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WoottonParishCouncilBedfordshire

Minutes of the **Planning Committee** meeting held on Wednesday 29th April 2026 at 7pm at
Wootton Community Centre, Harris Way, Wootton, MK43 9FZ.

Agenda no	Agenda item title	Resolution	Action	Power
Open Forum	There were several members of the public present, two of whom wished to discuss and observe discussions relating to agenda item P26/071 (26/00504/MAO – Land on the South of Keeley Lane) and one of whom wished to discuss and observe discussions relating to agenda item P26/071 (24/02439/MAO – Land North of Hall End Road). There were also two representatives from Rainier Developments Ltd and Marrons who wished to discuss and observe discussions relating to agenda item P26/071 (26/00504/MAO – Land on the South of Keeley Lane) Cllr O'Dell moved those present be permitted to speak during the relevant agenda item(s) and members 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), Bygraves, Hensher, Lloyd, Noakes and Randell. In attendance: Cllr Wheeler. Cllr Wheeler is also Borough Councillor for Wootton and Kempston Rural.			
Absent (no apologies received)	None.			
Agenda no	Agenda item title	Resolution	Action	Power
P26/064	Apologies for absence. Sue Edgar Playford (Clerk to the Council and Responsible Financial Officer) was not in attendance.	Noted for the minutes.	Clerk to keep on file.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40.
P26/065	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.

P26/066	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.
P26/067	Report from outside organisations – for information only. None.	N/A.	N/A.	N/A.
P26/068	List of correspondence received (copies of correspondence can be requested from the clerk) – for information only. None.	N/A.	N/A.	N/A.
P26/069	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 8 th April 2026.	Resolved to receive and adopt. Proposed: Cllr Noakes. Seconded: Cllr Randell. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P26/070	Matters arising from the minutes – for information only. None.	N/A.	N/A.	N/A.
P26/071	a) Planning Applications – for resolution. 26/00504/MAO – Land on the South of Keeley Lane. Outline planning permission, with all matters reserved except access, for residential development of up to 27 dwellings, public open space, landscaping, sustainable urban drainage systems and associated infrastructure.	A representative from Marrons detailed the withdrawal of Bedford Borough Council's Local Plan 2040, confirming half the proposed site would remain as green space. Residents present noted ongoing plans for 55 dwellings at three sites along Keeley Lane. A further 27 dwellings at one site (this proposal) would be an overdevelopment of sites in that area, leading to vehicular congestion along Keeley Lane. After further, detailed discussion it was resolved TO OBJECT to the proposal using the following material considerations: • The proposal did not conform with any policy within Wootton's	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

		Neighbourhood Development Plan. • Wootton's Neighbourhood Development Plan was currently under review, thus ensuring its robustness and accordance with all relevant Bedford Borough Council policies/Local Plan(s). • A previous proposal for this land to be included as part of Wootton's Neighbourhood Development Plan (Policy W6) was rejected by Bedford Borough Council as: ○ Development would not be linear, thus not in keeping with the existing street scene. ○ Original proposed dwelling numbers were considered an overdevelopment of the site – hence the reduced number of 20, as detailed within Policy W6. This proposed addition of 27 dwellings would therefore not accord with Bedford Borough Council's recommendations and would be an overdevelopment of the site. • During construction of the 20 permitted dwellings, concerns were raised earth had been moved and compressed to in-fill an area of known ridge and furrow land located within this proposal. This		
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		required <u>immediate investigation by Bedford Borough Council ahead of the determination of this application by the Full Planning Committee of Bedford Borough Council – refer to Appendix One.</u> • In order to meet Wootton’s Neighbourhood Development Plan’s policy requirements (maximum 20 dwellings per hectare), it was noted the development made use of known areas of ridge and furrow land to meet that policy requirement. • The developer had previously been informed no further development would be permitted within this site, in order to accord with Wootton’s Neighbourhood Development Plan. • The proposal would lead to overlooking/loss of privacy to adjacent properties. Proposed: Cllr Randell. Seconded: Cllr Noakes. Resolved by all present.		
	26/00632/S73A – 17 Duncombe Drive. Erection of garden walls and gates (development already carried out).	Resolved NO OBJECTION. Proposed: Cllr Noakes. Seconded: Cllr Hensher. Resolved by all present.		
	26/00673/FUL – 30 Summerfield Drive. Demolition of garage and erection of single storey side extension.	Resolved NO OBJECTION. Proposed: Cllr Randell. Seconded: Cllr Noakes.		

