



WOOTTON PARISH COUNCIL



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Minutes of the **Planning Committee** meeting held on Wednesday 13th December 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), Bygraves, Hensher, Lloyd, Noakes, Randell and Tyerman. In attendance: Cllrs Kay, Swain and 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
P23/267	Apologies for absence. None.	N/A.	N/A.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40.
P23/268	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P23/269	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.
P23/270	Report from outside organisations – for information only.	N/A.	N/A.	N/A.

	None.			
P23/271	List of correspondence received (copies of correspondence can be requested from the Clerk) – for information only. None.	N/A.	N/A.	N/A.
P23/272	Minutes of the previous meeting. Members of the Planning Committee were asked to receive and adopt the minutes of the Planning Committee meeting held on 29 th November 2023.	Resolved to receive and adopt. Proposed: Cllr Tyerman. Seconded: Cllr Noakes. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P23/273	Matters arising from the minutes – for information only. None.	N/A.	N/A.	N/A.
P23/274	a) Planning Applications – for resolution. 23/02545/S73A – 23 Littlebrook Lane. Retrospective planning permission for erection of car port (development already carried out). 23/02548/FUL – 10 Littlebrook Lane. Partial garage conversion. 23/02558/S73A – 7 Sanders Way. Retrospective planning permission for extension to existing garage to form a new garage and rear boundary fence (development already carried out).	Resolved TO OBJECT using the following material consideration: - The proposal would adversely affect the street scene. Proposed: Cllr Noakes. Seconded: Cllr Randell. Resolved by all present. Resolved TO OBJECT using the following material consideration: - The proposal would lead to the loss of a parking space on what was a narrow road. Proposed: Cllr Noakes. Seconded: Cllr Hensher. Resolved by all present. Resolved TO OBJECT using the following material considerations: - The proposal was an overdevelopment of the site; - The proposal would adversely affect the street scene. Proposed: Cllr Hensher. Seconded: Cllr Tyerman. Resolved by all present.	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

	23/02610/OUT – 46 Potters Cross. Outline application with all matters reserved for up to 5 dwellings.	Resolved TO OBJECT using the following material considerations: • The proposal was located outside Wootton's Settlement Policy Area as defined within Wootton's Neighbourhood Development Plan; • The site was assessed as part of Wootton's Neighbourhood Development Plan and rejected on the grounds of suitability, notable access constraints and not aligning with the preferred development strategy for Wootton; • The proposal did not accord with Wootton's Neighbourhood Development Plan; • The proposal was an overdevelopment of the site and would cause parking congestion on what was a bridleway, not an adopted road; • The proposal would lead to a loss of natural habitat and wildlife; • The Bedfordshire and River Ivel Internal Drainage Board had objected to the proposal and Wootton Parish Council supported that objection. Should permission be granted, the following planning condition should be implemented as part of a s106 agreement: • The developer must ensure the entire road length (including the area currently unadopted and used as a bridleway) be upgraded to an adoptable standard by Bedford Borough Council – to include the installation of additional street lighting;		
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	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). None.	• BBCllr/Cllr Wheeler was requested to determine the methodology used by Bedford Borough Council's Highways Officer in determining their recommendation of 'No Objection with Suggested Conditions'. Proposed: Cllr Hensher. Seconded: Cllr Tyerman. Resolved by all present.		
P23/275	To request above application(s) be considered by the Full Planning Committee of Bedford Borough Council.	Resolved to request planning application 23/02610/OUT be called in for consideration by the Full Planning Committee of Bedford Borough Council by BBCllr Wheeler. Proposed: Cllr Hensher. Seconded: Cllr Tyerman. Resolved by all present.	BBCllr Wheeler to take forward.	Town & Country Planning Act 1990 & subsequent.
P23/276	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 and the Full Planning Committee meeting of Bedford Borough	Cllr O'Dell to take forward.	Town & Country Planning Act 1990 & subsequent.

		Council discussing planning application 23/02610/OUT. Proposed: Cllr Hensher. Seconded: Cllr Randell. Resolved by all present.		
P23/277	To consider the renewal of a street trading consent outside of Bedford Town Centre for James Ford T/A Mr Ice Cream Man and to resolve a suitable course of action.	Resolved to accept the renewed street trading consent without further comment. Proposed: Cllr Randell. Seconded: Cllr Bygraves. Resolved by all present.	Clerk to take forward.	Stakeholder Consultation.
P23/278	To consider a response to Bedford Borough Council's Consultation on its Draft Trees and Development Supplementary Planning Document and to resolve a suitable course of action.	Resolved to note the consultation but to make no formal response. Proposed: Cllr Noakes. Seconded: Cllr Randell. Resolved by all present.	Clerk to take forward.	Stakeholder Consultation.

Meeting closed at 7.29pm.