



WOOTTON PARISH COUNCIL



3 Longden Close
Haynes
Bedfordshire
MK45 3PJ
Tel: 07531 930788
Email: Clerk@Wootton-PC.gov.uk
Website: Wootton-pc.gov.uk

[www.facebook.com/](http://www.facebook.com/WoottonParishCouncilBedfordshire)

WoottonParishCouncilBedfordshire

Minutes of the **Planning Committee** meeting held on Wednesday 30th July 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), Hensher, Lloyd, Noakes 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
P25/126	Apologies for absence. Cllrs Bygraves and Lincoln.	Noted for the minutes.	Clerk to keep on file.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40.
P25/127	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P25/128	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.
P25/129	Report from outside organisations – for information only.	N/A.	N/A.	N/A.

	None.			
P25/130	List of correspondence received (copies of correspondence can be requested from the Clerk) – for information only.	None.	N/A.	N/A.
P25/131	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 9 th July 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).
P25/132	Matters arising from the minutes – for information only. None.	N/A.	N/A.	N/A.
P25/133	a) Planning Applications – for resolution. 25/01314/S73A – 7 Stevenson Walk. Retrospective planning permission application. Addition of roof lantern to existing outbuilding (Development already commenced). b) Planning Approvals (by Bedford Borough Council) – for information only. 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 (Development already carried out). 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. None. e) Planning (other – including Bedford Borough Council and the Secretary of State). Ministry of Housing, Community and Local Government, Planning Response Unit. Former Brickworks and adjoining	Resolved NO OBJECTION. Proposed: Cllr Lloyd. Seconded: Cllr Randell. Resolved by all present. No further comments received. The Clerk shared an environmental statement, prepared by a resident	Clerk to keep on file. Clerk to keep on file. Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

	land – Kempston Hardwick. Universal Destinations & Experiences has submitted a request to the MHCLG seeking planning permission for an Entertainment Resort Complex and associated development. The request is accompanied by an Environmental Statement. MHCLG has been asked to consider granting planning permission by making a Special Development Order for the Proposal, under Section 59 of the Town and Country Planning Act 1990. The consultation starts at 12.00 on 3rd July 2025 and ends at 12.00 on 31st August 2025. The documents may be viewed here.	who worked in the field and who had concerns in relation to the statement prepared by Universal. After detailed discussion it was resolved to request the resident's credentials/qualifications, in order to add them to the statement, ahead of submitting a copy to both Bedford Borough Council (requesting comments by return before 13th August 2025) and Central Government (as the entity dealing directly with the proposal) – see Appendix One. This proposal would again feature as an agenda item at the Planning Committee meeting scheduled for 13th August 2025, after which a formal submission would be made to Central Government. It was hoped the resident would be able to attend that meeting. Proposed: Cllr O'Dell. Seconded: Cllr Noakes. Resolved by all present.		
	Bedford Borough Council. 23/00067/UNDEV Planning Enforcement Notice (APP/K0235/C/25/3369354). 23 Littlebrook Lane – Resident has appealed against an enforcement notice served by Bedford Borough Council, in respect of a breach of planning control, namely the erection (without planning permission) of a car port. Any Parish Council comments should be submitted directly to the Planning Inspectorate. Fuller information may be viewed here.	No further comments received.	Clerk to keep on file.	

P25/134	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.
P25/135	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 7.12pm.

Universal Studios - Review of Environmental Statement – Noise

- The noise assessment has been assessed up to a distance of 300m from the Core Zone. Other less significant projects conducting noise assessments/ Environmental Statements have used 500m. A more robust approach would be to use the 500m boundary to ensure that the noise impacts are adequately assessed for nearby housing – especially given that the Berryfields housing estate sits just outside this 300m boundary.
- The noise limits for which consent has been sought have a daytime from 07:00 – 23:00. The majority of local housing/ young families have a nighttime which begins much earlier than 23:00. According to IEMA Noise Guidelines, an assessment of alternatives should be considered. Has a day time (07:00 – 18:00), evening (18:00 – 22:00) and night time (22:00 – 07:00) model been considered? This would be considered best practice.
- The noise impact statement states significant impacts at RCL04 & RCL05 – the night time noise limit would only be met the majority of the time – can additional mitigation measures be implemented? What alternatives have been considered?
- The night time noise monitoring had a range of values – averaging at 50dBLAeq – but the proposed limits is 55 dBLAeq. See extract below.

UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT
Project No.: P320 | Our Ref No.: 70116516
Universal Destinations & Experiences

PUBLIC | WSP
JUNE 2025
Page 12 of 26



Table 2-4 - Summary of baseline noise survey results

Position	Representative ambient noise levels		Representative background noise levels	
	Day-time 07:00-23:00hrs dB LAeq,T	Night-time 23:00-07:00hrs dB LAeq,T	Day-time 07:00-23:00hrs LA90,15min	Night-time 23:00-07:00hrs LA90,15min
MP1	64	53	59	40
MP2a	52	45	46	35
MP2b ^{(1),(2)}	67 ⁽²⁾	58 ⁽²⁾	48 ⁽²⁾	39 ⁽²⁾
MP3	59	49	53	41
MP4	52	46	44	38
MP4 ⁽³⁾	51	45	43	39
MP5	64	53	59	40
Pos A	62 ⁽⁴⁾	54	46	32
Pos B	66 ⁽⁴⁾	52	49	32

⁽¹⁾ Long term measurement, 31/01/25 – 12/02/25
⁽²⁾ Measured 1m from external façade, facing south. Data as reported includes effect of façade reflection. Deduct 2 dB to correct to free-field equivalent level.
⁽³⁾ Long term measurement, 31/01/25 – 11/02/25
⁽⁴⁾ Partial measurement during period

Appendix One

- There are no Receptor Control Locations (RCLs) linked to receptor NRS01 – this is where approximately 300 houses are. (Image below shows RCL locations) Why has a RCL not been included here for best practice? The proposed noise limits are higher than ambient noise in this area so should be considered as a RCL (there are stricter night time noise limits at RCL04 and RCL05 – should this be the case for NRS01?)

Berryfields housing estate

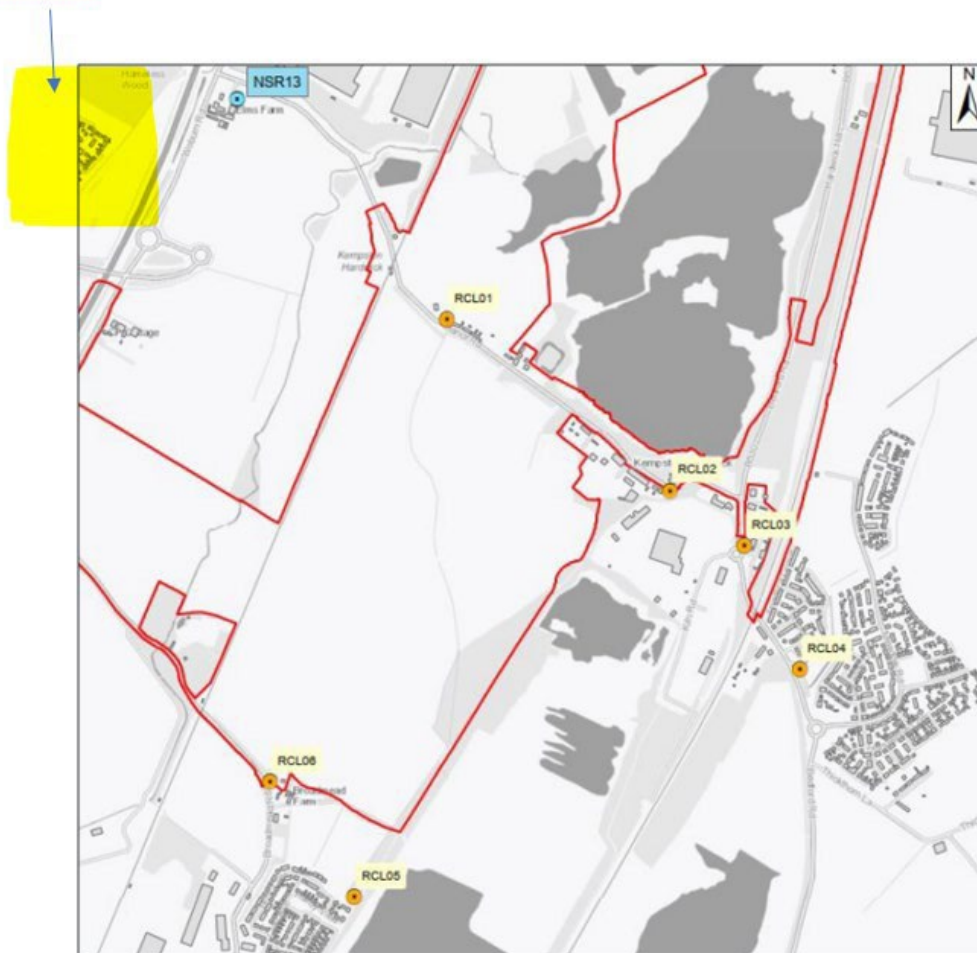


Image 2-1: Receptor Control Locations

Statement prepared by a Practitioner Member of the Institute of Environmental Management with 15 years' experience as an Environmental Manager, currently working at Network Rail and resident of Berryfields, Wootton.