	26/00695/FUL – 5 Potters Cross. First floor front extension and garage conversion. b) Planning Approvals (by Bedford Borough Council) – for information only. 26/00323/FUL – 15 Jenkyn Road. Demolition of existing garage block and erection of single storey rear/side extension and rendering to various elevations. This council previously raised NO OBJECTION. 26/00617/LDP – 4 Russell Way. Single storey rear extension. Certificate granted to confirm details submitted do not require planning permission. 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). 24/02439/MAO – Outline application with all matters reserved except for means of access for the erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. Bedford Borough Council has been given notice of an appeal in relation to the above planning application, to which it and the Parish Council have previously objected.	Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Noakes. Seconded: Cllr Hensher. Resolved by all present. No further comments received. After detailed discussion, it was resolved TO OBJECT to the appeal using the following material considerations, as previously submitted to Bedford Borough Council:		
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		<u>National Planning Policy Framework</u> • The proposal conflicted with NPPF Policy 124 which sought to make as much use as possible of brownfield land, whilst considering the economic and other benefits of agricultural land, such as this. • The proposal conflicted with NPPS Policy 154 in that it did not meet any of the exceptions listed thereunder. <u>Wootton Neighbourhood Development Plan</u> • The proposal did not sit within Wootton's designated Settlement Policy Area. • Policy W2 (Housing Delivery). Wootton's Neighbourhood Development Plan identified sites for up to 105 homes and did not include this site. • The Neighbourhood Development Plan referenced low-density development, and the accompanying Village Design Statement specified 20 dwellings per hectare. This application referenced 35 dwellings per hectare and given this was an outline application only, concerns were raised the dwelling style, when known, would also not		
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		accord with the Neighbourhood Development Plan. • Objectives (Housing). This application was not sympathetic to the area. • Objectives (Environment). This application did not protect, improve or enhance community open space. • Objectives (Sustainable Community). This application did not seek to reduce traffic congestion in the area. • Policy W1 (New Residential Development). This application would affect and compromise an area of open land which had great significance to the form and character of the village. • Policy W1 (New Residential Development). This application did not seek to protect or enhance the existing corridor for local habitats or wildlife. • Policy W12 (Development Design Criteria). This application did not protect or enhance the existing street scene, nor would it protect adjacent properties from being overlooked or loss of daylight/sunlight. It would create both visual bulk and noise pollution. • Wootton's Neighbourhood Development Plan was currently		
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		under review to ensure its robustness and accordance with all relevant Bedford Borough Council policies/Local Plan(s). <u>Further Material Considerations</u> - Existing dwellings at Hall End, Studley Road and the 'Little Wootton' development would be adversely affected by loss of light and privacy. - The proposal made no provision for pedestrian integration into the rest of the village – either via 'Little Wootton' or FP35, rendering it isolated as a result. - Proposed play equipment included timber items, known to have a limited life span. Equipment choice was limited and the proposal made no provision for open green space, ball games, or similar. - Hall End Road (a well-used route for vehicles and some pedestrians into the village and upper school) was a known narrow country lane, already suffering from severe congestion and parking issues (not least during Wootton Upper School pick-up and drop-off times). The increase in traffic following delivery of the proposed development sites within Wootton's Neighbourhood		
