



WOOTTON PARISH COUNCIL



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WoottonParishCouncilBedfordshire

Minutes of the **Planning Committee** meeting held on Wednesday 8th January 2025 at 7pm at
Wootton Community Centre, Harris Way, Wootton, MK43 9FZ.

Open Forum	There were several members of the public present who wished to discuss and observe discussions on agenda item P25/008 (24/02226/FUL – Land Off and Adjacent to 61 Studley Road). Cllr O'Dell moved this application be heard before 24/02421/FUL and all present were in agreement. 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).
Present	Cllrs O'Dell (in the chair), Bygraves, Hensher, Lincoln, Lloyd, Noakes and Randell. In attendance: Sue Edgar Playford (Clerk to the Council and Responsible Financial Officer).			
Absent (no apologies received)	Cllr Tyerman.			
Agenda no	Agenda item title	Resolution	Action	Power
P25/001	Apologies for absence. None.	N/A.	N/A.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40.
P25/002	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P25/003	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.
P25/004	Report from outside organisations – for information only.	N/A.	N/A.	N/A.

	None.			
P25/005	List of correspondence received (copies of correspondence can be requested from the Clerk) – for information only. Bedford Borough Council. Confirmation of an application to Luton and South Bedfordshire Magistrates’ Court for the stopping up of part of a highway at 22 Jenkyn Road, Wootton.	No further comments received.	Clerk to keep on file.	N/A.
P25/006	Minutes of the previous meeting. Members of the Planning Committee are asked to receive and adopt the minutes of the Planning Committee meeting held on the 11 th December 2024.	Resolved to receive and adopt. Proposed: Cllr Noakes. Seconded: Cllr Randell. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P25/007	Matters arising from the minutes – for information only. None.	No further comments received.	Clerk to keep on file.	N/A.
P25/008	a) Planning Applications – for resolution. 24/02421/FUL – 19 Fields Road. Single storey side and rear extension. 24/02226/FUL – Land Off and Adjacent to 61 Studley Road. Erection of one detached house with associated parking and amenity spaces.	Resolved NO OBJECTION. Proposed: Cllr Hensher. Seconded: Cllr Randell. Resolved by all present. All residents present confirmed their intent to object to the proposal and a number listed pertinent points they intended to include in those objections. After detailed discussion it was resolved TO OBJECT using the following material considerations: The footpath crossing the proposed site was adopted Bedford Borough Council land and formed a safe route to school (Wootton Upper School and buses to Kimberley College) by students from the north of the village. It was also well used by other pedestrians and housed three	Clerk to keep on file/take forward.	Town & Country Planning Act 1990 & subsequent.

		borough council-owned street lighting columns, one of which was installed by the borough council in response to concerns the safe route to school was dark in winter months; • Highways safety concerns were raised with the proposed use of the turning bay by vehicles entering or leaving the proposed dwelling. Ingress/egress would be severely hampered (likely at all times) as the bay was already regularly used as a parking spot for other vehicles; • The proposal was an over development of the site; • The proposal would adversely affect the existing street scene; • In 1989, the-then North Bedfordshire Borough Council approved Baydrake Investments Ltd's application for an outline residential development with conditions including the provision of a pedestrian route to the western boundary of the site (the land on which this application relates to). Further conditions included provision of public open space (the land on which this application relates to) and the need to keep the development to the same scale and character as the surrounding area. There were no indicators detailing why these conditions should not still apply;		
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Chairman

Date 29th January 2025

		• In 1991, the-then North Bedfordshire Borough Council approved Cowlgrove Ltd's application for housing with conditions including the preservation of existing trees (TP/91/1168). There were no indicators detailing why these conditions should not still apply; • Two Bedford Borough Council Highways Officer submissions were made in relation to this application. The first dated 2nd January 2025 (Mr Chad Nwanosike). The letter was headed no objection, however the conclusion stated Highways Development Control (HDC) could not support this application, referencing the applicant's submission for a stopping up order in relation to the footpath. The officer stated HDC generally found the loss of pedestrian routes unacceptable. A second submission dated 7th January 2025 by the same officer was also headed no objection but made no reference to the footpath stopping up order and concluded with no objection. This anomaly required urgent clarification; • Proposed on-site parking was unrealistic, unachievable and covered too small an area. It would exacerbate existing		
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Chairman

