



WOOTTON PARISH COUNCIL



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Minutes of the **Planning Committee** meeting held on Wednesday 25th March 2026 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. 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), Bygraves, Hensher, Lincoln, 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
P26/043	Apologies for absence. Cllr Lloyd.	Noted for the minutes.	Clerk to keep on file.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40.
P26/044	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P26/045	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.
P26/046	Report from outside organisations – for information only. None.	N/A.	N/A.	N/A.

P26/047	List of correspondence received (copies of correspondence can be requested from the clerk) – for information only. None.	N/A.	N/A.	N/A.
P26/048	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 11 th March 2026.	Resolved to receive and adopt. Proposed: Cllr Noakes. Seconded: Cllr Bygraves. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P26/049	Matters arising from the minutes – for information only. None.	N/A.	N/A.	N/A.
P26/050	a) Planning Applications – for resolution. 26/00477/FUL – 2 Ashpole Avenue. Single storey extension to existing semi-detached garage. 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 c) Planning Applications withdrawn (notified by Bedford Borough Council) – for information only.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). CB/18/01969/OUT – Land between Brogborough, Lidlington and Marston Moreteyney. 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 waterway links, ecological areas, accesses, cycle and pedestrian routes, supporting	Resolved NO OBJECTION. Proposed: Cllr Noakes. Seconded: Cllr Randell. Resolved by all present. After detailed discussion it was resolved TO OBJECT using the following material considerations: The proposal would have an adverse effect on all local roads. The closest means of joining the A421 from the C94 in this area was either at the Marston	Clerk to keep on file.	Town & Country Planning Act 1990 & subsequent.

	infrastructure, ground remodelling, landscaping and demolition works. Central Bedfordshire Council has received amended documentation and invites comments on the following documents: • Response to CBC on the Environmental Statement Chapter. • Response to CBC on Public Transport Strategy 22.12.2025. • Response to CBC on Development Flows. • Marston Valley Phasing Note by Stantec. • Indicative site wide PRoW plan. • M1 J13 Junction Improvements. • M1 J13 Swept Paths. • M1 J13 Queue data. • M1 J13 Walking, Cycling & Horse-Riding Assessment Report. • M1 J13 Safety Risk Assessment BK+CU+JSH FINAL. • NH comment on M1J13 sensitivity testing (Email). • Final Local Junction Drawings. • The applicant's current s106 Heads of Terms (indicative).	Moreteyne or M1 J13 junctions – both already congested at peak times. • The proposal was drafted before the Universal proposal was considered and it was impractical to have two large scale developments at the same time, given local infrastructure was already struggling with current vehicle volumes. • The A421 was a known flood risk, and concerns were raised whether sufficient measures had been taken to address/remedy this. • A more up to date traffic survey was a necessity to reflect the impact of this development and also the Universal proposal. • The application should better reflect provision for education (should it be approved) as it did not account for the move to a two-tier education system. Proposed: Cllr Randell. Seconded: Cllr Lincoln. Resolved by all present.		
P26/051	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.
P26/052	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.
P26/053	To consider a response to Bedford Borough Council's consultation on three new supplementary planning documents: the Design Code	Resolved to note for the files, but to make no formal response.	Clerk to keep on file.	Stakeholder Consultation.

	– Urban and Suburban Areas, the Design Code – Large Urban Extensions and New Settlements and Tall Buildings Guide – Bedford Urban Area and to resolve a suitable course of action.	Proposed: Cllr Hensher. Seconded: Cllr O’Dell. Resolved by all present.		
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Meeting closed at 7.11pm.