



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 **Planning & Environment Committee** meeting held on Wednesday 30th August 2023 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 O'Dell (in the chair), Lloyd, Noakes, Randell and Tyerman. In attendance: Cllr Wheeler. Cllr Wheeler is Borough Councillor for Wootton and Kempston Rural. In attendance: Sue Edgar Playford (Clerk to the Council and Responsible Financial Officer).			
Absent (no apologies received)	None.			
Agenda no	Agenda item title	Resolution	Action	Power
P23/198	Apologies for absence. Cllrs Bygraves and Hensher.	Noted for the minutes.	Clerk to keep on file.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40.
P23/199	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P23/200	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.
P23/201	Report from outside organisations – for information only.	N/A.	N/A.	N/A.

	None.			
P23/202	List of correspondence received (copies of correspondence can be requested from the Clerk) – for information only. None.	N/A.	N/A.	N/A.
P23/203	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 9 th August 2023.	Resolved to receive and adopt. Proposed: Cllr Noakes. Seconded: Cllr Tyerman. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P23/204	Matters arising from the minutes – for information only. None.	N/A.	N/A.	N/A.
P23/205	To receive and approve the Income & Expenditure report for all Planning & Environment cost centres and Earmarked Reserves report for all cost centres for 2023-24, to date and to resolve a suitable course of action.	Resolved to receive and approve both reports without further comment. Proposed: Cllr Randell. Seconded: Cllr Noakes. Resolved by all present.	Clerk to keep on file.	Joint Panel on Accountability and Governance for Smaller Authorities in England 2023.
P23/206	a) Planning Applications – for resolution. 23/01578/MAR – Land on the South of Keeley Lane. All reserved matters for residential development of up to 20 dwellings, public open space, landscaping, access to Keeley Lane, sustainable urban drainage systems and associated infrastructure, pursuant to outline permission 22/01035/MAO.	Cllr O'Dell began by reading comments provided by Cllr Hensher, in his absence, in which Cllr Hensher had referenced the following: - Wootton's Neighbourhood Development Plan (Policy W6) stated a range of housing types including bungalows (plural) should be provided. (The provision of bungalows (plural) was further evidenced in the minutes of an additional Full Council meeting held on 23rd March 2022, which was attended by representatives from Marrons Planning and Rainier Developments Ltd). - Wootton's Neighbourhood Development Plan (Policy W1) stated <i>'Buildings should be no more than two storeys high unless supported by a defined need'</i>. Six proposed dwellings extended into roof space, contravening that policy. - Wootton's Neighbourhood	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

