



WOOTTON PARISH COUNCIL



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WoottonParishCouncilBedfordshire

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

Agenda no	Agenda item title	Resolution	Action	Power
Open Forum	Whilst not a formal agenda item, Cllr O'Dell wished to make a statement under agenda item P26/133 in relation to a recent appeal decision regarding Land North of Hall End Road. It was noted this would be recorded under Planning (other – including Bedford Borough Council and the Secretary of State). There was one member of the public present who wished to discuss and observe discussions on agenda item P26/136. There were no other members of the public or press present and so the meeting continued without further adjournment.			Public Bodies (Admissions to Meetings) Act 1960, s1(1).
Present	Cllrs O'Dell (in the chair), Bygraves (arrived 7.09pm), Lloyd, Noakes, Randell and Ward. 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
P26/126	Apologies for absence. Cllr Hensher.	Noted for the minutes.	Clerk to keep on file.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40.
P26/127	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P26/128	To consider any dispensation requests received by the Clerk in relation to local and/or disclosable pecuniary interests, not	N/A.	N/A.	Localism Act 2011, Ch 7, s33.

	previously recorded. No requests received.			
P26/129	Report from outside organisations – for information only. None.	N/A.	N/A.	N/A.
P26/130	List of correspondence received (copies of correspondence can be requested from the clerk) – for information only. None.	N/A.	N/A.	N/A.
P26/131	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 24 th June 2026.	Resolved to receive and adopt. Proposed: Cllr Noakes. Seconded: Cllr Ward. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P26/132	Matters arising from the minutes – for information only. None.	N/A.	N/A.	N/A.
P26/133	a) Planning Applications – for resolution. 26/01293/S19 – Oak Cottage, 6 Church Road. Demolition of rear conservatory, construction of a single storey rear extension, replacement of French doors and windows, removal of shower room window and insertion of a roof window on the rear slope, including variation of approved plans condition 2 attached to 25/02099/LBC to allow for replacement of the previously approved clear glazed corner with brick corner piers as a necessary structural solution. 26/01299/FUL – 6 Foster Way. Single storey front porch. 26/01388/LBC – Oak Cottage, 6 Church Road. Demolition of rear conservatory, erection of a single storey rear extension, replacement of French doors and windows, removal of shower room window and insertion of a roof window on the rear slope.	Resolved NO OBJECTION. 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. Proposed: Cllr Randell. Seconded: Cllr Noakes. Resolved by all present.	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

	b) Planning Approvals (by Bedford Borough Council) – for information only. 26/00673/FUL – 30 Summerfield Drive. Demolition of garage and erection of single storey side extension. This council previously raised NO OBJECTION. 26/00695/FUL – 5 Potters Cross. First floor front extension and garage conversion. This council previously raised NO OBJECTION. 26/00754/TCA – 13 Church Row. Hazel – reduce back beyond fence line to allow future maintenance, reduce back away from road. Reduce crown heights by approximately 2 metres reduced lateral branches to match by 1-2 meters leaving a formal shape. This council was not previously consulted on this application. 26/00827/FUL – 96 Cause End Road. Single storey rear extension to replace conservatory, roof dormer to rear roof slope and associated alterations. This council previously raised NO OBJECTION. 26/00859/LBC – 35 Keeley Lane. Replacement windows. This council previously raised NO OBJECTION. 26/00889/FUL – 32 Arthur Black Way. Loft conversion with rear dormer and front roof lights. 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.	No further comments received.	Clerk to keep on file.	
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	e) Planning (other – including Bedford Borough Council and the Secretary of State). None.	Whilst not an agenda item, Cllr O’Dell wished to record the following statement within these minutes, in response to the Planning Inspectorate’s decision to grant planning permission for Planning Application 24/02439/MAO (Erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access at Land North of Hall End Road). An appeal by Gladman Developments Ltd was made following Bedford Borough Council’s refusal to grant planning permission. Wootton Parish Council had also objected to the proposal. Cllr O’Dell stated his disappointment in relation to the appeal decision which was determined despite a robust Neighbourhood Development Plan being in place. The Planning Inspectorate had given that plan limited weight against the need for housing within Bedford Borough and wider country. A population explosion within the last 20 years had led to growth of more than 10 million and the Planning Inspectorate had focused on that, rather than the wishes of Wootton.	Clerk to keep on file.	
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		Cllr O’Dell then raised concerns over other planning applications – including a live one for up to 66 dwellings adjacent to the upper school as detailed within agenda item P26/136. It was also likely that previous refusals due to the Neighbourhood Development Plan could be re-submitted. There were also wider implications for other parishes with Neighbourhood Development Plans. The Parish Council would now have to consider planning conditions in relation to this appeal. Cllr Lloyd added Bedford Borough Council was not hitting its development target due to developer land banking¹. Cllr Noakes noted political pressure may have affected the appeal outcome, given the current pledge to build 1.5m dwellings before the end of current parliament. The Clerk confirmed she, along with Cllrs Lloyd, Randell, Wheeler and Whittington were meeting Blake Stephenson MP in September and would raise this issue at that meeting. Cllr O’Dell confirmed he had drafted an article for the September edition of the Wootton newsletter.		
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¹ A method denoting land held for future development, rather than being utilised at the earliest opportunity, thus reducing the supply of available land for development.

Chairman.....

Date 26th August 2026

		It was noted the appeal outcome would be formally discussed at the next meeting of the Neighbourhood Development Steering Group on Thursday 3 rd September 2026.		
P26/134	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.
P26/135	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.
P26/136	To consider a response to Hollins Strategic Land LLP in relation to Planning Application 26/00750/MAO – Land West of Wootton Upper School and Arts College, Hall End Road (outline application for up to 66 dwellings with all matters reserved except access). Hollins Strategic Land LLP has requested opportunity to meet with the Parish Council to discuss this application, objected to by this committee on 27th May 2026 (P26/099).	The member of the public present raised concerns over this application in light of the appeal noted above and was directed to Bedford Borough Council's website for fuller information in relation to both applications. After detailed discussion it was resolved to delay a response to Hollins Strategic Land LLP until after the next meeting of the Neighbourhood Development Plan Steering Group on 3rd September 2026. Proposed: Cllr O'Dell. Seconded: Cllr Lloyd. Resolved by majority vote.	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

Meeting closed at 7.25pm.