



WOOTTON PARISH COUNCIL



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Minutes of the Meeting of the **Planning & Environment Committee** held on Wednesday 15th May 2019 at 9pm at Wootton Community Centre, Harris Way, Wootton.

Agenda no	Agenda item title	Power
P19/074	To elect a Chairman of the Planning & Environment Committee. A nomination was received on the evening in favour of Cllr Quirk. Resolved that Cllr Quirk be appointed Chairman for the ensuing municipal year. Proposed: Cllr Lloyd. Seconded: Cllr Hensher. Resolved by all present.	Local Government Act 1972, Part 1, s15 (1).
P19/075	To elect a Vice-Chairman of the Planning & Environment Committee. A nomination was received on the evening in favour of Cllr Martin. Resolved that Cllr Martin be appointed Vice-Chairman for the ensuing municipal year. Proposed: Cllr Hensher. Seconded: Cllr Lloyd. Resolved by all present.	Local Government Act 1972, Part 1, s15 (6).
Open Forum	A large number of the public were present who wished to speak and observe discussions relating to agenda item P19/084 (19/00894/MAO – Land Adjacent to Wootton Upper School and Arts College, Hall End Road. Outline application with all matters reserved except access for the erection of up to 81 dwellings). The chairman proposed this agenda item be heard after agenda item P19/078 and this was resolved by all present. There were no members of the press present and so the meeting continued without adjournment.	Public Bodies (Admissions to Meetings) Act 1960, s1(1).
Present	Cllrs Quirk (in the chair), Bygraves, Hensher, Lloyd and Martin. In attendance: Cllrs Wallace and Wheeler. Cllr Wheeler is also the Borough Councillor for Wootton.	

	In attendance: Sue Playford (Clerk to the Council and Responsible Financial Officer).			
Absent (no apologies received)	None.			
Agenda no	Agenda item title	Resolution	Action	Power
P19/076	Apologies for absence. Cllr Noakes.	Noted for the minutes.	Clerk to keep on file.	Local Government Act 1972, s85 (1) & Sch 12, Part VI, p40.
P19/077	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P19/078	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.
P19/079	Report from outside organisations – for information only. None.	N/A.	N/A.	N/A.
P19/080	List of correspondence received (copies of correspondence can be requested from the Clerk). None.	N/A.	N/A.	N/A.
P19/081	Minutes of the previous meeting. Members of the Planning & Environment Committee were asked to receive and adopt the minutes of the Planning & Environment Committee meeting held on the 24 th April 2019.	Resolved to receive and adopt. Proposed: Cllr Hensher. Seconded: Cllr Martin. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P19/082	Matters arising from the minutes – for information only. • P18/167 – Parking problems/yellow lines proposals. The clerk is currently investigating why some works approved by the parish council remain outstanding and met with a Borough Council Traffic Engineer (June 2018) to revisit issues. Awaiting written confirmation of the same from Bedford Borough Council. Resolved 11th June 2018 (P18/167) to ensure restrictions proposed for Hall End (opposite the Chequers Inn PH) were completed in full. The clerk continues to chase. ▪ P19/059 – Damaged/listing brick wall at St. Mary's churchyard. Resolved 27th September 2017 (P17/222) to appoint a structural engineer to inspect the wall and advise	No further comments received.	Clerk to keep on file.	N/A.

