



WOOTTON PARISH COUNCIL



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WoottonParishCouncilBedfordshire

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

Open Forum	There was one member of the public present who wished to discuss and observe discussions relating to agenda item P25/078 (24/02439/MAO – Land North of Hall End Road). 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, Lloyd, Noakes and Randell. In attendance: Cllr Wheeler. Cllr Wheeler is also Borough Councillor 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
P25/071	Apologies for absence. Cllr Lincoln.	Noted for the minutes.	Clerk to keep on file.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40.
P25/072	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P25/073	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.
P25/074	Report from outside organisations – for information only.	N/A.	N/A.	N/A.

	None.			
P25/075	List of correspondence received (copies of correspondence can be requested from the Clerk) – for information only. None.	N/A.	N/A.	N/A.
P25/076	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 12 th March 2025.	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).
P25/077	Matters arising from the minutes – for information only. None.	No further comments received.	Clerk to keep on file.	N/A.
P25/078	a) Planning Applications – for resolution. 24/02439/MAO – Land North of Hall End Road. Outline application with all matters reserved except for means of access for the erection of up to 90 dwellings with public open space, landscaping and sustainable draining system and vehicular access point. Amended/Additional plans have been received (this council previously raised AN OBJECTION).	The resident present asked what changes had been made, since the last application was lodged. Cllr Lloyd confirmed the original design had two proposed play areas – one central and one on the periphery. The periphery proposal had been relocated within the central proposal. Furthermore, a spur road had been removed from the original proposal. After detailed discussion it was resolved TO OBJECT based on the following material considerations: <u>Bedford Borough Council Local Plan 2040/National Planning Policy Framework</u> • In addition to Wootton’s Neighbourhood Development Plan, this site did not feature within Bedford Borough Council’s	Clerk to take forward/keep on file.	Town & Country Planning Act 1990 & subsequent.

		Local Plan 2040. Although not yet adopted, the Local Plan 2040 sought to retain Policy 7S from Bedford Borough Council's Local Plan 2030. This policy considers development within the countryside, noting development proposals should respond to a community need, have identifiable community support and contribute positively to its surroundings. This proposal did not provide that evidence nor accord with that policy. • Policy DS5(S) of Bedford Borough Council's Local Plan 2040 denoted the distribution of growth within the Borough, referencing the completion of sites previously allocated in Local Plans and Neighbourhood Development Plans. This proposal did not feature in either and so did not accord with that policy. • The proposal sought to use land which sat within open, rural landscape rather than the built form of the village and would encroach harmfully into the rural landscape, resulting in a significant and permanent visual alteration to the surroundings. • The proposal conflicted with NPPF Policy 124 which sought to make as much use as possible of brownfield land, whilst considering		
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		the economic and other benefits of agricultural land, such as this. • The proposal conflicted with NPPS Policy 154 in that it did not meet any of the exceptions listed thereunder. <u>Wootton Neighbourhood Development Plan</u> • The proposal did not sit within Wootton's designated Settlement Policy Area. • Policy W2 (Housing Delivery). Wootton's Neighbourhood Development Plan identified sites for up to 105 homes and did not include this site. • The Neighbourhood Development Plan referenced low-density development and accompanying Village Design Statement specified 20 dwellings per hectare. This application referenced 35 dwellings per hectare and given this was an outline application only, concerns were raised the dwelling style when known would also not accord with the Neighbourhood Development Plan. • Objectives (Housing). This application was not sympathetic to the area. • Objectives (Environment). This application did not protect,		
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		improve or enhance community open space. • 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. • Policy W1 (New Residential Development). This application did not seek to protect or enhance the existing corridor for local habitats or wildlife. • 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/sunlight. It would create both visual bulk and noise pollution. <u>Further Material Considerations</u> • Existing dwellings at Hall End, Studley Road and the 'Little Wootton' development would be adversely affected by loss of light and privacy. • The proposal made no provision for pedestrian integration into the rest of the village – either via		
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		‘Little Wootton’ or FP35 (recently upgraded, but to a sufficient standard) – rendering it isolated as a result. • Proposed play equipment included timber items, known to have a limited life span. Equipment choice was limited and the proposal made no provision for open green space, permitting ball games, or similar. • Hall End Road (a well-used route for vehicles and some pedestrians into the village and upper school) was recognised as a narrow country lane, already suffering from severe congestion and parking issues (not least during school pick-up and drop-off times). The increase in traffic (following delivery of the proposed development sites within Wootton’s Neighbourhood Development Plan) – including construction traffic – would maximise the road’s capabilities. A large section of Hall End Road (from Keeley Lane) had no pavement meaning pedestrians were forced to walk in the road (with no available remedy). This proposal was therefore contrary to Paragraph 109 of the National Planning Policy Framework. • The proposal was an overdevelopment of the site and		
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		not in keeping with the current street scene. • Current infrastructure would be unable to cope with the demands of this proposed application. • Ongoing flooding issues would be exacerbated were this proposal permitted. The 'Little Wootton' development was erected using concrete piles¹ due to drainage/flooding issues on site. Further works to properties affected by damp/flooding issues have since been necessary. Concerns were raised that these properties and those at Studley Road and Hall End (many of which were already subject to flooding) would be further affected by flooding issues due to this proposal. It was nonsensical to state flooding of the site and potential risk of flooding to elsewhere will not increase, as detailed within online document 24+02439+MAO+V09A. Were Bedford Borough Council minded to approve the application, the following planning conditions were necessary: • The point of ingress/egress from Hall End Road must include tactile paving.		
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¹ Pre-cast or cast-in-place concrete columns – used to anchor and support structures by transferring the weight of those structures to deeper ground.
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		• All roads must be regularly cleaned to ensure all traffic have safe passage. Given the proximity of Wootton Upper School, timings to include: 7:30-8:30am, 12-1pm and 2:30-4:30pm. • Surface water within the development must not be permitted to flow onto Hall End Road or into adjoining developments. • Construction traffic access to the site required careful management. Such traffic should not be permitted to access the site during school core drop-off and pick-up hours and must be routed via Ridge Road and Keeley Lane to Hall End Road to avoid Fields Road – a known safe route to school. Proposed: Cllr Bygraves. Seconded: Cllr Noakes. Resolved by all present. The resident left the meeting at 7.15pm. Resolved NO OBJECTION. Proposed: Cllr Noakes. Seconded: Cllr Lloyd. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr O'Dell. Seconded: Cllr Hensher. Resolved by all majority vote (Cllr Bygraves wished it recorded for the		
	25/00391/FUL – Wootton Upper School. Erection of two storey school building to provide 7 no. additional classrooms, dining block/eatery and ancillary facilities. 25/00475/COU – 10 Hollies Walk. Change of use of the existing bungalow (Use Class C3) to residential care home (Use Class C2) for up to 4 persons between the ages of 18-65 years.			

