



# WOOTTON PARISH COUNCIL



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WoottonParishCouncilBedfordshire

## Minutes of the **Planning Committee** meeting held on Wednesday 26<sup>th</sup> June 2024 at 7pm at Wootton Community Centre, Harris Way, Wootton, MK43 9FZ.

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| <b>Open Forum</b>                     | A representative from Wootton Academy Trust was in attendance to discuss and observe discussions on agenda item P24/123 (23/00499/AOC – Discharge of Conditions Application (22/00522/MAF – Community Use Agreement – Synthetic Pitch Wootton Upper School, Hall End Road). There were also several members of the public present who wished to discuss and observe discussions on agenda item P24/127. Cllr O'Dell moved both agenda items be heard after agenda item P24/118 in the order P24/127 then P24/123 and members present were in agreement.<br>There were no other 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, Lincoln, Lloyd, Noakes, Randell and Tyerman.<br>In attendance: Cllr Wheeler. Cllr Wheeler is also Borough Councillor for Wootton and Kempston Rural, but was in attendance as a Governor of Wootton Upper School.<br>In attendance: Sue Edgar Playford (Clerk to the Council and Responsible Financial Officer).                                                                                                                                                                                                                                                                                                        |                   |               |                                                                      |                                                         |
| <b>Absent (no apologies received)</b> | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                   |               |                                                                      |                                                         |
| <b>Agenda no</b>                      | <b>Agenda item title</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Resolution</b> | <b>Action</b> | <b>Power</b>                                                         |                                                         |
| <b>P24/116</b>                        | <b>Apologies for absence.</b><br>None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | N/A.              | N/A.          | Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40. |                                                         |
| <b>P24/117</b>                        | <b>Disclosure of local and/or disclosable pecuniary interests.</b><br>None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A.              | N/A.          | Localism Act 2011, Ch 7, s31.                                        |                                                         |
| <b>P24/118</b>                        | <b>To consider any dispensation requests received by the Clerk in relation to local and/or disclosable pecuniary interests, not</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | N/A.              | N/A.          | Localism Act 2011, Ch 7, s33.                                        |                                                         |

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|                | <b>previously recorded.</b><br>No requests received.                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |                                                      |
| <b>P24/119</b> | <b>Report from outside organisations – for information only.</b> <ul style="list-style-type: none"> <li>Bedford Borough Council. Public notice and plan confirming Bedford Borough Council has made a Traffic Regulation Order in relation to a new loading bay on Bedford Road (adjacent to the Post Office – Eastern Kerb, from a point approx. 24 metres south of the centre of Cause End Road for a distance of approx. 13 metres in a southerly direction).</li> </ul> | No further comments received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Clerk to keep on file.              | N/A.                                                 |
| <b>P24/120</b> | <b>List of correspondence received (copies of correspondence can be requested from the Clerk) – for information only.</b>                                                                                                                                                                                                                                                                                                                                                   | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | N/A.                                | N/A.                                                 |
| <b>P24/121</b> | <b>Minutes of the previous meeting.</b><br>Members of the Planning Committee are asked to receive and adopt the minutes of the Planning Committee meeting held on the 12 <sup>th</sup> June 2024.                                                                                                                                                                                                                                                                           | Resolved to receive and adopt.<br>Proposed: Cllr Noakes.<br>Seconded: Cllr Lloyd.<br>Resolved by all present.                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Clerk to keep on file.              | Local Government Act 1972, Sch 12, Part VI, p41 (1). |
| <b>P24/122</b> | <b>Matters arising from the minutes – for information only.</b><br>None.                                                                                                                                                                                                                                                                                                                                                                                                    | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | N/A.                                | N/A.                                                 |
| <b>P24/123</b> | <b>a) Planning Applications – for resolution.</b><br><a href="#">24/00499/AOC</a> – Discharge of Conditions Application (22/00522/MAF – Community Use Agreement – Synthetic Pitch, Wootton Upper School, Hall End Road).                                                                                                                                                                                                                                                    | This agenda item was heard after agenda item P24/127.<br>Mark Lehair introduced himself as the new Executive Headteacher for Wootton Academy Trust. He thanked members for welcoming him to the meeting and Cllr Lloyd then detailed the background behind the synthetic pitch installation and outstanding issues in relation to the Community Use Agreement.<br>Given Mark was new to the role and not yet fully appraised and after detailed discussion, it was resolved to request Bedford Borough Council agree to a deferment on this application until the Planning | Clerk to take forward/keep on file. | Town & Country Planning Act 1990 & subsequent.       |