	on what remedial works are necessary. Following that report, resolved 31st January 2018 to immediately extend the existing temporary picket fence and place signage in the area, warning of the wall's unstable nature, pending remedial works. A response from Historic England has now been received which recommended rebuilding the wall using reclaimed bricks on a like-for-like basis. Resolved 9th May 2018 (P18/111) to request Historic England consider different works, however Historic England have since replied stating they wish to defer to Bedford Borough Council as local planning/conservation authority for further guidance. Resolved 10th April 2019 (FC19/059) to source accompany/individual qualified to assist with the works. ▪ P18/154 – Transfer of parish council-owned streetlights to Bedford Borough Council. Resolved 27th June 2018 (P18/154) to continue with the transfer and request Bedford Borough Council carry out structural examinations to all columns. Clerk has been told the Borough Council are dealing with this, but they have several other parishes to deal with too and timescales are not yet known. ▪ P18/183 – Works to St. Mary's cemetery extension hedgerow. Resolved 8th August 2018 (P18/183) that the height be reduced to improve visibility along the Church Road/Cause End Road junction. FA Bartlett Tree Experts have submitted a quote which has been forwarded to Bedford Borough Council, who will oversee and finance the proposed works. The clerk continues to chase. ▪ P18/198 – Wootton Village entrance sign Wootton/Bedford Road. Resolved 29th August 2018 (P18/198) to brush/wash the brickwork along with the face stone and pick out the lettering in black. Those works have now been completed, a flowerbed installed, and summer planting will take place in May 2019. ▪ P18/262 – Plot Reservation issue at Lorraine Road cemetery. An issue has occurred resulting in a reserved plot being too			
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	small to utilise. Resolved 28th November 2018 (P18/262) to allow the next of kin time to consider two possibilities which could resolve the issue. ▪ P19/060 – Improved entrance signage at Lorraine Road cemetery. Resolved 30th January 2019 (P19/012) that suggestions for signage (including materials, location and costings) be submitted to the Clerk ahead of further discussions by this committee. Resolved 10th April 2019 (FC19/060) to obtain quotations for a sign similar to that at the cemetery entrance at Barton-le-Clay. ▪ P19/024 – Bench adjacent to the Keeley Corner bus shelter (Bedford bound). Resolved 13th February 2019 (P19/024) to refurbish the bench using recycled plastic planks, keeping the concrete frame.			
P19/083	To receive and approve the Income & Expenditure report for all Planning & Environment cost centres and Earmarked Reserves report for all cost centres for 2019-20, to date and to resolve a suitable course of action.	Not available.	Clerk to keep on file.	Governance and Accountability for Smaller Authorities in England 2019.
P19/084	a) Planning Applications – for resolution. 19/00742/MAR – Land South of Fields Road. Reserved Matters for Plots 4 and 5 (layout, scale, appearance and landscaping) pursuant to permission 17/00666/MAO and details pursuant to conditions 12 (construction management plan), 13 (boundary treatments), 14 (external materials), 16 (lighting scheme), 18 (refuse details), 19 (energy audit), 21 (landscaping details) and 24 (drainage). 19/00756/TPO – 3 Bedford Road. Walnut tree – crown reduce, thin and lift and deadwood. 19/00824/FUL – Land adjacent 17 Oak Close. Erection of double garage.	Resolved NO OBJECTION. Proposed: Cllr Quirk. Seconded: Cllr Lloyd. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Quirk. Seconded: Cllr Lloyd. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Quirk. Seconded: Cllr Lloyd.	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