	25/00532/FUL – 22 Granby Way. Demolition of existing detached garage and erection of new detached double garage and outbuilding. 25/00603/S73A – Unit 4a, Swallow Way. Erection of an ancillary storage building, anchored to existing hardstanding (retrospective application). 25/00622/FUL – Oak Cottage, 6 Church Road. Demolition of rear conservatory and erection of single storey rear extension, replacement of French doors and windows, removal of shower room window and insertion of a roof window on the rear slope. 25/00623/LBC - Oak Cottage, 6 Church Road. Demolition of rear conservatory and erection of single storey rear extension, replacement of French doors and windows, removal of shower room window and insertion of a roof window on the rear slope. 25/00675/FUL – 30 Potters Cross. Two storey side and rear extensions, single storey rear/side extension. 25/00690/FUL – 39 Cause End Road. One and two storey front, side and rear extensions, loft conversion and flat roof verandah link to proposed garage conversion.	minutes he voted against the proposal). Resolved NO OBJECTION. Proposed: Cllr Noakes. Seconded: Cllr Randell. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Lloyd. Seconded: Cllr Noakes. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Noakes. Seconded: Cllr Randell. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Noakes. Seconded: Cllr Randell. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Randell. Seconded: Cllr Lloyd. 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 Randell.		
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	b) Planning Approvals (by Bedford Borough Council) – for information only. 23/01846/MAF – Land South of Keeley Lane. Erection of 20 dwellings with garages and associated works. This council previously raised NO OBJECTION but requested a number of planning conditions. <u>Please note, the decision notice will only be available once the s106 agreement has been signed.</u> 25/00289/FUL – 59 Bedford Road. Front porch and single storey side and rear extension. This council previously raised NO OBJECTION. c) Planning Applications withdrawn (notified by Bedford Borough Council) – for information only. None. d) Planning Refusals (by Bedford Borough Council) – for information only. 24/02226/FUL – Land Off and Adjacent to 61 Studley Road. Erection of one detached house with associated parking and amenity spaces. This council previously raised AN OBJECTION. 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. e) Planning (other – including Bedford Borough Council and the Secretary of State).	Seconded: Cllr Noakes. Resolved by all present. BBCllr Wheeler was asked to request his inclusion as a party to the s106 agreement, in order to ensure the planning conditions were considered/taken forward. No further comments received.	Clerk to keep on file. Clerk to keep on file.	
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	25/00005/COND – All Reserved Matters for residential development of up to 20 dwellings, 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. 24/01842/M73 Major S73 Variation of Condition.	Resolved to make the following submission to the Secretary of State: Wootton Parish Council requests that no permitted development rights be sanctioned, in order to ensure the development accords with Wootton’s Neighbourhood Development Plan. Proposed: Cllr Hensher. Seconded: Cllr Randell. Resolved by all present.	Clerk to take forward.	
P25/079	To request the above application(s) be considered by Bedford Borough Council’s Planning Committee (rather than an appointed Bedford Borough Council Case Officer).	Resolved planning application 24/02439/MAO be considered by Bedford Borough Council’s Planning Committee. Proposed: Cllr Lloyd. Seconded: Cllr Randell. Resolved by all present.	BBCllr Wheeler and the Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.
P25/080	To consider representation of Wootton Parish Council at Bedford Borough Council’s Planning Committee meeting at which the above application(s) will be determined.	Resolved Cllr O’Dell would represent Wootton Parish Council at the appropriate Bedford Borough Council Planning Committee meeting. Proposed: Cllr Noakes. Seconded: Cllr Randell. Resolved by all present.	Cllr O’Dell and the Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

Meeting closed at 7.25pm.