



# WOOTTON PARISH COUNCIL



3 Longden Close  
Haynes  
Bedfordshire  
MK45 3PJ  
Tel: 07531 930788

Email: [Clerk@Wootton-PC.gov.uk](mailto:Clerk@Wootton-PC.gov.uk)  
Website: [Wootton-pc.gov.uk](http://Wootton-pc.gov.uk)



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

Minutes of the **Planning & Environment Committee** meeting held on Wednesday 11<sup>th</sup> January 2023 at 7pm at  
Wootton Community Centre, Harris Way, Wootton, MK43 9FZ.

| Agenda no                             | Agenda item title                                                                                                                                                                 |                        |                        | Power                                                      |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------|------------------------------------------------------------|
| <b>Open Forum</b>                     | 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).    |
| <b>Present</b>                        | Cllrs O'Dell (in the chair), Bygraves, Hensher, Lloyd, Noakes and Randell.                                                                                                        |                        |                        |                                                            |
| <b>Absent (no apologies received)</b> | Cllr Quirk.                                                                                                                                                                       |                        |                        |                                                            |
| Agenda no                             | Agenda item title                                                                                                                                                                 | Resolution             | Action                 | Power                                                      |
| <b>P23/001</b>                        | <b>Apologies for absence.</b><br>None.<br>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. |
| <b>P23/002</b>                        | <b>Disclosure of local and/or disclosable pecuniary interests.</b><br>None.                                                                                                       | N/A.                   | N/A.                   | Localism Act 2011, Ch 7, s31.                              |
| <b>P23/003</b>                        | <b>To consider any dispensation requests received by the clerk in relation to local and/or disclosable pecuniary interests, not previously recorded.</b><br>No requests received. | N/A.                   | N/A.                   | Localism Act 2011, Ch 7, s33.                              |
| <b>P23/004</b>                        | <b>Report from outside organisations – for information only.</b>                                                                                                                  | N/A.                   | N/A.                   | N/A.                                                       |

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                  |                        |                                                         |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------|
|                | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                  |                        |                                                         |
| <b>P23/005</b> | <b>List of correspondence received (copies of correspondence can be requested from the Clerk) – for information only.</b><br>None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | N/A.                                                                                                             | N/A.                   | N/A.                                                    |
| <b>P23/006</b> | <b>Minutes of the previous meeting.</b><br>Members of the Planning & Environment Committee were asked to receive and adopt the minutes of the Planning & Environment Committee meeting held on 14 <sup>th</sup> December 2022.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Resolved to receive and adopt.<br>Proposed: Cllr Noakes.<br>Seconded: Cllr Bygraves.<br>Resolved by all present. | Clerk to keep on file. | Local Government Act 1972,<br>Sch 12, Part VI, p41 (1). |
| <b>P23/007</b> | <b>Matters arising from the minutes – for information only.</b> <ul style="list-style-type: none"> <li>P21/262 + P22/214 – Transfer of parish council-owned streetlights to Bedford Borough Council. Resolved 27<sup>th</sup> 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 24<sup>th</sup> June 2020. Bedford Borough Council has since requested further testing which cannot be undertaken due to the style of columns and it was resolved 28<sup>th</sup> 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 31<sup>st</sup> 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 10<sup>th</sup> 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 additional expense to the parish council. Upgrade works</li> </ul> | No further comments received.                                                                                    | N/A.                   | N/A.                                                    |