	19/00845/FUL – 33 Potters Cross. Single storey rear/side extension, following demolition of existing garage and conservatory. 19/00871/FUL – 17 Oak Close. Side/rear single and two storey extension. 19/00894/MAO – Land Adjacent to Wootton Upper School and Arts College, Hall End Road. Outline application with all matters reserved except access for the erection of up to 81 dwellings.	Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Quirk. Seconded: Cllr Lloyd. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Quirk. Seconded: Cllr Lloyd. Resolved by all present. As noted under Open Forum, this agenda item was determined after agenda item P19/078. Cllr Quirk began by asking if any one present wished to act as spokesperson for all, and Ruth Sneath agreed to act in that capacity. She introduced herself and provided copies of documents highlighting the area in question as a County Wildlife Site (Wootton Wood) – refer to Appendix A. Ms Sneath then voiced her opposition to the application – refer to Appendix B. She was thanked for her presentation and others were invited to voice additional concerns also. During the presentation it was noted there had been a lack of community awareness regarding the application.		
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		The Clerk confirmed the application was received on 9th May 2019. In addition to the considerations raised in Appendix B, it was noted the area (if developed) would lose its historic connection to the brickmaking industry which once took place on that site. Unspoilt countryside views from the top of the bridle path and over Hall End would also be lost. Another member of the public suggested if the land had to be developed, it be used for the adjacent upper school's benefit in order to offer a balance within the community. It was noted the area of land adjacent to the Little Wootton development had not yet come forward – if that too were developed, it would reduce further the area of road where parents/carers could legally set down and pick up pupils. It was further noted during the ongoing construction of Little Wootton, HGV vehicles regularly reversed/mounted pavements to avoid buses travelling to the upper school and concerns were also raised that parked cars would be pushed further along Hall End Road towards the Chequers PH, on what was a dangerous, blind bend. Cllr Lloyd explained the status of a County Wildlife Site meant Bedford Borough Council were obliged to consult		
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		with members of that committee, however it did not offer protection against proposed development. He went on to detail how Central Government were dictating how many houses had to be provided by local authorities, meaning they in turn were looking to all parishes for the same. Bedford Borough Council were obliged to consider Neighbourhood Plans when in place, but could dictate any development, in those parishes without a Neighbourhood Plan. This was done via a “Call For Sites” process, whereby landowners could choose to put areas forward for potential development. If accepted as part of Bedford Borough Council’s Local Plan, those areas were then available for development. Cllr Lloyd added the Borough Council’s ongoing Local Plan had reduced in term from 2035 to 2030, decreasing the amount of housing required during that period. Once adopted however, the process would begin again for the next Local Plan. Wootton Parish Council’s emerging Neighbourhood Plan made no provision for development on this site – small pockets of development were proposed elsewhere, following public consultations calling for the same. The Clerk stressed the need for all present to voice their objections (using material considerations) to Bedford Borough Council who, as local planning		
