



WOOTTON PARISH COUNCIL



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WoottonParishCouncilBedfordshire

Minutes of the **Planning Committee** meeting held on Wednesday 28th January 2026 at 7.47pm 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 P26/022. Cllr O'Dell confirmed the order of business would run in the normal course, and given there were no other members of the public or press present, the meeting continued without adjournment.			Public Bodies (Admissions to Meetings) Act 1960, s1(1).
Present	Cllrs O'Dell (in the chair), Bygraves, Hensher, Lincoln, Lloyd, Noakes and Randell. In attendance: Cllr Wheeler. Cllr Wheeler is also Borough Councillor for Wootton and Kempston Rural. 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
P26/012	Apologies for absence. None.	N/A.	N/A.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40.
P26/013	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P26/014	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.

P26/015	Report from outside organisations – for information only. None.	N/A.	N/A.	N/A.
P26/016	List of correspondence received (copies of correspondence can be requested from the clerk) – for information only. None.	N/A.	N/A.	N/A.
P26/017	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 14 th January 2026.	Resolved to receive and adopt. Proposed: Cllr Randell. Seconded: Cllr Noakes. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P26/018	Matters arising from the minutes – for information only. None.	N/A.	N/A.	N/A.
P26/019	a) Planning Applications – for resolution. None. b) Planning Approvals (by Bedford Borough Council) – for information only. 25/02237/FUL – The Chequers Inn, 47 Hall End Road. Demolition of The Chequers Inn and its associated outbuildings. This council previously raised NO OBJECTION. 25/02238/LBC – The Chequers Inn, 47 Hall End Road. Demolition of The Chequers Inn and its associated outbuildings. 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). None.	N/A. No further comments received.	N/A. Clerk to keep on file.	Town & Country Planning Act 1990 & subsequent.