Date 29th January 2025

		cramped parking conditions on the highway; • The plans provided limited detail relating specifically to 59 Studley Road which was considered misleading as the property would be directly affected by the proposal. In addition, the following was also noted: • The application form referenced a three-bedroom property however the plans detailed a two-bedroom property. • The land in question was a strategic area used to prevent coalescence between the older and newer developments within Studley Road. Were it fit for development it would have been used during the original development processes. In addition, the following objectives and policies from Wootton's Neighbourhood Development Plan required consideration when determining the application: • The Neighbourhood Development Plan referenced low-density development and the accompanying Village Design Statement specified 20 dwellings per hectare;		
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		• Objectives (Housing). This application was not in the right location (given the safe route to school) and did not protect the village from poorly placed development; • Objectives (Housing). This application was not sympathetic to the area; • Objectives (Environment). This application did not protect, improve or enhance community open space; • Objectives (Environment). This application did not protect the ecological corridor between Studley Road and Latimer Close; • Objectives (Sustainable Community). This application did not ensure the continuation of a safe route to school, nor did it consider the needs of pedestrians or cyclists. • Objectives (Sustainable Community). This application did not seek to reduce traffic congestion in the area; • Policy W1 (New Residential Development). This application would affect and compromise an area of open land which had great significance to the form and character of the village, given it was used as a safe route to school; • Policy W1 (New Residential Development). This application did not seek to protect or enhance		
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Chairman

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		the existing corridor for local habitats or wildlife; • Policy W2 (Housing Delivery). Wootton's Neighbourhood Development Plan identified sites for up to 105 homes and did not include this site; • Policy W7 (Local Housing Needs). This policy identified a need for starter/affordable housing or bungalows aimed at (for sale or rent) young people and/or the elderly. This proposal did not accord with that policy; • Policy W8 (Residential Parking in New Developments). This policy stated proposals should provide sufficient parking to meet assessed need and noted that additional on-street parking should not result in congestion for other road users, nor cause a serious threat to road safety. The proposed use of a turning circle was misleading as the existing bays were in constant use for vehicular parking. • Policy W12 (Development Design Criteria). This application did not protect or enhance the existing street scene, nor would it protect adjacent properties from being overlooked or loss of daylight and sunlight. It would create both visual bulk and noise pollution. Should Bedford Borough Council be minded to approve the application,		
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	b) Planning Approvals (by Bedford Borough Council) – for information only. 24/02052/FUL – 9 Lorraine Road. One and two storey front, side and rear extensions. This council previously raised AN OBJECTION. 24/02116/FUL – 6 The Cedars. First floor side extension. This council previously raised NO OBJECTION. 24/02148/FUL – 19 Honeypot Lane. Garage conversion. This council previously raised AN OBJECTION. c) Planning Applications withdrawn (notified by Bedford Borough Council) – for information only. None.	the following planning condition was requested: • Developers during construction and afterwards must maintain and keep clear the existing safe route to school (as adopted by Bedford Borough Council). There could be no diversions, obstructions or endangerment to anyone using it. The pavement must remain clean at all times to avoid pedestrians facing health and safety issues with a muddy surface. Proposed: Cllr Noakes. Seconded: Cllr Randell. Resolved by all present. All residents present were thanked for attending the meeting and left at 7.20pm. No further comments received.	Clerk to keep on file.	
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	d) Planning Refusals (by Bedford Borough Council) – for information only. 24/01878/S73A – 17 Duncombe Drive. New boundary wall with new gate entrance to site (development already commenced – revised scheme). This council previously raised NO OBJECTION. e) Planning (other – including Bedford Borough Council and the Secretary of State). None.	No further comments received.	Clerk to keep on file.	
P25/009	To request above application(s) be considered by the Full Planning Committee of Bedford Borough Council.	Resolved planning application 24/02226/FUL be considered by the Full Planning Committee of Bedford Borough Council. Proposed: Cllr Randell. Seconded: Cllr Lloyd. Resolved by all present.	Clerk/BBClr Wheeler to take forward.	Town & Country Planning Act 1990 & subsequent.
P25/010	To consider representation of the Council at the Full Planning Committee meeting of Bedford Borough Council discussing the above application(s).	Cllr O'Dell expressed his wish to represent Wootton Parish Council at the appropriate Full Planning Committee meeting of Bedford Borough Council. Resolved to note the above. Proposed: Cllr Noakes. Seconded: Cllr Lincoln. Resolved by all present.	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.
P25/011	To consider a renewal application for street trading consent outside of Bedford Town Centre for Nirmal Jumar Badhan T/A Dave's Snax (hot and cold food, breakfast baps, burgers, sandwiches, hot dogs, snacks and drinks) and to resolve a suitable course of action.	Resolved to accept the renewal street trading consent without further comment. Proposed: Cllr Randell. Seconded: Cllr Noakes. Resolved by all present.	Clerk to take forward.	Stakeholder Consultation.
P25/012	To consider the automatic prohibition of street trading consent within areas of Wootton (to be determined) and to resolve a suitable course of action.	After discussion it was resolved not to take this proposed initiative forward.	Clerk to keep on file.	Stakeholder Consultation.

		Proposed: Cllr Noakes. Seconded: Cllr Hensher. Resolved by all present.		
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Meeting closed at 7.25pm.