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		authority, would ultimately determine the application. Cllr Hensher then detailed observations passed to him by Regeneration Positive who were assisting the parish council with its emerging Neighbourhood Plan – refer to Appendix C. All other members also voiced their objections to the proposal. BBCLlr/Cllr Wheeler stated Wootton Upper School intended to lodge its own objections to the proposal – noting increased traffic congestion and the safety of pedestrians/inconsiderate and nuisance parking would be considerations. After further discussion it was resolved TO OBJECT using the material considerations summarised in Regeneration Positive’s notes and read by the Clerk at this meeting (refer to Appendix C) and the following, additional material considerations: • Increase in parking issues in an area which already suffers congestion and poor infrastructure in terms of highways – a highway safety issue; • Adverse effect on the street scene;		
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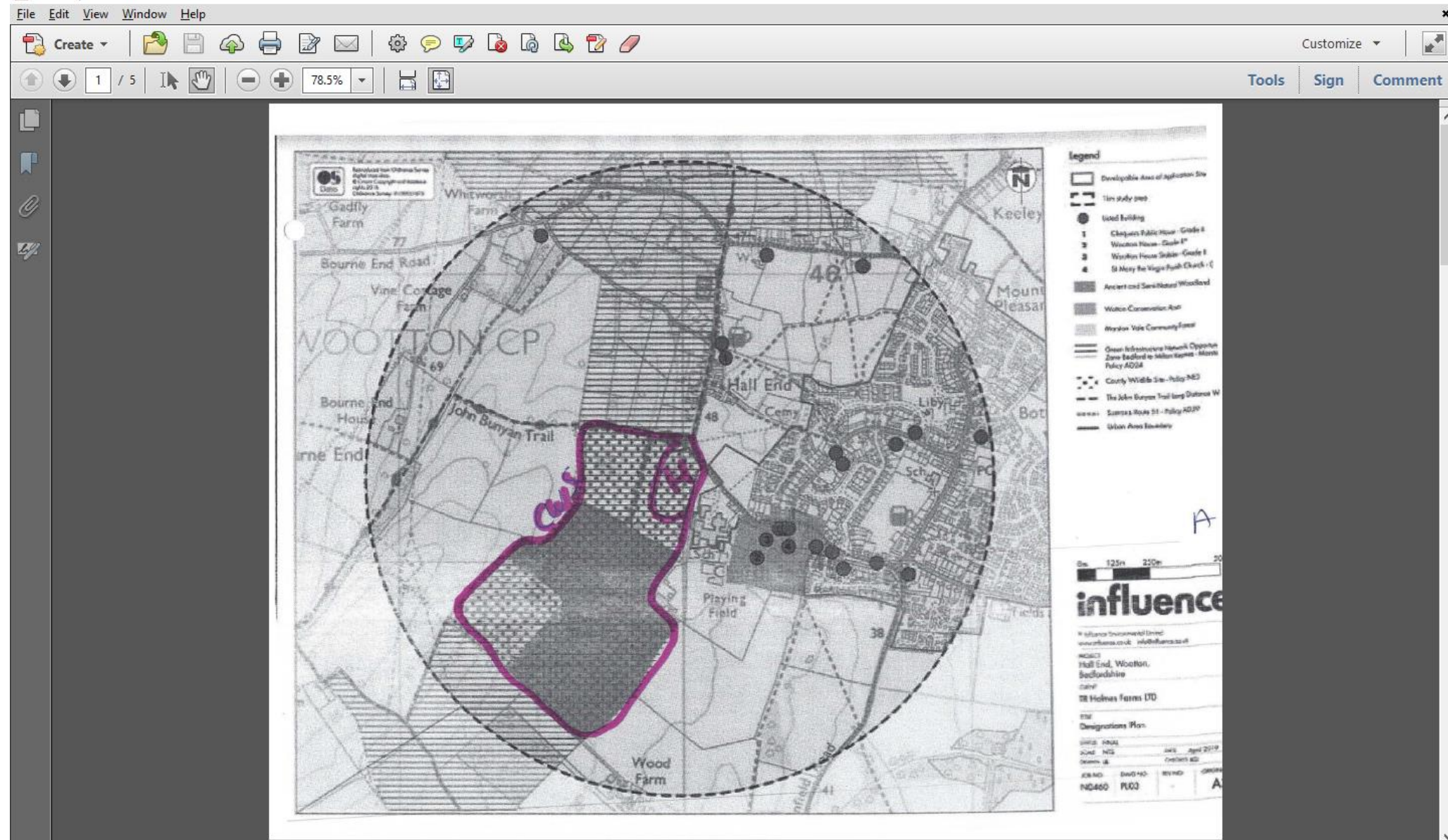
	b) Planning Approvals (by Bedford Borough Council) – for information only. 19/00329/FUL – 16 Elmsdale Road. First floor side extension. This council previously resolved NO OBJECTION. c) Planning Applications withdrawn (notified by Bedford Borough Council) – for information only. None.	• Increase in noise and air pollution levels; • Loss of important trees (nature conservation); • Safety concerns over vehicular access to/from the proposed site, close to a blind bend; • This site was not put forward during any Bedford Borough Council Call for Sites consultations and does not feature in its emerging Local Plan 2030. Furthermore, the same Local Plan 2030 details no further development within Wootton. Proposed: Cllr Lloyd. Seconded: Cllr Hensher. Resolved by all present. Following the above resolution, Cllr Quirk then adjourned the meeting for 10 minutes to allow members of the public opportunity to pass their contact details to Ms. Sneath and leave the building. No further comments received.		
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	d) Planning Refusals (by Bedford Borough Council) – for information only. None. e) Planning (other – including Bedford Borough Council and the Secretary of State) – for information only. None.			
P19/085	To request above application(s) be considered by the Full Planning Committee of Bedford Borough Council.	Resolved that application 19/00894/MAO be called in for consideration by the Full Planning Committee of Bedford Borough Council. Proposed: Cllr Quirk. Seconded: Cllr Lloyd. Resolved by all present.	Clerk and BBCllr/Cllr Wheeler to take forward.	Town & Country Planning Act 1990 & subsequent.
P19/086	To consider representation of the Council at the Full Planning Committee meeting of Bedford Borough Council discussing the above application(s).	Resolved that Cllrs Lloyd and Quirk attend the relevant meeting of the Full Planning Committee of Bedford Borough Council as representatives of Wootton Parish Council and that they have opportunity to speak in relation to application 19/00894/MAO. BBCllr/Cllr Wheeler confirmed he too would attend and it was noted members of the public were also permitted to attend as observers. Proposed: Cllr Hensher. Seconded: Cllr Bygraves. Resolved by all present.	Clerk and Cllrs Lloyd, Quirk and Wheeler to take forward.	Town & Country Planning Act 1990 & subsequent.