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                        |                                                                                       |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------------------------------------|
|                | should be completed by the end of May 2022, however Bedford Borough Council has stated (9 <sup>th</sup> 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 *. Upgrade works were completed week commencing 12 <sup>th</sup> September 2022. Resolved 28 <sup>th</sup> September 2022 (P22/214) not to undertake any further maintenance works to the one silver-style column at Hall End. The clerk is awaiting further information from Bedford Borough Council regarding the final transfer.                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                        |                                                                                       |
| <b>P23/008</b> | <b>To receive and approve the Income &amp; Expenditure report for all Planning &amp; Environment cost centres and Earmarked Reserves report for all cost centres for 2022-23, to date and to resolve a suitable course of action.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No reports were provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | N/A.                   | Joint Panel on Accountability and Governance for Smaller Authorities in England 2022. |
| <b>P23/009</b> | <p><b>a) Planning Applications – for resolution.</b></p> <p>22/02721/S73A – 94 Bedford Road. One and two storey rear extension following the demolition of existing conservatory and lean-to (revised scheme) (development already carried out).</p> <p>22/02727/FUL – 80 Keeley Lane. One and two storey front, side and rear extensions.</p> <p>22/02732/CPNQ – Agricultural Building, Keeley Lane. Change of Use Class Q Prior Notification Application. Prior notification for change of use from an Agricultural building to a dwellinghouse(s) (Use Class C3) including associated building operations reasonably necessary to convert the building. This is not a planning application because it relates to development that is permitted by Government Regulation. It will not therefore be reported to</p> | <p>Resolved <b>NO OBJECTION</b>.<br/>Proposed: Cllr Noakes.<br/>Seconded: Cllr Bygraves.<br/>Resolved by all present.</p> <p>Resolved <b>TO OBJECT</b> using the following material consideration:<br/> <ul style="list-style-type: none"> <li>The proposal encroached beyond the building line.</li> </ul> Proposed: Cllr Noakes.<br/>Seconded: Cllr Bygraves.<br/>Resolved by all present.</p> <p>Resolved <b>NO OBJECTION</b>.<br/>Proposed: Cllr Noakes.<br/>Seconded: Cllr Bygraves.<br/>Resolved by all present.</p> | Clerk to take forward. | Town & Country Planning Act 1990 & subsequent.                                        |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                        |                                                             |  |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|--|
|  | <p>the Planning Committee but considered by officers under delegated powers. Comments received will be considered but if notification of a decision is not made to the Applicant within 56 days of the date of registration of the proposal, it can proceed. If Officers confirm that the development can proceed, it must be completed within a period of 3 years starting with the prior approval date.</p> <p>22/02756/FUL – 86 Folkes Road. First floor side extension to increase roof height of bedroom over garage and external alternations (revised scheme).</p> <p><b>b) Planning Approvals (by Bedford Borough Council) – for information only.</b><br/> 22/02386/LBC – The Chequers Inn PH, Hall End Road. Replacement of central bar counter, shelves, backing mirror and servery to the lounge bar, removal of the side bar counter, shelves and cabinets in the public bar and replacement of raised timber flooring.<br/> This council previously raised NO OBJECTION</p> <p>22/02442/FUL – Unit 5, Swallow Way. Siting of three temporary portacabin type units for driver welfare facilities.<br/> This council previously raised NO OBJECTION.</p> <p><b>c) Planning Applications withdrawn (notified by Bedford Borough Council) – for information only.</b><br/> None.</p> <p><b>d) Planning Refusals (by Bedford Borough Council) – for information only.</b><br/> 22/02214/LDP – 2 Buckworth Drive. Certificate to confirm that the details submitted to not require planning permission.<br/> Conversion of garage to home gym, installation of EV point, air-source heat pump and installation of solar panels.<br/> This council was not previously consulted on this application.</p> | <p>Resolved <b>NO OBJECTION</b>.<br/> Proposed: Cllr Noakes.<br/> Seconded: Cllr Bygraves.<br/> Resolved by all present.</p> <p>No further comments received.</p> <p>No further comments received.</p> | <p>Clerk to keep on file.</p> <p>Clerk to keep on file.</p> |  |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|--|

|                |                                                                                                                                                         |                 |      |                                                |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------|------------------------------------------------|
|                | <b>e) Planning (other – including Bedford Borough Council and the Secretary of State).</b><br>None.                                                     |                 |      |                                                |
| <b>P23/010</b> | <b>To request above application(s) be considered by the Full Planning Committee of Bedford Borough Council.</b>                                         | Not applicable. | N/A. | Town & Country Planning Act 1990 & subsequent. |
| <b>P23/011</b> | <b>To consider representation of the Council at the Full Planning Committee meeting of Bedford Borough Council discussing the above application(s).</b> | Not applicable. | N/A. | Town & Country Planning Act 1990 & subsequent. |

**Meeting closed at 7.08pm.**