



WOOTTON PARISH COUNCIL



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WoottonParishCouncilBedfordshire

You are invited to attend a Planning Committee meeting on Wednesday 25th June 2025 at 7pm at
Wootton Community Centre, Harris Way, Wootton, MK43 9FZ for the purpose of transacting the following business:

Agenda no	Agenda item title	Power
Open Forum	<i>(Members of the public are welcome to present any matter relevant to the wellbeing of Wootton Parish and each parishioner will receive the attention of the council for a period not exceeding 3 minutes, with a maximum of 15 minutes in total. Please contact the clerk no later than the morning of the meeting if you wish to do so). Recording, including filming, audio recording, taking photographs, blogging, tweeting and the use of other social media websites is permitted at council meetings which are open to the public. Anyone wishing to do so MUST speak to the chairman prior to the meeting as the parish council has an Audio-Visual Recording, Filming and Photographing of Meetings/Committee Meetings Policy, which must be adhered to.</i>	Public Bodies (Admissions to Meetings) Act 1960, s1(1).
P25/106	Apologies for absence.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40.
P25/107	Disclosure of local and/or disclosable pecuniary interests.	Localism Act 2011, Ch 7, s31.
P25/108	To consider any dispensation requests received by the clerk in relation to local and/or disclosable pecuniary interests, not previously recorded.	Localism Act 2011, Ch 7, s33.
P25/109	Report from outside organisations – for information only. Bedford Borough Council. Wymington Neighbourhood Area Designation. Under the requirements of the Neighbourhood Planning (General) Regulations 2012, Bedford Borough Council has designated Wymington Neighbourhood Area which is the whole civil parish. Further information and a copy of the Borough Council's decision statement, including a map of the Neighbourhood Area, can be viewed on the Borough Council's web site at www.bedford.gov.uk/neighbourhoodplanning. As a result of the designation, Wymington Parish Council will be able to proceed to prepare a Neighbourhood Development Plan or Neighbourhood Development Order.	N/A.

	Bedford Borough Council. Cotton End Neighbourhood Development Plan has been adopted. The plan was made by an Executive Decision on 2nd June 2025 and it now forms part of the development plan which means its policies will be used alongside other adopted local plan policies in the determination of planning applications within Cotton End parish. A copy of the made Neighbourhood Development Plan and all of the information relating to the plan is available to view here – https://www.bedford.gov.uk/planning-and-building-control/planning-policy/neighbourhood-planning/cotton-end-neighbourhood-plan. Further information on other Neighbourhood Development Plans is also available on the Council's website here.	
P25/110	List of correspondence received (copies of correspondence can be requested from the clerk) – for information only. None.	N/A.
P25/111	Minutes of the previous meeting. <i>Minutes are published on the Wootton Parish Council website: https://wootton-pc.gov.uk/parish-council/minutes/.</i> Members of the Planning Committee are asked to receive and adopt the minutes of the Planning Committee meeting held on the 28 th May 2025.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P25/112	Matters arising from the minutes – for information only. Please inform the Clerk by Tuesday 24th June 2025 if you have information or a query on any item below. None.	N/A.
P25/113	a) Planning Applications – for resolution. 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 for the above development. This council has previously raised AN OBJECTION (latterly due to Plans V03a and V13a which still detailed outline planning for a hotel within Plot One, despite assurances from Bedford Borough Council this was not the case. That information was misleading and could lead to erroneous decisions being made). The Clerk has requested an extension to the existing response deadline of 20th June, which has been approved by Case Officer Rachel Duncan. Cllr Lloyd has also already raised with BBCllr Wheeler the fact documents V03B and V013B are listed as created on 1st March 2025, when the correct date should be between 15th May 2025 and 5th June 2025. 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. 25/00532/FUL – 22 Granby Way. Demolition of existing detached garage and erection of new detached double garage and outbuilding. This council previously raised NO OBJECTION.	Town & Country Planning Act 1990 & subsequent.

	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 extension. This council previously raised AN OBJECTION. 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.	
P25/114	To request the above application(s) be considered by Bedford Borough Council’s Planning Committee (rather than an appointed Bedford Borough Council Case Officer).	Town & Country Planning Act 1990 & subsequent.
P25/115	To consider representation of Wootton Parish Council at Bedford Borough Council’s Planning Committee meeting at which the above application(s) will be determined.	Town & Country Planning Act 1990 & subsequent.

Sue Edgar Playford

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Sue Edgar Playford BA (Hons) PSLCC AICCM,

Clerk to the Council and Responsible Financial Officer,

18th June 2025.