Meeting closed at 9.55pm.

Appendix A

P19-084.pdf - Adobe Acrobat Pro



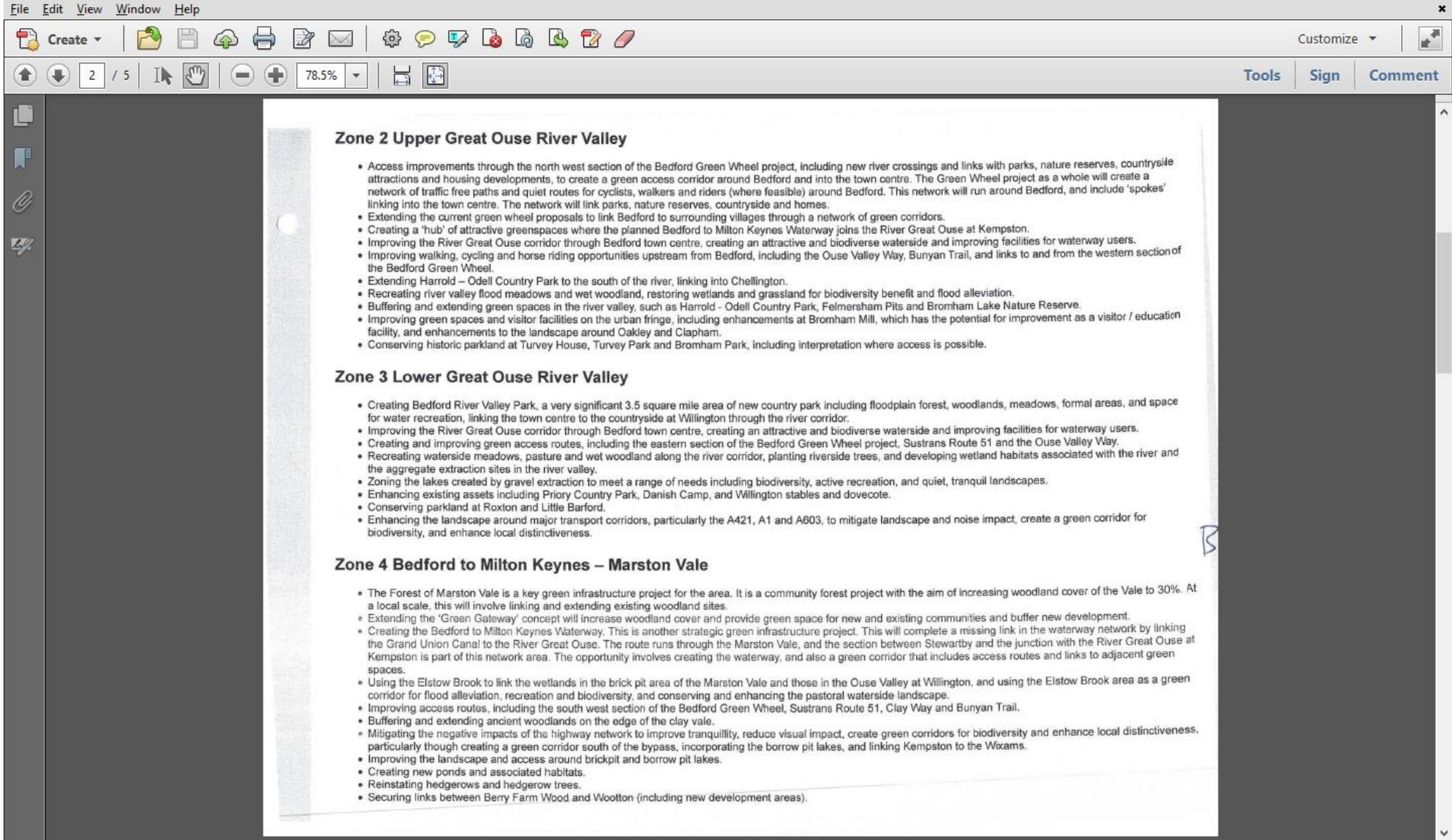