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		Development Plan (including construction traffic) would maximise the road's capabilities. A large section of Hall End Road (from Keeley Lane) had no pavement meaning pedestrians were forced to walk in the road (with no available remedy). This proposal was therefore contrary to Paragraph 109 of the National Planning Policy Framework. • The proposal was an overdevelopment of the site and not in keeping with the current street scene. • Current infrastructure would be unable to cope with the demands of this proposed application. • Ongoing flooding issues would be exacerbated if this proposal were permitted. The 'Little Wootton' development was erected using concrete piles due to drainage/flooding issues on site. Further works to properties affected by damp/flooding issues had since been required. Concerns were raised these properties and those at Studley Road and Hall End (many of which were already subject to flooding) would be further affected by flooding issues due to this proposal. It was nonsensical to state flooding of the site and potential risk of flooding		
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		elsewhere would not increase, as detailed within online document 24+02439+MAO+V09A. If Bedford Borough Council were minded to approve the application, the following planning conditions were necessary: • The point of ingress/egress from Hall End Road must include tactile paving. • All roads must be regularly cleaned to ensure all traffic have safe passage. Given the proximity of Wootton Upper School, timings to include: 7:30-8:30am, 12-1pm and 2:30-4:30pm. • Surface water within the development must not be permitted to flow onto Hall End Road or into adjoining developments. • Construction traffic access to the site requires careful management. Such traffic should not be permitted to access the site during school core drop-off and pick-up hours and must be routed via Ridge Road and Keeley Lane to Hall End Road to avoid Fields Road – a known safe route to school. Proposed: Cllr Noakes. Seconded: Cllr Randell. Resolved by all present.		
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P26/072	To request above application(s) be considered by the Full Planning Committee of Bedford Borough Council.	Resolved planning application 26/00504/MAO – Land on the South of Keeley Lane be called in by BBCllr Wheeler for determination by the Full Planning Committee of Bedford Borough Council. Proposed: Cllr Randell. Seconded: Cllr Hensher. Resolved by all present.	Clerk and BBCllr Wheeler to take forward.	Town & Country Planning Act 1990 & subsequent.
P26/073	To consider representation of the Council at the Full Planning Committee meeting of Bedford Borough Council discussing the above application(s).	Resolved Cllr O'Dell represent and speak on behalf of Wootton Parish Council during determination of planning application 26/00504/MAO – Land on the South of Keeley Lane, by the Full Planning Committee of Bedford Borough Council, if permitted under any change of protocol – the Clerk to the Council to advise Bedford Borough Council of this request before 1 st May 2026. Proposed: Cllr Bygraves. Seconded: Cllr Hensher. Resolved by all present.	Cllr O'Dell to take forward.	Town & Country Planning Act 1990 & subsequent.
P26/074	To consider a renewal application for street trading consent outside of Bedford Town Centre for Guiseppe Domenico Forte T/A Ice Cream Joe (ice creams, lollies, dessert trays, soft drinks) and to resolve a suitable course of action.	Resolved to accept the renewal street trading consent without further comment. Proposed: Cllr Randell. Seconded: Cllr Noakes. Resolved by all present.	Clerk to take forward.	Stakeholder Consultation.
P26/075	To consider a renewal street trading consent outside of Bedford Town Centre for Janice Howe T/A Howe & Co Fish and Chips (fish, chips, fishcakes, scampi, sausages, saveloys, pies, veggie cakes, chicken nuggets, halloumi, mushy peas, spam, cod roe, curry sauce and drinks) and to resolve a suitable course of action.	Resolved to accept the renewal street trading consent without further comment. Proposed: Cllr Noakes. Seconded: Cllr Randell. Resolved by all present.	Clerk to take forward.	Stakeholder Consultation.

