



WOOTTON PARISH COUNCIL



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WoottonParishCouncilBedfordshire

Minutes of the **Planning Committee** meeting held on Wednesday 12th February 2025 at 7pm at
Wootton Community Centre, Harris Way, Wootton, MK43 9FZ.

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 and Randell. In attendance: Cllr Richbell-Davies			
Absent (no apologies received)	Cllr Tyerman.			
Agenda no	Agenda item title	Resolution	Action	Power
P25/025	Apologies for absence. Cllr Lincoln. Sue Edgar Playford (Clerk to the Council and Responsible Financial Officer) was not in attendance.	Noted for the minutes.	Clerk to keep on file.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40.
P25/026	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P25/027	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.
P25/028	Report from outside organisations – for information only. None.	N/A.	N/A.	N/A.

P25/029	List of correspondence received (copies of correspondence can be requested from the Clerk) – for information only. - Bedford Borough Council. Notification that Footpath 35 will receive an improved surface in the form of compacted stone, along the length between Hall End and Lorraine Road cemetery. - Bedford Borough Council. Notification of carriageway resurfacing works to Lorraine Road (junction with Cause End Road (closest to Church Road) to the junction with Canons Close). Works are scheduled between 10th and 20th February 2025.	No further comments received.	Clerk to keep on file.	N/A.
P25/030	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 29 th January 2025.	Resolved to receive and adopt. Proposed: Cllr Randell. Seconded: Cllr Hensher. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P25/031	Matters arising from the minutes – for information only. None.	No further comments received.	Clerk to keep on file.	N/A.
P25/032	a) Planning Applications – for resolution. 24/01846/MAF – Land South of Keeley Lane. Erection of 20 dwellings with garages and associated works. Amended/Additional plans have been received.	Resolved NO OBJECTION but to request the following planning conditions: - The proposed single storey dwellings did not accord with Building Regulations Part M, in that ingress/egress was not on the same (one) level; - The development should be subject to the same 20MPH restrictions as evidenced elsewhere within the village; - The proposal for double yellow lining (development side) and white H bar lining on the north	Clerk to keep on file/take forward.	Town & Country Planning Act 1990 & subsequent.

	24/02197/MOF – Plots 2 and 3, Bedford Commercial Park, Swallow Way. Hybrid planning application comprising full planning application for Plot 2 (Class E(g)iii light industrial/B2 general industrial/B8 storage and distribution), access, parking, drainage, landscaping and associated works; and outline planning application with all matters reserved for Plot 3 (Class E(g)i office/E(g)ii research and development/E(g)iii light industrial and ancillary B8 storage and distribution), access, parking, drainage, landscaping and associated works. Amended/additional plans and new documents have been received and the proposal has been changed. 25/00142/FUL – 39 Cause End Road. Two storey front extension, single storey rear extensions and first floor roof extension to existing bungalow to form 2 storey dwelling. Conversion of existing detached single garage with flat roof verandah style link to main dwelling, Erection of detached garage block to front, with storage over and new landscaping throughout. 25/00211/S73A – 76 Cause End Road. Retrospective planning application (development already commenced).	side should be amended – white lining was advisory only. Double yellow lining was a requirement between at least 66-68 Keeley Lane (north side). Proposed: Cllr Bygraves. Seconded: Cllr Noakes. Resolved by all present. Resolved TO OBJECT using the following material consideration: • The plans were ambiguous as Plot One had been deleted from some, but not all drawings. This was misleading and could lead to erroneous decisions being made. Proposed: Cllr Bygraves. Seconded: Cllr Noakes. Resolved by all present. Resolved TO OBJECT using the following material consideration: • The proposed changes from a bungalow to a two-storey dwelling would have an adverse effect on the street scene. Proposed: Cllr Bygraves. Seconded: Cllr Noakes. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Bygraves. Seconded: Cllr Noakes.		
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	Single storey rear extension and loft conversion with rear dormer and first floor window to side. b) Planning Approvals (by Bedford Borough Council) – for information only. 24/01842/M73 – Land on the South of Keeley Lane. All reserved matters for residential development of up to 20 swellings, public open space, landscaping, access to Keeley Lane, sustainable urban drainage systems and associated infrastructure, pursuant to Outline permission 22/01035/MAO, including removal of condition 8 attached to 23/02636/MAR to allow for permitted development rights to be reinstated. This council previously raised AN OBJECTION to the reinstating of permitted development rights. c) Planning Applications withdrawn (notified by Bedford Borough Council) – for information only. None. d) Planning Refusals (by Bedford Borough Council) – for information only. 24/02170/LDP – 56 Tithe Barn Road. Erection of new porch canopy at front and a new conservatory extension at the rear. Certificate to confirm that the details submitted to not require planning permission. Certificate refused. This council was not previously consulted on this application. 24/02195/FUL – 76 Cause End Road. Single storey entrance porch, loft conversion with new dormer windows to the front roof aspect and internal reconfiguration. This council previously raised NO OBJECTION.	Resolved by all present. No further comments received. No further comments received.	Clerk to keep on file. Clerk to keep on file.	N/A. N/A.
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	e) Planning (other – including Bedford Borough Council and the Secretary of State). None.			
P25/033	To request the above application(s) be considered by Bedford Borough Council’s Planning Committee (rather than an appointed Bedford Borough Council Case Officer).	N/A.	N/A.	Town & Country Planning Act 1990 & subsequent.
P25/034	To consider representation of Wootton Parish Council at Bedford Borough Council’s Planning Committee at which the above application(s) will be determined.	N/A.	N/A.	Town & Country Planning Act 1990 & subsequent.
P25/035	To consider Bedford Borough Council’s use of the name “Beard Close” as the road name of choice for the new development between 16-18 Bedford Road and to resolve a suitable course of action.	Resolved to approve the use of the name “Beard Close”. Proposed: Cllr Randell. Seconded: Cllr Noakes. Resolved by all present.	Clerk to take forward.	Stakeholder Consultation.

Meeting closed at 7.20pm.