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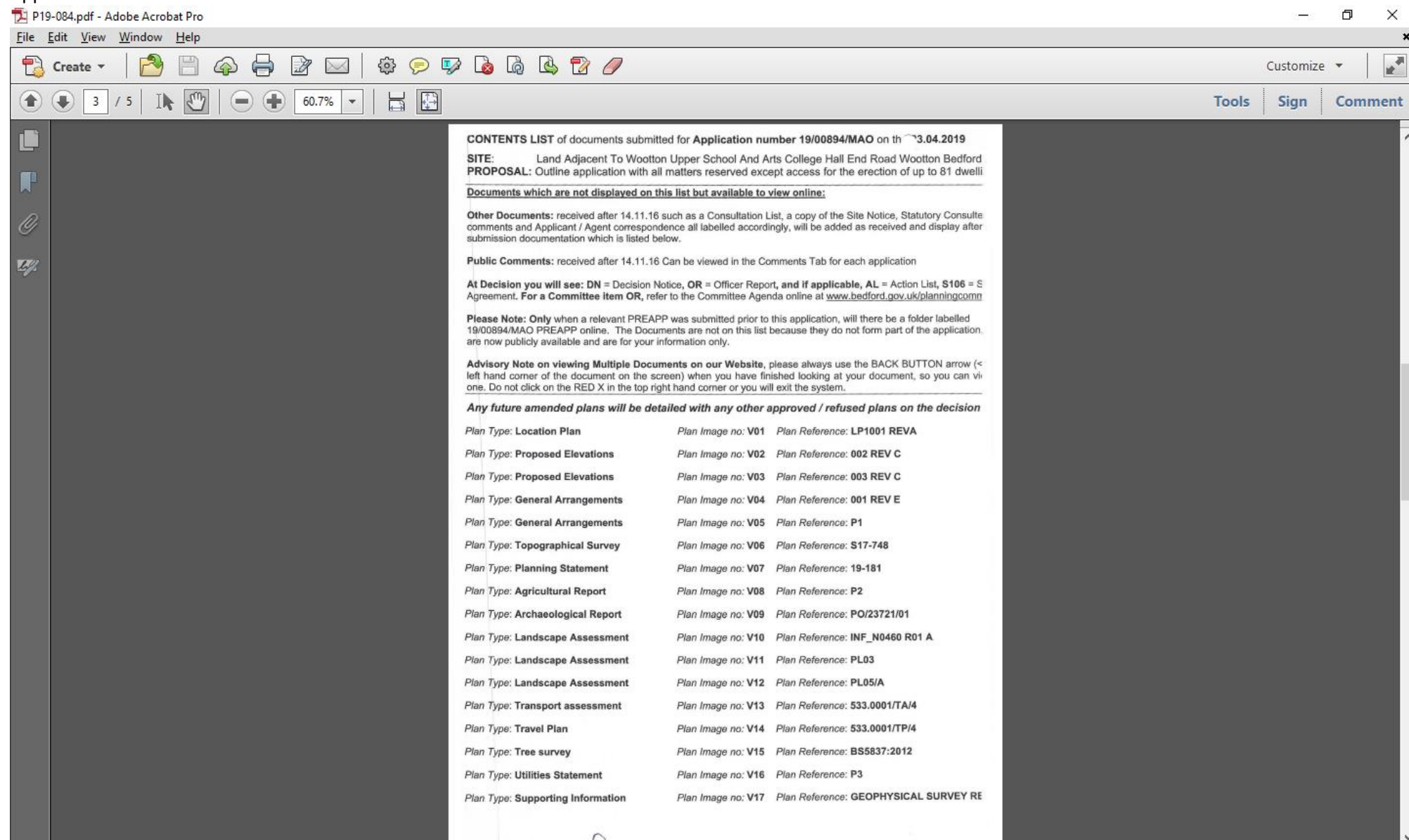
Chairman.....

