

STUDHAM PARISH COUNCIL MINUTES OF VIRTUAL GENERAL MEETING HELD MONDAY 1 FEBRUARY 2021 @ 7 PM	
	Councillors Present: Bob Wilkin (BW), Mark Poyner (MP), Mohammed Rashid (MR), Geoff Shute (GS), Chrys Smith (CS), Lynne Smith (LS) & Alan Wright (AW). Ward Councillor Eddie Perry (EP) Also, in attendance: 3 members of public (MoP). Clerk - Julie Cooper (JC)
1.	Apologies for absence. Ward Councillor Kevin Collins (KC).
2.	Declaration of Interest. <i>(Personal and / or Prejudicial)</i> 7 b) vi Gardener Contract – BW, GS, CS & LS. 10 b) School Corner – CS.
3.	Public Question time. One MoP wished to know if the PC has any power over the sale of council houses, specifically No 48 Church Road. LS confirmed the property has been sold privately. MP wished the PC to contact CBC to enquire of the sale process, how and why. EP advised that the property was advertised; he will support the PC in their enquiries. MOP disappointed that Council houses can be sold when local families are unable to be housed here. Re 7 b) ii – MOP's requested an update on the mast. Manor Farm is no longer an option. Mast co. have switched focus back to S&S club. – two possible sites on that land. 2 residents left the meeting at 7.26pm
4.	Matters for the Central Bedfordshire Councillors. - EP – Advised that rate level is proposed at just under 5% - higher than hoped. MP asked whether any staff salaries had been reduced or staff furloughed as local businesses have done. Negative response. - Local vaccination centres are continuing well in Bedfordshire.
5.	To confirm approval the minutes of the virtual meeting held on 11th January 2021 The minutes were amended to indicate CS declaration of interest re Agenda Item 11 d) School Corner then proposed (AW), seconded (CS), and signed as a true and correct record of that meeting. Any matters arising therefrom. No matters arising other than those included within the agenda.
6.	Report of the Chairman – Councillor Wilkin. <u>Precept application</u> – Confirm submitted and acknowledged, no further update. <u>HM Land Registry</u> – NALC recently circulated a survey regarding land ownership. From this it highlighted by HM land registry wishes all unregistered land to be registered by 2025. Any remaining land in the country by 2030 to be registered. BW suggests Playing Fields / Village Hall need to be considered. MP suggests the records should be checked. BW to undertake this task. <u>CBC have provided an APP</u> - to enable reporting from mobile telephones directly for all problems with highways, footpaths etc. CBC has adopted an app called FixMyStreet which is available for iPhone and Android users. <u>Community Fibre</u> – Local resident has contacted the PC in a bid to pursue the possibility of upgrading from FTTC to FTTP. Jean-Paul de Yong has found possible funding sources. CS advised that there is already some FTTP being introduced in Byslips Road & Common Road where no FTTC available. Jean-Paul happy to co-ordinate for Holywell. MP suggests a fellow contact to pursue for the village centre. BW will revert to Jean-Paul initially. MR happy to add this to his portfolio.
7.	Report of the Vice-Chairman – Councillor Poyner. <u>New Planning Applications to be considered</u> – <u>CB/20/04773/FULL – Greenwood, 15 Oakway, Studham, LU6 2PE. – Proposed new garden pavilion to be located at the rear garden, to be used as a gym/recreational facility.</u> It was noted that a planning application was submitted last year for a large extension. CBC discussed, considered objections, and eventually approved a smaller plan. Concerns were raised