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|  | <p><a href="#">24/01156/FUL</a> – Meadow View, 43 Cranfield Road. Erection of detached garage with accommodation at first floor.</p> <p><a href="#">24/01172/FUL</a> – 3 Lunniss Way. Garage conversion to home study.</p> <p><b>b) Planning Approvals (by Bedford Borough Council) – for information only.</b></p> <p><a href="#">21/03179/FUL</a> – Land Opposite 26 Littlebrook Lane. Change of use of landscaped amenity land for the installation of a new turning head.</p> <p>This council raised NO OBJECTION but made the following observation:</p> <ul style="list-style-type: none"> <li>Members requested Bedford Borough Council ensure the new turning head be clearly demarked as such, to prevent it being used as an area for vehicular parking.</li> </ul> <p><a href="#">24/00700/FUL</a> – 7 Stevenson Walk. Single storey front extension, single storey side extension and link to existing</p> | <p>Committee meeting scheduled for 25<sup>th</sup> September 2024. This would enable talks to continue between the parish council and Wootton Academy Trust.</p> <p>The Clerk agreed to forward Cllr Lloyd’s notes to Mr Lehain.</p> <p>Proposed: Cllr Lloyd.</p> <p>Seconded: Cllr Randell.</p> <p>Resolved by all present.</p> <p>Resolved <b>NO OBJECTION</b>.</p> <p>Proposed: Cllr Tyerman.</p> <p>Seconded: Cllr Noakes.</p> <p>Resolved by all present.</p> <p>Resolved <b>NO OBJECTION</b>.</p> <p>Proposed: Cllr Bygraves.</p> <p>Seconded: Cllr Randell.</p> <p>Resolved by all present.</p> <p>No further comments received.</p> |  |  |
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Chairman .....

Date 10<sup>th</sup> July 2024

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|                | <p>garage. Garage conversion to wet room and ancillary space with internal reconfiguration of the ground floor layout. This council raised NO OBJECTION but made the following observation:</p> <ul style="list-style-type: none"> <li>Members were unable to determine whether the build would exceed the current building line and requested Bedford Borough Council ensure no encroachment was permitted.</li> </ul> <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/><a href="#">24/00488/S73A</a> – 13 Butland Way. Retrospective Planning Permission Application (development already carried out). Raise the garden wall/fence by 0.3 metres with wooden panels to an overall height of 2.3 metres.<br/>This council raised NO OBJECTION but made the following observation:</p> <ul style="list-style-type: none"> <li>Members requested Bedford Borough Council ensure any caveats/restrictions in the property deeds relating to garden fence height were adhered to.</li> </ul> <p><b>e) Planning (other – including Bedford Borough Council and the Secretary of State).</b><br/>None.</p> |      |      |                                                |
| <b>P24/124</b> | <b>To request above application(s) be considered by the Full Planning Committee of Bedford Borough Council.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | N/A. | N/A. | Town & Country Planning Act 1990 & subsequent. |
| <b>P24/125</b> | <b>To consider representation of the Council at the Full Planning Committee meeting of Bedford Borough Council discussing the above application(s).</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | N/A. | N/A. | Town & Country Planning Act 1990 & subsequent. |

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| <b>P24/126</b> | <b>To consider a renewal application for street trading consent outside of Bedford Town Centre for Raffaele Picanza T/A Tony's Soft Whip (ice cream, lollies, slush and soft drinks) and to resolve a suitable course of action.</b>                                                                                                                      | Resolved to accept the renewal street trading consent without further comment.<br>Proposed: Cllr Lincoln.<br>Seconded: Cllr Noakes.<br>Resolved by all present.                                                                                                                                                                                                                                                                                                                      | Clerk to take forward. | Stakeholder Consultation.      |
| <b>P24/127</b> | <b>To consider a request from residents of Bedford Road (new development consisting of house numbers 16A, 16B, 18, 18A, 18B) that the development be given a new road name (Lavender Close or another name if required) in order to avoid ongoing postal delivery issues with existing adjacent dwellings and to resolve a suitable course of action.</b> | This agenda item was heard after P24/118.<br>One resident in attendance provided fuller background behind the name change request and after detailed discussion it was resolved the parish council would support the request for the new development to be renamed Lavender Close.<br>The Clerk agreed to confirm the resolution via email with one resident in order to move the proposal forward.<br>Proposed: Cllr Noakes.<br>Seconded: Cllr Randell.<br>Resolved by all present. | Clerk to take forward. | Localism Act 2011, Ch 1, s1-8. |

**Meeting closed at 7.35pm.**