Date 29th May 2019

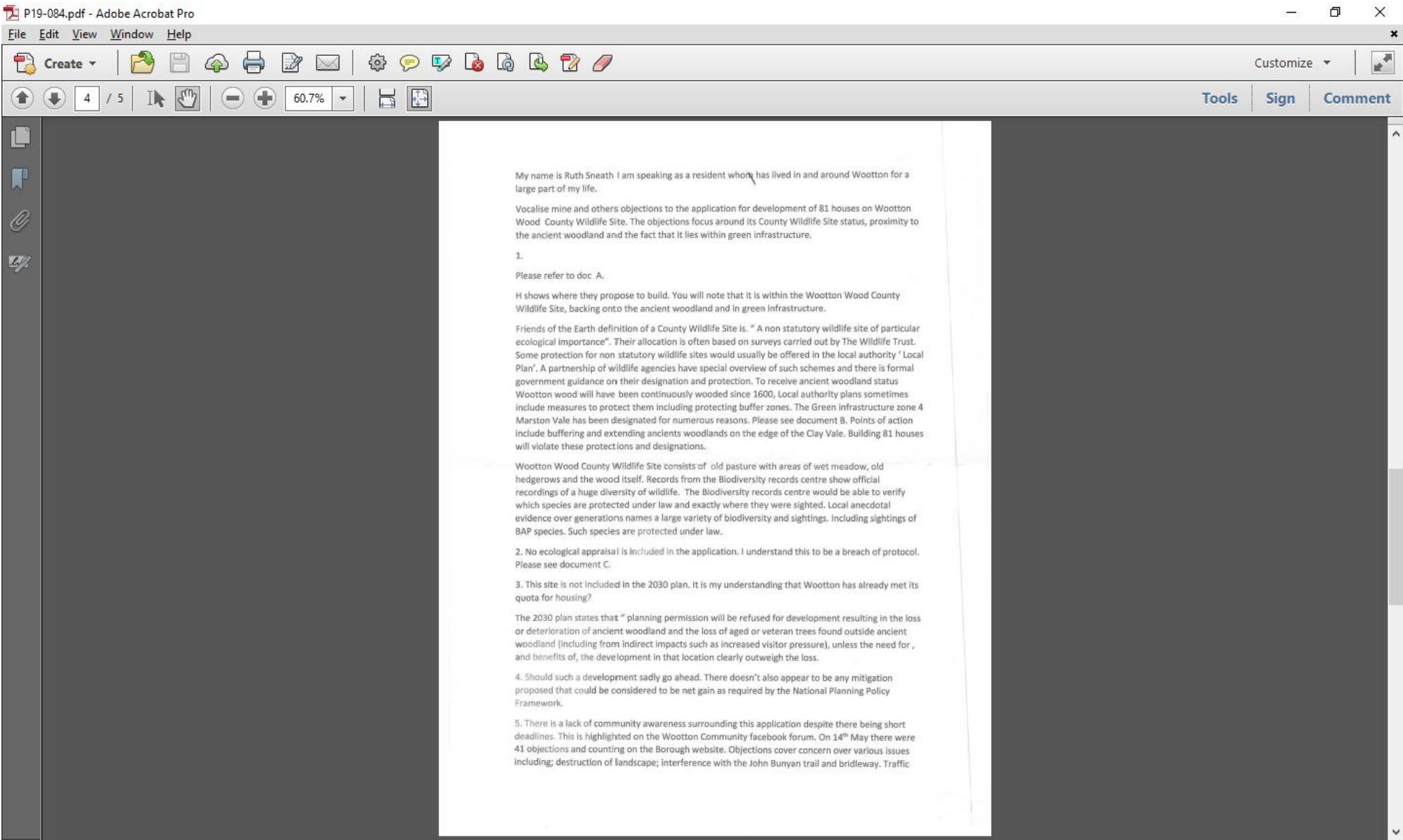
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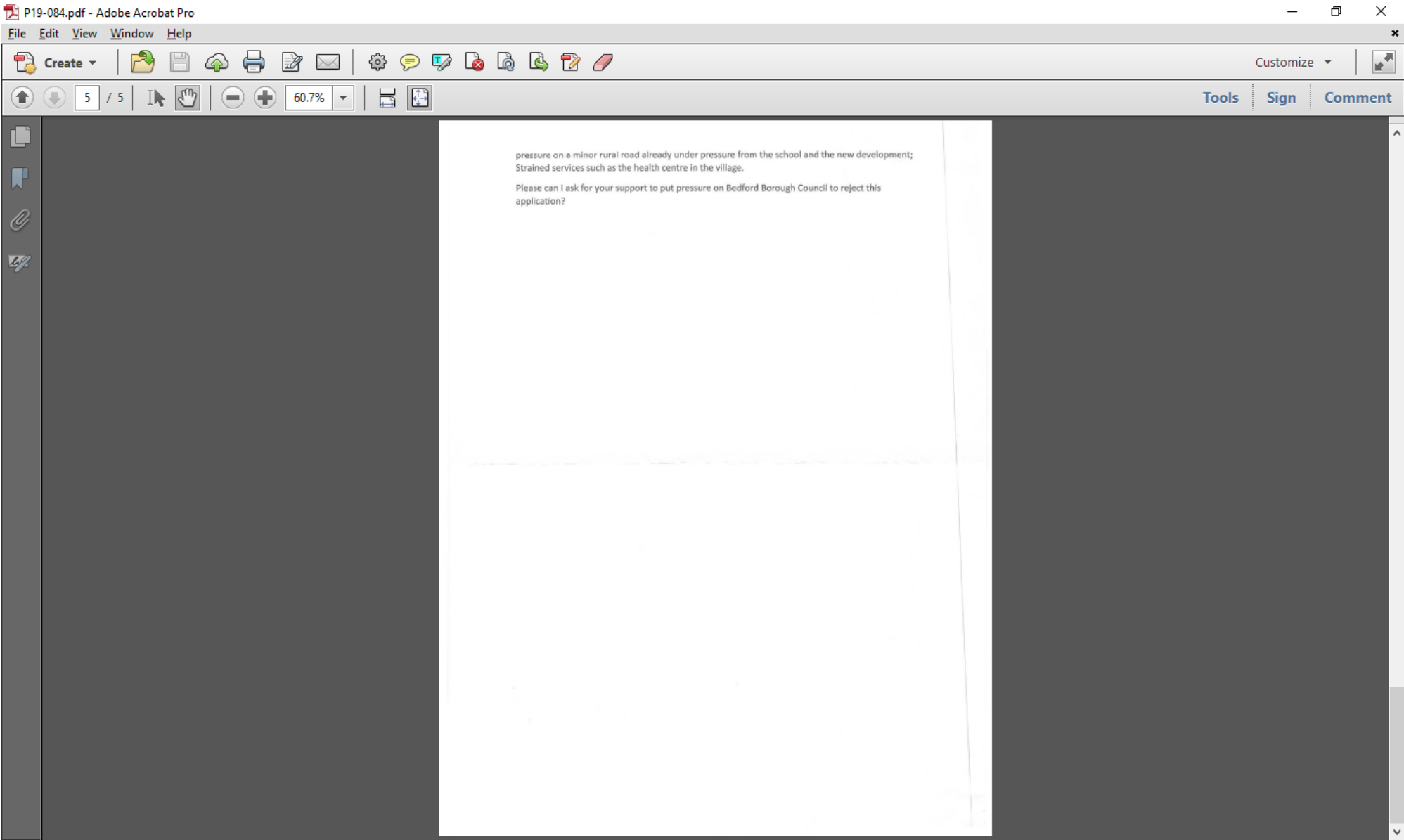
Appendix A



