



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 26th November 2025 at 7pm at
Wootton Community Centre, Harris Way, Wootton, MK43 9FZ.

Agenda no	Agenda item title	Resolution	Action	Power
Open Forum	There were two members of the public present who wished to discuss and observe discussions on agenda item P25/214 (25/02237/FUL and 25/02238/LBC). Cllr O'Dell moved these items be determined as the first two proposals within that agenda item and all present were in agreement. 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), Lloyd, Lincoln 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
P25/207	Apologies for absence. Cllrs Bygraves, Hensher 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.
P25/208	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P25/209	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.

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Chairman.....

Date: 10th December 2025

P25/210	Report from outside organisations – for information only. None.	N/A.	N/A.	N/A.
P25/211	List of correspondence received (copies of correspondence can be requested from the clerk) – for information only. None.	N/A.	N/A.	N/A.
P25/212	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 12 th November 2025.	Resolved to receive and adopt. Proposed: Cllr Lincoln. Seconded: Cllr Noakes. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P25/213	Matters arising from the minutes – for information only. None.	N/A.	N/A.	N/A.
P25/214	a) Planning Applications – for resolution. 25/02157/TPO – The Bungalow, 65 Cause End Road. T1 Himalayan Birch - Tip reduce away from property providing up to two meters clearance, reducing by 1-2 meters, reduce over the roadside to lift crown, removing any repeatedly hit branches back to source. Tip reduce lateral growth to the north and south to balance crown with other cut back works. Reduce by a maximum of 1 metre. Lift the crown to display the crown brake, removing any epicormic growth. Lifting to a height of a maximum of three metres from ground level. 25/02251/TPO – 5 The Willows. T1 Willow. Set a new pollard point 1m lower than the previous level. Work is necessary due to extensive decay at base. 25/02249/FUL – 13 Hoo Close. Single storey rear extension to replace existing conservatory. 25/02237/FUL – The Chequers Inn, 47 Hall End Road. Demolition of The Chequers Inn and its associated outbuildings.	Resolved NO OBJECTION. Proposed: Cllr Lincoln. Seconded: Cllr Noakes. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Lincoln. Seconded: Cllr Noakes. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Lincoln. Seconded: Cllr Noakes. Resolved by all present. This proposal was the first determined within this agenda item.	Clerk to keep on file/take forward.	Town & Country Planning Act 1990 & subsequent.

	25/02238/LBC – The Chequers Inn, 47 Hall End Road. Demolition of The Chequers Inn and its associated outbuildings. b) Planning Approvals (by Bedford Borough Council) – for information only. 25/01515/M73 - Land 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. This council previously raised AN OBJECTION. 25/01838/FUL – 9 Simms Close. Single storey front/side extension. This council previously raised AN OBJECTION.	The two members of the public present detailed the recommendation to demolish, which was made by Bedford Borough Council, after consultation with Historic England. It was noted since that recommendation was made, remains of what was a chimney stack had deteriorated further. Resolved NO OBJECTION. Proposed: Cllr Lincoln. Seconded: Cllr Noakes. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Lincoln. Seconded: Cllr Noakes. Resolved by all present. No further comments received.	Clerk to keep on file.	
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	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). None.			
P25/215	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.
P25/216	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.
P25/217	To consider the Proposed Diversion by Bedford Borough Council of part of Public Footpath 41 (Wootton) and Public Footpath 17 (Kempston Rural), in the environs of 86 Keeley Lane and to resolve a suitable course of action.	Resolved to accept the proposed diversion of part of public footpath 41 (Wootton) and public footpath 17 (Kempston Rural) without amendment. Proposed: Cllr Lloyd. Seconded: Cllr Noakes. Resolved by all present.	Clerk to take forward	Stakeholder Consultation.

Meeting closed at 7.11pm.