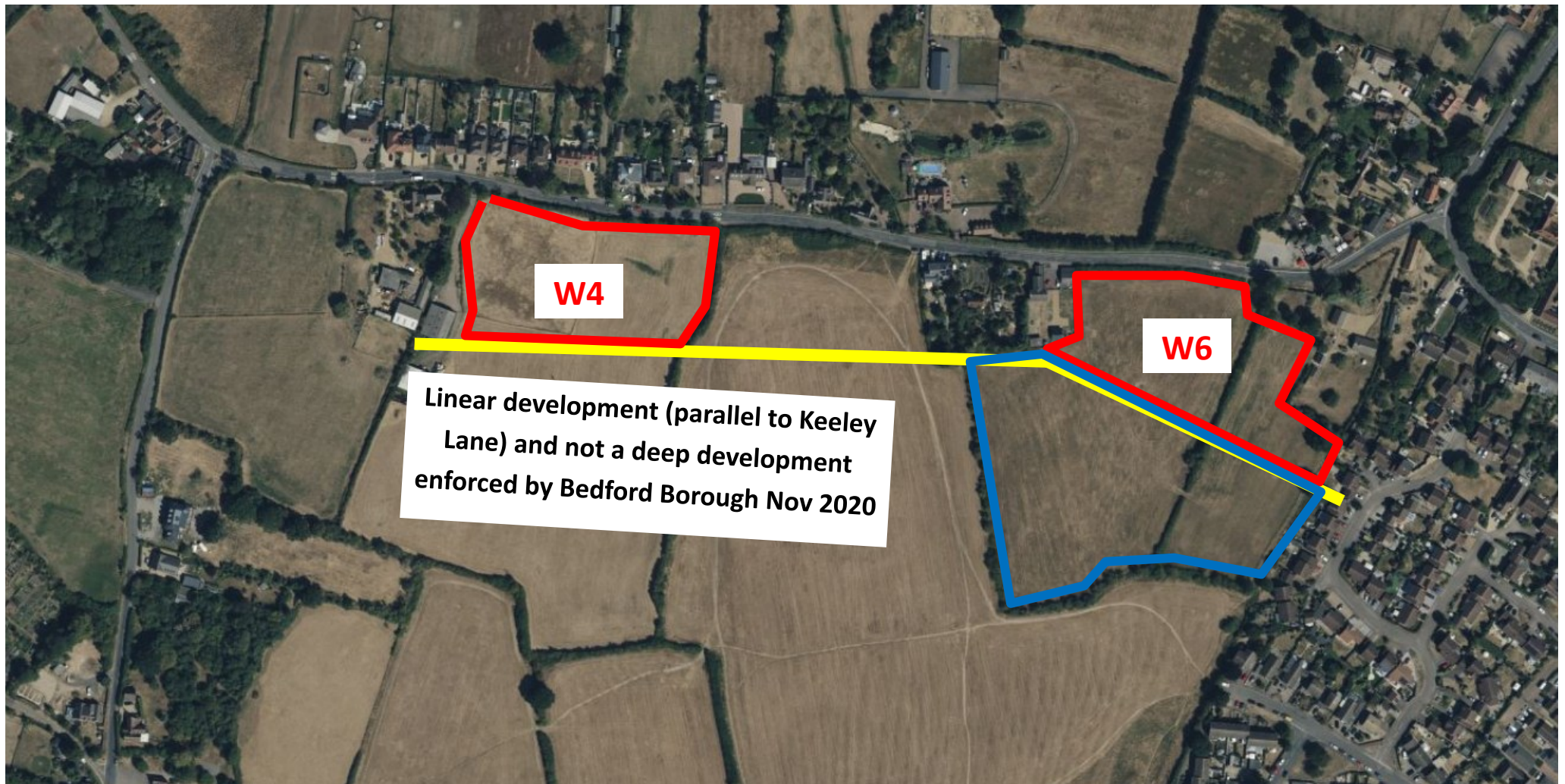
P26/020	To request above application(s) be considered by the Full Planning Committee of Bedford Borough Council.	N/A.	N/A.	Town & Country Planning Act 1990 & subsequent.
P26/021	To consider representation of the Council at the Full Planning Committee meeting of Bedford Borough Council discussing the above application(s).	N/A.	N/A.	Town & Country Planning Act 1990 & subsequent.
P26/022	To consider a response to Marrons (Development Consultancy), acting on behalf of Rainier Developments in relation to a speculative, proposed outline planning application for up to 27 dwellings on land south of Keeley Lane (opposite the Legstraps PH) and to resolve a suitable course of action.	Cllr O'Dell stated members would speak first, to ensure members of the public had opportunity to understand the Parish Council's views on the current public consultation, after which they would be able to add their own thoughts and/or concerns. At this stage, a public consultation was live, no planning application had been lodged with Bedford Borough Council, and it was understood no pre-application talks had been held between Marrons/Rainier Developments and Bedford Borough Council either. Cllr Lloyd detailed how the speculative application made use of ridge and furrow land and did not accord with Wootton's Neighbourhood Development Plan (Appendix One). It was noted the Neighbourhood Development Plan had successfully opposed a number of speculative planning applications since adoption – details of which were published on the Parish Council's website (Appendix One).	Clerk to keep on file.	Town & Country Planning Act 1990 & subsequent.

		Both members of the public agreed with comments made, adding their wishes that Wootton’s Neighbourhood Development Plan be used as a tool when determining a course of action. After further discussion, it was resolved members would be minded to resist any development that did not accord with Wootton’s Neighbourhood Development Plan. Proposed: Cllr O’Dell. Seconded: Cllr Lincoln. Resolved by all present.		
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Meeting closed at 8.12pm.

This speculative additional development behind Policy W6 does NOT accord with Wootton's Neighbourhood Development Plan, based on the following:

- Bedford Borough Council previously stated (during the NDP's pre-submission stage) that Keeley Lane reflected a strong linear build and future developments should adhere to this (see yellow line on map below).
- The development may well not sit on well defined ridge and furrow, but it does sit on slightly less defined ridge and furrow (see page 2).
- The site area uses land which cannot be built upon to calculate the overall area for potential development. This has been done to accord with the NDP Policy, which references no more than 20 dwellings per hectare (see page 5).
- This information was known during the design and build stages for Policy W6.



Microsoft Bing's satellite view, clearly details low-grade ridge and furrow. Wootton Parish Council was made aware during development of Policy W6 that vast amounts of topsoil was placed within the low-grade ridge and furrow. For what purpose?



Microsoft Bing's satellite view, clearly details low-grade ridge and furrow.











The developer has included the ridge and furrow area within the site boundary, to boost the overall site area to 2.02Ha, thus meeting Wootton's Neighbourhood Development Plan Policy on dwelling density, as referenced on page 1. This area of ridge and furrow cannot be built upon.