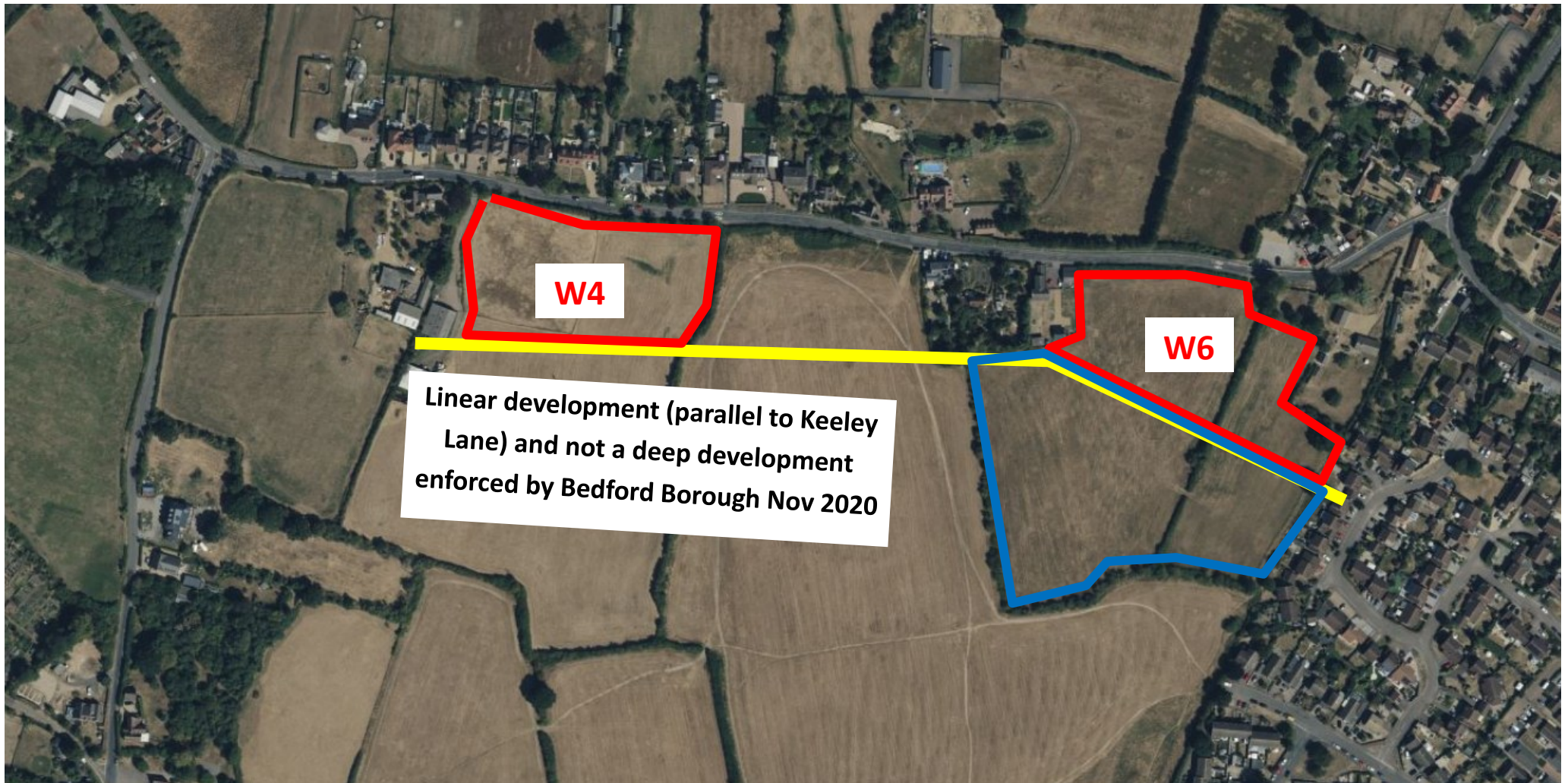
P26/076	To consider a renewal street trading consent outside of Bedford Town Centre for Khalid Hussain (ice cream, ice lollies and soft drinks) and to resolve a suitable course of action.	Resolved to accept the renewal street trading consent without further comment. Proposed: Cllr Noakes. Seconded: Cllr Hensher. Resolved by all present.	Clerk to take forward.	Stakeholder Consultation.
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Meeting closed at 7.35pm.

Appendix One

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

- BBC has previously stated (during the NDP's pre-submission stage), Keeley Lane reflects a strong linear build. All developments must adhere to this (see yellow line on map below).
- The development may well not sit on well defined ridge and furrow, but is on slightly less defined ridge and furrow (see page 2).
- The site area has been calculated to include land which cannot be built upon. They have included this land in order to meet the NDP policy, referencing no more than 20 dwellings per hectare (see page 5).
- The developer when designing and building the area known as Policy W6 were appraised of the above information.



Appendix One

When looking at Microsoft Bing's satellite view, you can clearly see some very low-grade ridge and furrow. WPC was made aware at the start of development (Policy W6) vast amounts of topsoil was placed within the low-grade ridge and furrow. For what purpose was this?



When looking at Microsoft Bing's satellite view, you can clearly see the ridge and furrow.











The developer has included the ridge and furrow area (which cannot be built on, within the site boundary), to boost the overall site area to 2.02Ha. This alludes to adherence of Wootton’s NDP Policy on dwelling density, as referenced on page 1.



The three black areas indicate where the ridge and furrow land exists. This is marked on page 6 or the report.