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Minutes of the **Planning & Environment Committee** meeting held on Wednesday 13th September 2023 at 7pm at
Wootton Community Centre, Harris Way, Wootton, MK43 9FZ.

Agenda no	Agenda item title			Power
Open Forum	There were several members of the public present who wished to discuss the following issues: - Three members of the public wished to discuss and observe discussions on agenda item P23/217 – 23/01846/MAF – Land South of Keeley Lane. - Two further members of the public wished to bring to this committee's attention digging/surveying works on Crown Estate-owned land adjacent to Potters Cross. It was assumed this was a pre-cursor to development plans. After discussion, Cllr Lloyd highlighted Wootton's Neighbourhood Development Plan (Policies Map in particular) which included (in addition to housing allocation), local green space and other important green space allocations. It was apparent that the digging/surveying works were not taking place within any of those allocations. There were no other members of the public or press present and so the meeting continued without further adjournment.			Public Bodies (Admissions to Meetings) Act 1960, s1(1).
Present	Cllrs O'Dell (in the chair), Hensher, Lloyd, Noakes, Randell and Tyerman. In attendance: Cllrs Kay and Wheeler (Cllr Wheeler joined the meeting at 7.15pm). Cllr Wheeler is also 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
P23/209	Apologies for absence. Cllr Bygraves.	Noted for the minutes.	Clerk to keep on file.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40.

P23/210	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P23/211	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.
P23/212	Report from outside organisations – for information only. None.	N/A.	N/A.	N/A.
P23/213	List of correspondence received (copies of correspondence can be requested from the Clerk) – for information only. None.	N/A.	N/A.	N/A.
P23/214	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 August 2023.	Resolved to receive and adopt. Proposed: Cllr Randell. Seconded: Cllr Noakes. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P23/215	Matters arising from the minutes – for information only. None.	N/A.	N/A.	N/A.
P23/216	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 Tyerman. Seconded: Cllr Randell. Resolved by all present.	Clerk to keep on file.	Joint Panel on Accountability and Governance for Smaller Authorities in England 2023.
P23/217	a) Planning Applications – for resolution. 23/01846/MAF – Land South of Keeley Lane, Wootton. Erection of 20 dwellings with garages and associated works.	A spokesman for the three members of the public wished to raise concerns over the risk of flooding in the vicinity of 48-64 Lorraine Road. It was thought this could become an issue in light of proposed development at Keeley Lane, given surface water naturally drains to a ditch in this area. The spokesman also stressed the need for established hedgerows in this area to remain intact. Cllr O'Dell acknowledged these concerns, adding that both Anglian Water and Bedford Borough Council's Flood Investigation Officer had been consulted on this proposal.	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

		Cllr Lloyd stated the plans showed drainage would be taken along Keeley Lane which would alleviate flooding concerns at Lorraine Road. 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 W4 of Wootton's Neighbourhood Development Plan and in addition to the above findings, the following was also noted: - Concerns were raised the proposal only used a portion of the field, leaving potential for further development. This did not accord with Policy W4 which states permitted development is subject to a maximum of 20 dwellings. Bedford Borough Council had (at consultation stage) recommended the parish council reduce proposed dwelling numbers to this number to address concerns over frontage. It was crucial the developer be made aware there was no leeway for further development. 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 W4) nor its Housing Needs Survey in terms of numbers of bungalows and one/two bedroom houses;		
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		- Plans were insufficiently detailed to determine whether the proposal accorded with Wootton's Neighbourhood Development Plan (Policy W7) or 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 Wootton's Neighbourhood Development Plan (Policy W4) nor its Housing Needs Survey insofar as the proposal suggests further development within the same field, to the south. Members are clear that no further development will be supported. The following planning conditions were also required: - Existing hedgerows to remain; - Drainage works must take surface water along Keeley Lane, negating the risk of flooding in the vicinity of Lorraine Road; - All estate roads should be 20MPH zones; - Wootton Parish Council be given first opportunity to take on the management of all open green space/play area(s); - The proposed pavement on the south side of Keeley Lane (north of the proposal) should be delivered/completed before development commenced. Proposed: Cllr Noakes. Seconded: Cllr Lloyd. Resolved by all present.		
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	23/01872/ADV – Grass Verge at Keeley Lane. Brick built planter style village boundary sign. 23/01923/FUL – 10 Littlebrook Lane. Partial garage conversion.	Resolved NO OBJECTION. Proposed: Cllr Noakes. Seconded: Cllr Lloyd. Resolved by all present. Resolved TO OBJECT using the following material consideration: The proposal will lead to the loss of a parking space on what is a narrow road. Proposed: Cllr Noakes. Seconded: Cllr Lloyd. Resolved by all present. In relation to the last application, Cllr Lloyd raised concerns over the use of the colour green in the plans, which he and others found difficult to view. Visually impaired individuals would find it more so and BBCLlr/Cllr Wheeler (who joined the meeting at 7.15pm) was asked to take this observation to the Planning Department at Bedford Borough Council.	Clerk to keep on file. Clerk to take forward. BBCLlr Wheeler to take forward.	
	b) Planning Approvals (by Bedford Borough Council) – for information only. 23/01474/FUL – 80 Keeley Lane. Single storey front and rear extension, single storey side and rear extension and new dormer. This council previously raised AN OBJECTION. 23/01496/FUL – Woodcote, 77A Hall End Road. Single storey side and rear extension and front porch. This council previously raised NO OBJECTION. 23/01663/TCA – Cemetery (St. Mary's Churchyard extension), Cause End Road. Various trees and vegetation along fence line of 42 Church Road. Remove vegetation back from property providing 1-1 ½ metres clearance as needed,	No further comments received.	Clerk to keep on file.	

	sever ivy on fence to allow die back and safe removal. Crown lift up to a height of 4 metres. This council was not consulted on this proposal. c) Planning Applications withdrawn (notified by Bedford Borough Council) – for information only. None. d) Planning Refusals (by Bedford Borough Council) – for information only. 23/01341/FUL – 3 Terle Bank. Two storey side extension with demolition of the garage. This council previously raised NO OBJECTION. e) Planning (other – including Bedford Borough Council and the Secretary of State). None.			
P23/218	To request above application(s) be considered by the Full Planning Committee of Bedford Borough Council.	Resolved to request planning application 23/01846/MAF be called in for consideration by the Full Planning Committee of Bedford Borough Council by BBCllr Wheeler. Proposed: Cllr Noakes. Seconded: Cllr Randell. Resolved by all present.	BBCllr Wheeler to take forward.	Town & Country Planning Act 1990 & subsequent.
P23/219	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 23/01846/MAF. Proposed: Cllr Noakes. Seconded: Cllr Randell. Resolved by all present.	Cllr O'Dell to take forward.	Town & Country Planning Act 1990 & subsequent.
P23/220	To consider requesting Bedford Borough Council seek to introduce a 20MPH speed limit on roads (to be determined) within Wootton, in light of its scheme to do the same to all roads within the Berryfields Estate and to resolve a suitable course of action.	After discussion it was resolved to use Cllr Lloyd's proposals for a 20MPH speed limit on certain roads within the village	Clerk to take forward.	Localism Act 2011, Ch 1, s1-8.

		and ask Bedford Borough Council to consider the same (Appendix hQ\$). Proposed: Cllr Randell. Seconded: Cllr Lloyd. Resolved by majority vote.		
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Meeting closed at 7.42pm.



