



WOOTTON PARISH COUNCIL



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Minutes of the **Planning Committee** meeting held on Wednesday 25th June 2025 at 7pm at
Wootton Community Centre, Harris Way, Wootton, MK43 9FZ.

Agenda no	Agenda item title	Resolution	Action	Power
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, Lincoln, Lloyd and Randell. 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
P25/106	Apologies for absence. Cllr Noakes.	Noted for the minutes.	Clerk to keep on file.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40.
P25/107	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	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. No requests received.	N/A.	N/A.	Localism Act 2011, Ch 7, s33.
P25/109	Report from outside organisations – for information only.	No further comments received.	Clerk to keep on file.	N/A.

	- 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. - 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.	N/A.
P25/111	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 28 th May 2025.	Resolved to receive and adopt. Proposed: Cllr Lincoln. Seconded: Cllr Randell. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P25/112	Matters arising from the minutes – for information only. None.	N/A.	N/A.	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. 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. 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.	Resolved TO OBJECT using the following material consideration(s): Plans V03b and V13b now showed the correct outline planning application, but were dated March 2025 which was an incorrect date. The correct date should be between 15th May 2025 and 5th June 2025. Proposed: Cllr Randell. Seconded: Cllr Lloyd. Resolved by all present. * Cllr O'Dell observed s106 funding in the region of £42.5k, earmarked for sports pitches within the Borough, remained a provision within this application. The Parish Council had requested BBCllr Wheeler be involved in the s106 agreement, as that funding could be earmarked to upgrade existing sports facilities within the village, without success.	Clerk to take forward. Clerk to keep on file.	Town & Country Planning Act 1990 & subsequent.
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	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 above application(s) be considered by the Full Planning Committee of Bedford Borough Council.	N/A.	N/A.	Town & Country Planning Act 1990 & subsequent.
P25/115	To consider representation of the Council at the Full Planning Committee meeting of Bedford Borough Council discussing the above application(s).	N/A.	N/A.	Town & Country Planning Act 1990 & subsequent.

Meeting closed at 7.06pm.