		Development Plan (Policy W7) stated ‘...all housing development shall provide a mix and range of house types and tenures, ensuring provision of affordable housing (where applicable thresholds have been met) and housing designed to meet the needs of the elderly and disabled people’. Those needs had not been achieved within this proposal. Cllr Lloyd then provided a pie chart graphic which detailed how the proposal would look if it accorded with Wootton’s Neighbourhood Development Plan versus how it looked according to the current proposal (Appendix One). Cllr O’Dell referenced each bullet point within Policy W6 and in addition to the above findings, the following was also noted: • Developer contributions should be discussed in liaison with the parish council and Wootton’s Borough Councillors should be party to such discussions. This should be a planning condition. • The proposal detailed a requirement for Heras style fencing during development, part of which would temporarily close the Right of Way running from Keeley Lane alongside Hollies Walk. This fencing could easily be sited a metre closer to the development, enabling the Right of Way to remain open and it was agreed this should be a planning condition. • Cllr O’Dell referenced planning conditions imposed as part of Bedford Borough Council’s granting of outline		
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		planning permission (all matters reserved except access – 22/01035/MAO) – condition 21. <i>‘As part of the Reserved Matters for layout, a housing scheme demonstrating the provision of 49% of the total number of dwellings to be built in accordance with Category 2 (accessible and adaptable dwellings) of approved Building Regulations Document M, Volume 1 (2010), and a minimum of 5% of all market housing and 7% of affordable housing to be built in accordance with Category 3 requirements (or such replacement document or policy which exists at the time of the development commencing) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall specifically indicate which dwellings are to be built to these standards and the relevant dwellings shall be built and retained in accordance with the approved details. REASON: To improve the accessibility of housing to the whole community and particularly disabled people and in accordance with Policy 59S of the Bedford Borough Local Plan 2030’.</i> This proposal did not accord with that condition. After detailed discussion it was resolved TO OBJECT using the following material considerations: • The proposal did not accord with Wootton’s Neighbourhood Development Plan (Policy W6) nor its Housing Needs Survey in terms of numbers of bungalows to be provided.		
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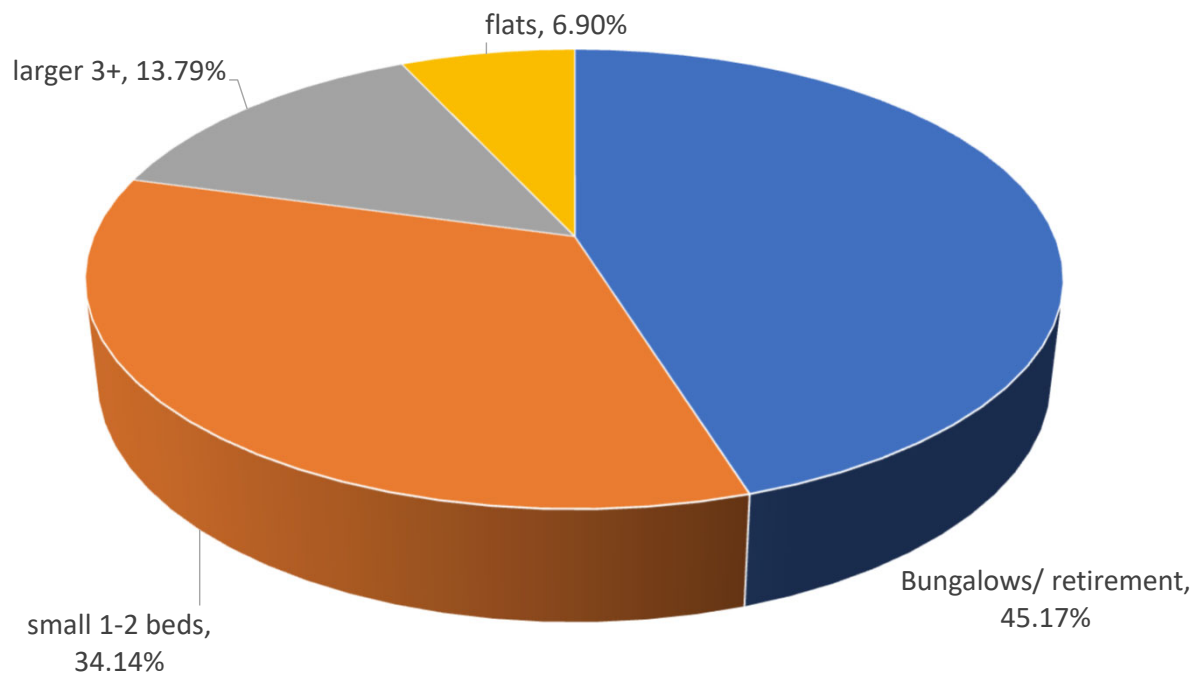
		• The proposal did not accord with Wootton's Neighbourhood Development Plan (Policy W1) in terms of storeys – no dwelling should be more than two storeys high. • The proposal did not accord with Wootton's Neighbourhood Development Plan (Policy W7) nor its Housing Needs Survey in terms of provision of a mix and range of house types and tenures, provision of affordable housing and housing to meet the needs of the elderly and disabled. • The proposal did not accord with Planning Condition 21 as imposed by Bedford Borough Council (Decision Notice dated 18th November 2022). • The following conditions were also required: ○ Wootton's Borough Councillors to be involved in all developer contribution discussions; ○ Heras fencing to be re-positioned to enable the Right of Way from Keeley Lane alongside Hollies Walk to remain open at all times. Proposed: Cllr Randell. Seconded: Cllr Lloyd. Resolved by all present.		
	23/01716/FUL – Land at 74a Wood End Road, Kempston. Erection of detached dwelling with detached double garage and associated works including access.	Resolved NO OBJECTION . Proposed: Cllr Tyerman. Seconded: Cllr Noakes. Resolved by all present.		
	23/01753/CPNR – Wootton Park Farm, Hall End Road. Prior notification for change of use from an agricultural building to a flexible use within Use Classes B8, C1 or E. This is not a	Resolved NO OBJECTION . Proposed: Cllr O'Dell. Seconded: Cllr Tyerman.		

	planning application because it relates to development that is permitted by Government Regulation. It will not therefore be reported to 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 begin within a period of three years starting with the prior approval date. 23/01779/FUL – 21 Hollies Walk. Demolition of part of the existing garden wall/fence and erection of a two storey side extension. 23/01859/FUL – 3 Potters Cross. Single storey rear extension. b) Planning Approvals (by Bedford Borough Council) – for information only. None. c) Planning Applications withdrawn (notified by Bedford Borough Council) – for information only. None. d) Planning Refusals (by Bedford Borough Council) – for information only. None. e) Planning (other – including Bedford Borough Council and the Secretary of State). 22/01970/FUL – 44 Cause End Road. Proposed new dwelling and modifications to existing dwelling by blocking up of first	Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Lloyd. Seconded: Cllr Randell. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Tyerman. Seconded: Cllr Noakes. Resolved by all present. No further comments received.		
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	floor side (east) window and the addition of front dormer, new access/crossover for existing dwelling. An appeal has been made to the Planning Inspectorate, for Bedford Borough Council's refusal of the application. All comments should be sent to the Planning Inspectorate by 13th September 2023. This council previously raised AN OBJECTION using the following material considerations: • Proposal was an over-development of the site; • Ingress/egress to the proposed development was on a dangerous apex in the road; • A replacement ash tree (in relation to a previous planning application at the same address (19/00313/TPO) should remain. Please click here for fuller information including Bedford Borough Council's refusal comments.			
P23/196	To request above application(s) be considered by the Full Planning Committee of Bedford Borough Council.	Resolved to request planning application 23/01578/MAR be called in for consideration by the Full Planning Committee of Bedford Borough Council by BBCLr Wheeler. Proposed: Cllr Noakes. Seconded: Cllr Randell. Resolved by all present.	BBCLr Wheeler to take forward.	Town & Country Planning Act 1990 & subsequent.
P23/197	To consider representation of the Council at the Full Planning Committee meeting of Bedford Borough Council discussing the above application(s).	Resolved Cllr O'Dell would represent the parish council at the Full Planning Committee meeting of Bedford Borough Council discussing planning application 23/01578/MAR. Proposed: Cllr Randell. Seconded: Cllr Tyerman. Resolved by all present.	Cllr O'Dell to take forward.	Town & Country Planning Act 1990 & subsequent.

Meeting closed at 7.36pm.

Wootton's Housing Needs Survey Results



Bungalows/ retirement



small 1-2 beds



larger 3+



flats

Proposed Development

