

STUDHAM PARISH COUNCIL
Virtual Parish Council Meeting Minutes,
on
Tuesday 13th October 2020 at 7 pm.

	<u>In Attendance:</u> BW, MP, GS, CS, AW, MR <u>2 residents – interested in application for 39 Common Road. (Property owner)</u> <u>The Clerk</u>
1.	<u>CB/TRE/20/00500 – 48 Woodland Rise, Studham. LU6 2PF</u> Work to trees protected by a Tree Preservation Order – SB/82/0003/G27 Remove Beech Trees T1 & T2 Application pack states Andy Jones report included however this was not so. Note Andy Jones involved in this application, therefore happy to leave this in his hands.
2.	<u>CB/20/03322/FULL – Land adjacent to 33, Common Road, Studham. LU6 2NQ</u> The erection of one detached contemporary dwelling. The Councillors carefully reviewed the full application, it was agreed that the proposal is for a very luxurious property, but the proposed elevation is extremely disappointing. It is also acknowledged that the plot is on a ridge and would be very visible from the village. The land is 'Green Field' therefore it would be inappropriate for planning consent with no very special circumstances. The PC agreed it could be classified as 'infill', but if so surely two or three smaller properties would have been more appropriate. It is noted that the applicant did not take pre-application advice from CBC which is extremely disappointing with such a large, possibly contentious, property. There does not appear to be any adequate justification within the application for this type of dwelling. When considering that the site is within an Area of Outstanding Natural Beauty, washed over by Green Belt and within and Area of Great Landscape Value only very special circumstances should allow any development. The application does not provide VSC's. The Parish Council however believes that if land is to be developed at some point in the future, it would be more appropriate for two or three dwellings built in a similar style to other properties within the village to be considered. The PC believes the site and proposed dwelling would be visible from village core. It was noted that the trend in village in last five years has been for designer/ individual style houses and the Councillors were surprised that no opinion of the PC was sought by the applicant or their agent prior to submitting their proposal.
3.	<u>CB/20/03372/FULL – The Cedars, 39 Oakway, Studham. LU6 2PE</u> Demolition of linking side building / garage and replacement with side extension and separate Oak framed detached garage.

STUDHAM PARISH COUNCIL

	It was noted that there is planning history on this property albeit under previous ownership. AW advised that previous extensions have virtually doubled the original property. The new proposed extension is however improving the layout of the house. The PC is concerned that the double garage should be designed and built in keeping with the property and surrounding area. The design as proposed appears out of kilter with the property. It was noted that several trees would need to be removed to allow sufficient space for the proposed garage. Leave for CBC to determine, whether justifiable against original size.
4.	<u>CB/20/03395/FULL – 1A Oakway, Studham. LU6 2PE</u> Single storey rear extension. Proposed Garden room. No material issues. Small/ rear not visible, no residents' comments have been received either for or against this proposal.
5.	<u>CB/20/03410/FULL – 39 Common Road, Studham. LU6 2NQ</u> Proposed single storey side extension and erection of new games / garden room. Resident In attendance explained the rationale for the small extension to increase the size of the small lounge as is at present. The Garden room – permission was previously granted for a larger/ higher building, footings were completed to ensure validity. A lower / smaller building is required. The Councillors were able to ask the applicant pertinent questions which were responded to appropriately which was extremely helpful. The residents left the meeting. Following deliberations all Councillor's all agreed no material concerns subject to the existing 2006 planning remaining live. Meeting closed 20.20