



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/](https://www.facebook.com/WoottonParishCouncilBedfordshire)

WoottonParishCouncilBedfordshire

You are invited to attend a Planning Committee meeting on Wednesday 13th August 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).
P25/136	Apologies for absence.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40.
P25/137	Disclosure of local and/or disclosable pecuniary interests.	Localism Act 2011, Ch 7, s31.
P25/138	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.
P25/139	Report from outside organisations – for information only. None.	N/A.
P25/140	List of correspondence received (copies of correspondence can be requested from the clerk) – for information only. None.	N/A.
P25/141	Minutes of the previous meeting. <i>Minutes are published on the Wootton Parish Council website: https://wootton-pc.gov.uk/parish-council/minutes/. Members of the Planning Committee are asked to receive and adopt the minutes of the Planning Committee meeting held on the 30th July 2025.</i>	Local Government Act 1972, Sch 12, Part VI, p41 (1).

P25/142	Matters arising from the minutes – for information only. Please inform the Clerk by Tuesday 12th August 2025 if you have information or a query on any item below. None.	N/A.
P25/143	a) Planning Applications – for resolution. 25/01515/M73 – Land on the South of Keeley Lane. 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 variation of approved plans condition 1 attached to 24/01842/M73 to allow for amendments to internal layout of Plots 3 and 15. b) Planning Approvals (by Bedford Borough Council) – for information only. None. 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 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. An Environment 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 follows/is available to view via this link: https://wootton-pc.gov.uk/wp-content/uploads/simple-file-list/Meetings/Draft-Minutes/2025-07-30-Planning-Committee-draft-minutes.pdf.pagespeed.ce.K6sxdMNBIN.pdf To date, no response has been received from Bedford Borough Council. Central Bedfordshire Council. CB/18/01969/OUT – Land between Brogborough, Lidlington and Marston Moreteyne. Outline application (EIA): development for up to 5,000 new homes specialist residential accommodation, up to 30ha of employment land, retail, community, open spaces, leisure and sport uses, hotel uses, four lower schools, two middle schools, one upper school, woodland planting, waterbodies and water links, ecological areas, accesses, cycle and pedestrian routes, supporting infrastructure, ground remodelling, landscaping and demolition works.	Town & Country Planning Act 1990 & subsequent.

	24/02226/FUL – Land Off and Adjacent to 61 Studley Road. Erection of one detached house with associated parking and amenity spaces. An appeal against Bedford Borough Council’s refusal of this planning application (mirroring Wootton Parish Council’s objection) has been made to the Planning Inspectorate. All comments should be sent to the Inspectorate by 9th September 2025 quoting reference: APP/K0235/W/25/3370024. To view the appeal online, please visit: https://www.bedford.gov.uk/planning-and-building-control/planning-applications/search-plans/search-plans-how-find-planning-documents-and-applications • Click on the link VIEW AND COMMENT ON APPLICATIONS • Click on APPEALS above the heading:- Reference Numbers • Enter reference: 25/00041/REF in the appeal reference box and Click on SEARCH.	
P25/144	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.
P25/145	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

.....
Sue Edgar Playford BA (Hons) PSLCC AICCM,

Clerk to the Council and Responsible Financial Officer,

6th August 2025.