Appendix B



Appendix B



Outline Planning Application - Land at Hall End Road, Wootton

You asked for some [draft] observations in relation to the outline planning application:

Local Plan 2030:

The Borough Council has recognised that the strategy in currently adopted Local Plans focuses development on the Bedford, Kempston and northern Marston Vale growth area where over 90% of the borough's planned growth between 2001 and 2021 is located. This includes strategic scale development in Wootton, Stewartby, Shortstown and Wixams with significant areas still to build-out. For this reason, and to allow new communities to mature and integrate, the preferred development strategy in the submission version of Local Plan 2030 has not proposed any new development allocations to meet Borough wide housing needs in these areas (with the exception of the brownfield site at Stewartby Brickworks). Whilst Local Plan 2030 is at examination stage, and thus is not adopted, the principles advanced are powerful and should be honoured.

Availability:

The site was not submitted for consideration during the Local Plan 2030 process, despite several stakeholder consultations and a number of "call for sites" opportunities since 2014. It is entirely speculative.

Suitability:

- The site is located to the east edge of the village and is classified Grade 3 agricultural land.
- It is outside the Settlement Policy Area and is, therefore, technically in open countryside.
- The character of Hall End Road is, on its south side, distinguished by education provision, open countryside and linear residential development; the proposed development is completely out of character to the area.
- Highway links from the site to the main built up area of the village are poor, roads are narrow, deviate and are often congested.
- The proposed development is over 1 km from the village centre and it is not regarded as a sustainable location for residential development.
- Highway access to the site is unsafe and the site is adjacent to a very busy Upper School with large vehicle and pedestrian movement.

Achievability:

- Development of the site for residential purposes is problematic from a highway perspective.

Wootton Neighbourhood Plan:

The application is premature pending the adoption of the Wootton Neighbourhood Development Plan (NDP) and is not consistent with the emerging policies in the Plan. Wootton Parish Council has made really good progress with its NDP, including the consideration of suitable sites for housing allocation to meet identified local need (small scale development on a number of sites, that do not impact adversely on countryside views, in line with community aspirations). The Parish Council has already carried out the site assessments and liaised with landowners and is preparing for the pre-submission consultation on the Neighbourhood Development Plan; as such, this potential site has come forward too late in the process - to go back would cause unnecessary repetition of the plan preparation stages. The community feedback, in any event, does not support development in this location, nor the scale proposed, and the outline planning application should be strongly resisted.

The community of Wootton is committed to consider its longer term aspiration and to plan for its secure future and has embarked on the neighbourhood planning journey to enable these aspirations to be realised. Favourable consideration of this speculative application would undermine the commitment of the local community and the good progress made with its NDP.

Key Conclusions:

This site is large and development in this location would be out of character with the immediate built form of Hall End Road, Wootton extending the built form out of the village.

Due to its distance from the village centre and likely highway issues, it is not considered to be suitable for residential development.

Although it is accepted that some loss of Grade 3 agricultural land locally is likely to be necessary to meet the likely allocated housing allocation, there are other sites closer to the village centre which are more sustainable with less visual and landscape impacts and with safer access options than this site.

The application is premature pending the adoption of the Wootton Neighbourhood Development Plan.