



WOOTTON PARISH COUNCIL



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Minutes of the **Planning & Environment Committee** meeting held on Wednesday 13th April 2022 at 7pm at
Wootton Community Centre, Harris Way, Wootton, MK43 9FZ.

Agenda no	Agenda item title			Power
Open Forum	There were no members of the public or 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, Noakes and Randell. In attendance: Cllrs O'Dell and Wheeler. Cllr Wheeler is also the Borough Councillor for Wootton.			
Absent (no apologies received)	Cllr Watson.			
Agenda no	Agenda item title	Resolution	Action	Power
P22/083	Apologies for absence. The Clerk to the Council and Responsible Financial Officer (Sue Edgar Playford) was not in attendance.	Noted for the minutes.	Clerk to take forward.	Local Government Act 1972, s85 (1) & Sch 12, Part VI, p40.
P22/084	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P22/085	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.

P22/086	Report from outside organisations – for information only. None.	N/A.	N/A.	N/A.
P22/087	List of correspondence received (copies of correspondence can be requested from the Clerk) – for information only. None.	N/A.	N/A.	N/A.
P22/088	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 30 th March 2022.	Resolved to receive and adopt. Proposed: Cllr Noakes. Seconded: Cllr Hensher. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P22/089	Matters arising from the minutes – for information only. P21/262 – 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. The clerk provided Bedford Borough Council with latest risk assessments and inspection reports on 24th June 2020. Bedford Borough Council has since requested further testing which cannot be undertaken due to the style of columns and it was resolved 28th October 2020 (FC20/228) that Bedford Borough Council take on the columns if further testing is required. The further testing issue has now been resolved and the clerk is currently awaiting the relevant paperwork, confirming bar one minor issue, all is in order. Resolved 31st March 2021 (P21/082) to accept that paperwork and again request Bedford Borough Council take on the ownership/maintenance of the streetlights. The clerk has now been informed Bedford Borough Council will draft a scheme plan, costings and payback period for consideration and continues to chase for an update. Resolved 10th November 2021 (P21/262) to have Bedford Borough Council upgrade all parish council-owned streetlights to non-heritage style, on the understanding Bedford Borough Council would then adopt the same, at no	No further comments received.	N/A.	N/A.

	additional expense to the parish council. Upgrade works should be completed by the end of May 2022, however Bedford Borough Council has stated (9 th March 2022) two columns (one at Hall End and one at Potters Cross) are situated on private land (unadopted road) and cannot be upgraded/adopted. This is currently being investigated.			
P22/090	To receive and approve the Income & Expenditure report for all Planning & Environment cost centres and Earmarked Reserves report for all cost centres for 2021-22, to date and to resolve a suitable course of action.	Resolved to receive and approve both reports without further comment. Proposed: Cllr Bygraves. Seconded: Cllr Randell. Resolved by all present.	Clerk to keep on file.	Joint Panel on Accountability and Governance for Smaller Authorities in England 2021.
P22/091	a) Planning Applications – for resolution. 22/00522/MAF – Wootton Upper School, Hall End Road. New artificial pitch with fencing, floodlights, acoustic fencing, erection of a pavilion with changing rooms, new car parking and revisions to existing access. Relocation of cricket net and long-jump pit. 22/00579/REM – 18 and Land at 16 Bedford Road. All reserved matters for the demolition of existing dwelling and erection of five dwellings, pursuant to outline permission 20/01842/OUT.	Resolved NO OBJECTION. Proposed: Cllr Lloyd. Seconded: Cllr Bygraves. Resolved by all present. Resolved TO OBJECT using the following material considerations: • The removal of a bungalow style dwelling and replacement with a non-bungalow style dwelling did not accord with policies as detailed within Wootton's Neighbourhood Development Plan; • The site was not low density and did not accord with policies as detailed within Wootton's Neighbourhood Development plan. The following was also noted: • The narrow road width gave cause for concern should an emergency services vehicle require access. Proposed: Cllr Bygraves. Seconded: Cllr Noakes.	Clerk to keep on file.	Town & Country Planning Act 1990 & subsequent.

	22/00650/s106 – Land South of Fields Road. 15/02060/MAF – Application to approve ‘Management Entity’ as per s106 agreement. 22/00668/FUL – 66a Keeley Lane. Loft conversion following raise in ridge height and rear dormer. 22/00675/FUL – 8 Tysoe Close. Loft conversion with cladded rear dormer and front rooflights. 22/00757/FUL – 14 Robinson Close. Single storey rear/side extension. b) Planning Approvals (by Bedford Borough Council) – for information only. 22/00216/LDP – 50 Ashpole Avenue. Certificate to confirm that the details submitted do not require planning permission (loft conversion with dormer extension to rear roof slope and rooflights to front roof slope). This council was not previously consulted.	Resolved by all present. Resolved TO OBJECT noting the following: • Remus Management Ltd had shown poor management and ability within developments at Shortstown, resulting in residents voting to remove them from site. • Accounts show year end profits have been taken in dividends each year with no future reinvestment. Proposed: Cllr Randell. Seconded: Cllr Noakes. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Noakes. Seconded: Cllr Quirk. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Quirk. Seconded: Cllr Noakes. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Quirk. Seconded: Cllr Randell. Resolved by all present. No further comments received.		
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	22/00218/FUL – 62 Hall End Road. Erection of garage in rear garden. This council previously raised NO OBJECTION. 22/00274/LDP – 8 Tysoe Close. Certificate to confirm that the details submitted do not require planning permission (loft conversion with rear dormer and front rooflights). This forms part of the planning application detailed above (22/00675/FUL). c) Planning Applications withdrawn (notified by Bedford Borough Council) – for information only. None. d) Planning Refusals (by Bedford Borough Council) – for information only. 21/02126/FUL – Land at 44 Cause End Road. Proposed new detached dwelling and modifications to existing dwelling by blocking up of first floor side (east) window and the addition of front dormer, new access/crossover for existing dwelling. This council previously raised AN OBJECTION. e) Planning (other – including Bedford Borough Council and the Secretary of State). 21/03018/FUL – 62 Folkes Road. Relocation of fence. An appeal against Bedford Borough Council's OBJECTION to this proposal has been made to the Secretary of State. Any comments should be made directly to the Planning Inspectorate. This council previously raised AN OBJECTION.	No further comments received. Resolved that previous objections to this application be submitted to the Planning Inspectorate. Proposed: Cllr Bygraves. Seconded: Cllr Noakes. Resolved by all present.		
P22/092	To request above application(s) be considered by the Full Planning Committee of Bedford Borough Council.	Not applicable.	N/A.	Town & Country Planning Act 1990 & subsequent.
P22/093	To consider representation of the Council at the Full Planning Committee meeting of Bedford Borough Council discussing the above application(s).	Not applicable.	N/A.	Town & Country Planning Act 1990 & subsequent.

P22/094	To consider a new Street Trading Consent application (outside Bedford Town Centre) for Salvatore Forte T/A Sav's and to resolve a suitable course of action.	Resolved to accept the new street trading consent without further comment. Proposed: Cllr Noakes. Seconded: Cllr Randell. Resolved by all present.	Clerk to take forward.	Stakeholder Consultation.
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Meeting closed at 7.30pm.