



WOOTTON PARISH COUNCIL



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WoottonParishCouncilBedfordshire

Minutes of the **Planning Committee** meeting held on Wednesday 8th October 2025 at 7.01pm 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, 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
P25/177	Apologies for absence. Cllr Lincoln.	Noted for the minutes.	Clerk to keep on file.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40.
P25/178	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P25/179	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.
P25/180	Report from outside organisations – for information only. None.	N/A.	N/A.	N/A.

P25/181	List of correspondence received (copies of correspondence can be requested from the clerk) – for information only. - Bedford Borough Council. Staploe Neighbourhood Development Plan. Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, Staploe Parish Council have submitted their Neighbourhood Development Plan to Bedford Borough Council. In accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, Bedford Borough Council is inviting representations on the Staploe Neighbourhood Development Plan for a period of 6 weeks. The submission plan and supporting documents are available to view on the Council's website at: www.bedford.gov.uk/neighbourhoodplanning. Paper copies of the documents are also available for inspection at the following location: - The Hamlets Book Exchange, opposite Walnut Tree Cottage, 35 Staploe Lane, Staploe, St Neots PE19 5JA Representations must be made in writing (preferably using the consultation form provided on the website) and can be: - emailed to: planningforthefuture@bedford.gov.uk; or - Posted to: Planning Policy Team, Bedford Borough Council, Borough Hall, Cauldwell Street, Bedford, MK42 9AP. This is not a freepost address; please use a stamp. Any representations may include a request to be notified of Bedford Borough Council's decision under Regulation 19 (Decision on a plan proposal) in relation to the submitted neighbourhood development plan. <u>All representations must be received by 5pm on 6 November 2025</u> All comments will be made publicly available. Please note that personal information provided will be processed by Bedford Borough Council in line with the Data Protection	No further comments received.	Clerk to keep on file.	N/A.
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	Act 2018. After the consultation, the plan will undergo independent examination and referendum. For further details on this process, please refer to the Locality Neighbourhood Plan Roadmap on their website https://neighbourhoodplanning.org/toolkits-and-guidance/create-neighbourhood-plan-step-by-step-roadmap-guide/. - Bedford Borough Council – Public Footpath Extinguishment Order 2025. Kempston Rural: Public Footpath No. 18 and Wootton: Public Footpath No. 26. Confirmation the above order was made by Bedford Borough Council under the provisions of the Highways Act 1980, Section 118 on 18th September 2025. - Planning Inspectorate. Wootton Bridleway No. 23 and 24 and Kempston Rural, Part of Bridleway No.34 – Notice of Order Highways Act 1980. The above order has been submitted to the Secretary of State for Environment, Food and Rural Affairs for determination. This council previously raised no objections (8th November 2024 – P24/254).			
P25/182	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 24th September 2025.	Resolved to receive and adopt. Proposed: Cllr Noakes. Seconded: Cllr Lloyd. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P25/183	Matters arising from the minutes – for information only. None.	N/A.	N/A.	N/A.
P25/184	a) Planning Applications – for resolution. 25/01677/FUL – 6 Ellis Close. Car port conversion with external alterations. Amended/Additional plans have been received. (This committee previously raised AN OBJECTION).	Resolved TO OBJECT using the following material considerations: The proposal would reduce available on-site parking.	Clerk to keep on file.	Town & Country Planning Act 1990 & subsequent.

	25/01816/TELPN – Land off Woburn Road. Installation of Fifth Generation (5G) equipment, comprising a new 25m-high telecommunications lattice tower with headframe, supporting antennas and transmission dishes; plus ground-based equipment cabinets within a secure, fenced compound; and ancillary development thereto. 25/01838/FUL – 9 Simms Close. Single storey rear/side extension. 25/01855/TPO – 82 Bedford Road. G1 – 2x ash trees to be reduced by up to two metres all over due to excessive shading and overall size of the trees for their location.	• The reduction in on-site parking would exacerbate parking congestion in the wider area. Proposed: Cllr Randell. Seconded: Cllr Noakes. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Randell. Seconded: Cllr Noakes. Resolved by all present. Resolved NO OBJECTION but to raise the following observation: • It was disappointing to note one set of plans was incorrect – detailing the same floor layout for both levels. Proposed: Cllr Randell. Seconded: Cllr Noakes. Resolved by all present. Resolved NO OBJECTION but to raise the following observation: • It was disappointing to note the plans had been accepted, given they were poorly drafted and omitted pertinent information. Proposed: Cllr Randell. Seconded: Cllr Noakes. Resolved by all present.		
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	b) Planning Approvals (by Bedford Borough Council) – for information only. 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. This council previously raised NO OBJECTION. 25/01314/S73A – 7 Stevenson Walk. Retrospective planning permission application. Addition of roof lantern to existing outbuilding (Development already commenced). This council previously raised NO OBJECTION. 25/01542/FUL – 139 Bedford Road. Single storey rear and side extension. 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). 25/01858/TELLN – Woburn Road. Notice of intention to install telecommunications apparatus – response from Bedford Borough Council. No comment.	No further comments received.	Clerk to keep on file.	
P25/185	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.
P25/186	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 7.09pm.