootton Rainier

Subject: RE: Development - Site W6 Land on South side of Keeley Lane Wootton Bedford MK43

To Whoever it concerns – Rainier Developments

Several Keeley Lane residents have concerns regarding the following :

Development - Site W6 Land on South side of Keeley Lane Wootton Bedford MK43

I write with regard to the above development proposal to voice the following concerns.

Safety / Traffic

- 1, Please see photos of the parking which occurs Friday and weekends from the Legstraps public house along Keeley lane, extending well beyond the proposed entrance to the new development. What measures will be taken to mitigate dangerous parking along the road/pavement,?
- 2, Unsafe turn from Bedford direction into Keeley lane, significant increase in traffic likely to cause accidents, what is the proposal?
- 3 Keeley lane is supposed to be a 30mph road. Traffic however rarely travels at the correct speeds, often drivers are witnessed driving much faster. We were promised traffic calming measures?

Flooding

- 4, Road drainage is not maintained, see current pictures where the drains are blocked and overflowing, numerous attempts contacting the Council to re instigate an existing culvert across the road has not been actioned, water runs down Keeley lane causing flooding at number 33 and by the Legstraps.

5, Drainage pipe from Keeley lane road runs from number 33 Keeley Lane along the ditch at the front of the proposed development, what are plans to relocate the pipe, if blocked this will cause flooding at 33. ?

Sewerage

6, Some residents at the lower end of Keeley lane have experiencing flowback due to an overloaded sewer , how will 20 further houses affect this issue ?

7, The smell from the tall sewerage vent pipe ' junction Keeley Lane to Bedford Road' is causing a stench in warm weather, how can this be resolved ?

Ecology

8, The proposed site will affect the wildlife, the field is a sanctuary for Foxes and badgers and bats, the Foxes and Badgers who use that section of the field to travel across Keeley Lane at nightfall to forage in the opposite field.

Respect of boundary 33 Keeley Lane '33 is directly on the boundary of the development'

9, The boundary to 33 is the wire fence, not the black fence on the inside of the boundary, please confirm.

10, Please confirm the window of the annexe at 33 will look over a driveway / grass not buildings and there will be no overlooking windows from the new builds on to my property.

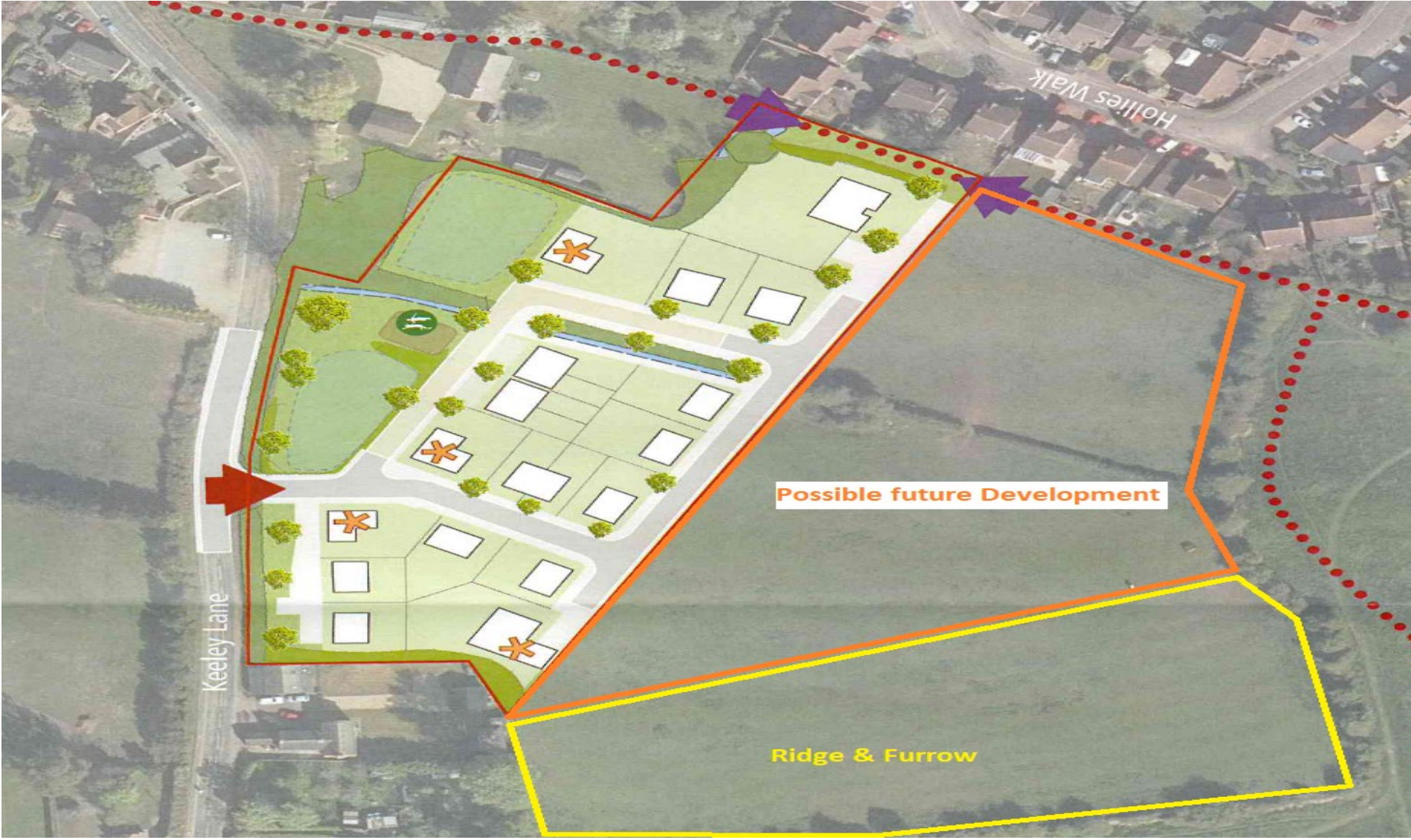
11, Please confirm there will be green space between number 33 and gardens of new houses.

12, We note there are focal buildings on the plan , please advise what these are ?

We look forward to your response.

Appendix B





Appendix D

