



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 10th September 2025 at 7pm at
Wootton Community Centre, Harris Way, Wootton, MK43 9FZ.

Agenda no	Agenda item title	Resolution	Action	Power
Open Forum	There was one member of the public present who wished to observe the meeting. In attendance: Cllr Wheeler. Cllr Wheeler is also the Borough Councillor for Wootton and Kempston Rural. 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), Hensher, Lincoln, Lloyd and Noakes. 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
P25/156	Apologies for absence. Cllrs Bygraves and Randell.	Noted for the minutes.	Clerk to keep on file.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40.
P25/157	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P25/158	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.

P25/159	Report from outside organisations – for information only. None.	N/A.	N/A.	N/A.
P25/160	List of correspondence received (copies of correspondence can be requested from the Clerk) – for information only.	None.	N/A.	N/A.
P25/161	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 27 th August 2025.	Resolved to receive and adopt. Proposed: Cllr Noakes. Seconded: Cllr Lincoln. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P25/162	Matters arising from the minutes – for information only. None.	N/A.	N/A.	N/A.
P25/163	a) Planning Applications – for resolution. 25/00603/S73A – Unit 4B, Swallow Way. Erection of an ancillary storage building, anchored to existing hardstanding (retrospective). Amended/additional plans have been received and the location has changed. 25/01677/FUL – 6 Ellis Close. Car port conversion with external alterations. 25/01658/FUL – 54 Tithe Barn Road. Demolition of existing outbuilding and erection of new 2-bedroom end of terrace dwelling.	Resolved NO OBJECTION. Proposed: Cllr Noakes. Seconded: Cllr Lincoln. Resolved by all present. Resolved TO OBJECT using the following material considerations: • The proposal would reduce available on-site parking. • The reduction in on-site parking would exacerbate parking congestion in the wider area. Proposed: Cllr Lloyd. Seconded: Cllr Hensher. Resolved by all present. Resolved TO OBJECT using the following material considerations: • The proposal would exacerbate parking congestion in the area. • The existing dropped kerb would need to be extended, which would further reduce parking in the area.	Clerk to keep on file/take forward.	Town & Country Planning Act 1990 & subsequent.

Chairman

Date 24th September 2025

	b) Planning Approvals (by Bedford Borough Council) – for information only. None. c) Planning Applications withdrawn (notified by Bedford Borough Council) – for information only.	• The proposal represented an overdevelopment of the site. • The application referenced Policy W1 in Wootton’s Neighbourhood Development Plan – stating...<i>“there is a presumption in favour of sustainable development within the settlement boundary”</i>. However, that statement was misleading, given the full sentence was not included, which read as follows: <i>“There is a presumption in favour of sustainable development within the settlement boundary, <u>subject to development complying with the provisions of this plan and the development plan”</u></i>. This proposal did not comply with the provisions of the Neighbourhood Development Plan or Bedford Borough Council’s Local Plan 2030. Should planning permission be granted, Wootton Parish Council would not grant access to the property from its property – the adjoining recreation ground. Proposed: Cllr Noakes. Seconded: Cllr Lloyd. Resolved by all present.		
--	--	--	--	--

	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.			
P25/164	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.
P25/165	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.
P25/166	To consider Bedford Borough Council's use of the name "Gardner Grove" as the road name of choice for the new development at Keeley Lane and to resolve a suitable course of action.	The Clerk confirmed she had one suggestion left on file – "Loft". Given the known connections with the village and the fact this name appeared on the War Memorial it was resolved "Loft Grove" be given to Bedford Borough Council as the Parish Council's preferred choice. Proposed: Cllr O'Dell. Seconded: Cllr Noakes. Resolved by all present.	Clerk to take forward.	Stakeholder Consultation.

Meeting closed at 7.15pm.