	by Andy Jones regarding protected trees. The PC has no material concerns provided it has no impact on neighbours. This site does have sufficient space to accommodate this. It is acknowledged that the neighbour has contacted the PC with their concerns/objections, and these should be considered. CBC should consider if the application statements are correct and valid. If approved the PC feel it would be appropriate to provide shielding, for privacy. It was noted there were three outbuildings currently in situ. If issues with trees are confirmed, the proposal should be refused. ii. <u>CB/21/00103/FULL – 15 Bell Farm Close, Studham, LU6 2QX. – detached Oak framed incidental annexe to the rear.</u> Extremely large, would impact on the neighbour at No 14. Anticipated that it will be very visible. GS to take advice from Chiltern Conservation Board. Consensus, too large, too visible, and poorly placed. The PC do not support this application. b) <u>Other Planning Matters –</u> i. <u>APP/P0240/W/20/3264080 – Site at land adjacent to 240 Dunstable Road, Studham. LU6 2QJ. Appeal – reference CB/19/02721/FULL. Proposed new dwelling with new vehicular access.</u> MP recommends the PC take no action currently. ii. <u>Mobile Telephone Mast</u> – see notes at Agenda Item 3 iii. <u>Knoll House</u> – Response submitted, albeit delayed. EP advised neighbours opposite were not notified by CBC. MP advised that the PC requested CBC should contact them. As it is not clear whether CBC will do this, or when therefore it was agreed that the PC should do this. iv. <u>Neighbourhood Plan</u> – see agenda Item 8 v. <u>88 Holywell Road</u> – CBC have confirmed positively to MP's request for clarification of planning consent granted. vi. <u>Garden Contract</u> – the current incumbent was delayed in responding therefore he has been allowed an extension to Friday (4th). BW, GS, CS & LS all excluded from the decision making. AW & MR will join MP with consideration/decision. c) <u>Other Matters –</u> i. <u>Section 106 money</u> – to be deferred.	
8.	Neighbourhood Plan. Mike Dowd – Chairman of the working group, was invited to update the meeting on the progress to date. Unfortunately, he was unable to attend at this time, he will report at the March meeting. Two MoP & EP left the meeting at 8.50pm	
9.	Report of Councillor Rashid. a) Asset register – Nothing to report. b) Crime – A few attempted break ins – focused on dog theft. BW to introduce MR to Neighbourhood Watch group.	
10.	Report of Councillor Shute. a) <u>Gardener Contract</u> – Two possible candidates have submitted a quote, see Agenda Item 7 b) vi. b) <u>School Corner</u> – MP has advised that one bollard has been damaged. c) <u>Dunstable Road Footpath</u> – See Agenda Item 11 Highways report from CS. d) <u>War Memorial</u> – Ensure safety of slabs. e) <u>Friends of Studham Common</u> – All work suspended for now due to pandemic. f) <u>Hedges</u> – Blocked paths still in Oakway & Holywell Road. CBC now handling the Holywell Road issue. A letter has been sent regarding junction of Woodland Rise /Oakway. g) <u>Salt Bins</u> - a system for refilling is now in place. Working efficiently thus far. More volunteers needed. h) <u>Horses</u> – BW will respond to concerns raised by a resident over horses riding on footpaths.	BW
11.	Report of Councillor C Smith. a) <u>Highways</u> - Unfortunately, due to the pandemic highway's teams are seriously depleted which is causing severe delays. Flooding on Dunstable Road is a major issue, the current situation requires additional signage, CS has requested this. Various flooding issues around the village to be remedied when possible. Dunstable Road footpath is again causing concerns. b) <u>Playing Fields</u> - see telephone mast – Agenda Item 3 c) <u>Sports & Social Club</u> – Clubhouse remains closed again under latest Covid-19 instructions. d) <u>Fly tipping</u> – a reported case has been dealt with by the landowner. e) <u>An e-mail</u> requesting local historical information has been passed to CS, she is following this up. f) <u>Parish Link</u> – see Agenda Item 19	

12.	Report of Councillor L Smith. a) <u>Hedgerows</u> – LS & CS still not yet had an opportunity to review. b) <u>Village Hall</u> – work progressing. Issue with flooring as selected flooring no longer available, so delayed.	
13.	Report of Councillor Wright. a) <u>Website</u> – 2021 tabs have now been installed on the website by the provider. 2020 all archived. b) <u>Defibrillator</u> – AW advised that the new defibrillator will be delivered tomorrow and will be fitted asap. c) CS advised that the Methodist Chapel detail requires updating on the website, she will advise AW.	CS
14.	Accounts for Payment. <u>Requests for payments</u> relating to January was circulated and approved.	
15.	Budget Statement Period 10 <u>Financial statements</u> including an Income & Expenditure report & Bank Reconciliation, relating to period ten were circulated for information and subsequently approved.	
16.	Correspondence. a) A Thank you letter received from Lucie Henwood, Open Spaces Society, for recent donation. b) Autism Bedfordshire – request to display poster. It was agreed to display and circulate electronically.	
17.	Report of Clerk. a) Telephone call in response to request for hedge cut back in Oakway. Gentleman extremely concerned that the PC should reciprocate his assistance by posting notices against dog fouling (see Agenda Item 19). b) Telephone call regarding ongoing problems with the ‘sink hole’ reported previously in Woodland Rise. Severe flooding (outside 12/14). Long term solution required to assist drainage via the soakaway. Also raised concerns regarding the drains and footpath along Dunstable Road. Also ‘ramp’ at Bell Farm Close / Bell Farm Pub carpark entrance. CS noted all issues. c) Reminder of Annual Parish Meeting (APM) (NOT called by Clerk). d) Finance software – Ray Foster, auditor, feels Scribe to be appropriate. BW proposed we now purchase Scribe software CS Seconded. APPROVED. Clerk to action. e) Reminder to Councillors of BATPC Training programme.	Clerk
18.	Review ongoing actions list. The Ongoing Actions list was circulated ahead of the meeting by BW.	
19.	Items for the next Parish Link. Items for online edition: Dog poo in bins not hedges. Highways staff shortages causing delays. Sunflower lanyard. APM. Pavement parking. Details of CBC App for reporting highways issues.	
20.	Items for the next Agenda. Neighbourhood Plan	
21.	Date and time of future meetings. - Monday 1st March 2021 @ 7 pm (virtual). - Monday 12th April @ 6pm followed by APM 8.15pm (virtual)	
Meeting closed 9.42pm		