

STUDHAM PARISH COUNCIL

Minutes

Monday 3rd September 2018 @ 7 pm

Councillors' Present:

Eddie Perry (EP), Andrea Maxted (AM), Melissa Newland (MN), Mark Poyner (MP), (GS), Chrys Smith (CS).

In attendance:

Ward Councillor Richard Stay (RS). (7:50 to 8:15pm)

Invited guests: Suzanna Nour (SN) (7:00 to 7:50pm) & Des Salmon (DS) (7:00 to 7:50pm)

16 members of the public. (For part of meeting).

Julie Cooper (Clerk)

1 Apologies for absence.

Alan Wright, Geoff Shute & Kevin Collins

2 Declaration of Interest. (Personal and / or Prejudicial)

AM & CS – Items 7 & 8 (Village Hall)

MN – Item 9 (Residents' complaint)

EP & CS – Item 13 (Studham Sports & Social Club)

AM & CS – Item 12b (Methodist)

3 Public questions.

- NO – War Memorial Clock roof is very unsafe, NO displayed some remedial roof tiles to counteract the problem, these were deemed acceptable to those present. NO also requested permission to expend funds to allow them to extend the width of the path. Costs to follow.
NO Left the meeting at 7:12pm
- SN was invited to table her revised application for development of land on Dunstable Road, before the one-year expiration. SN explained 6 main points raised by CBC have been addressed in revised plans. Further report available is on line which was not available at the time of submission, traffic calming been addressed. Inappropriate in green belt – not special circumstances. Affordable, CBC looking for possible template of sustainable affordable at least 2 of 5 could be sold at cost, 3 others at market value, if to local very subsidized, cost be absorbed by development, 50% of development affordable. Ridge heights of Bell Farm Close used as comparison. Digging into slope not flattening. Designed around existing. Other sustainable elements remain as per previous application.
- Responses from floor – concerns that not enough time given by CBC planning department to respond. EP suggested an open meeting if required. MP advised planning meeting will be convened next week and meet deadline for CBC. At last meeting of some 80 people it was very clear that the village representation do not want the wood developed. SN responded that it is her right to develop but she is trying to also provide housing as per NP survey. MP intervened to calm the situation and requested an answer. Main thing from earlier meeting was that affordable property was priority which has been addressed with the revised development. Will covenant be placed on the properties to ensure they remain affordable? No increased from 8 to 10, therefore over development to provide the affordable. 2 at cost, 3 at discounted cost. What is affordable? The 2 at cost £250K the others will depend on overall build costs. Highway – reduce width of road to also reduce speed. EP advised that the PC have been trying to get speed down all along the route without success. Does this fall within the AONB? SN has looked at and worked with latest policies. EP reiterated that a planning meeting will be publicized as soon as agreed. EP summed up and requested all future meetings whilst emotive must be managed in a professional manner.

SN & 12 mop left the meeting at 7:50pm

- Any development news on Longyards site? MP responded with latest situation, but no formal planning application has been received. Also explained the way the PC work in encouraging developers to consult with them to allow the PC some input. RS advocated this process. MP added that in every case the PC actively encourage public consultation for feedback before proceeding.

DG left the meeting at 8:02pm



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For signature - minutes of 3rd September 2018

Page 1 of 3

4	Matters for Central Bedfordshire Councilors - Village Focus Group will benefit from enriched enforcement team. EP advised that some very senior Council personnel at now involved in the group. CBC offering a possible solution to the ongoing problems in local villages – to establish 2 stopping off sites. - DS requested support from RS regarding an application as replacement floor is considered as capital and they only support revenue expenses. DS to forward copies of correspondence. 2 residents left at 8:15pm RS left the meeting at 8:15pm	
5	To approve the deferred minutes of the meeting held on 4th June 2018. The minutes of the meeting were signed as a correct record of the meeting.	
6	To approve the minutes of the meeting held on 2nd July 2018. The minutes of the meeting were APPROVED as distributed. No matters arising therefrom other than agenda items.	
7	Village Hall. DS as invited to consider the implications of alternative suggestions in relation to the future of the village hall and the necessary financial requirements ahead of the surgery scheduled for 29 th September. DS – thanks for inviting, EP reminded about meeting on 29 th – ask parishioners how they feel about the Village Hall. EP gave his preferred option but need to find other ideas. DS felt that the options / costs / financing needs to be explained fully to allow sensible decision particularly regarding the ‘temporary’ repair of the floor. The trustee’s opinion must be made clear at the meeting. One option is to sell the site and relocate into fit for purpose building at the Playing Fields. All options must be aired for consideration. VH – AGM 4 members of public – vacancy for secretary, treasurer. Funding as per print out. Users are supportive and understanding of floor issues. DS left the meeting at 8.35pm	
8	September Surgery. - Village Hall –Offer three options and seek feedback. - School footpath – MP suggests we need to explain the issue as raised. PC do not support. For CBC opinion Refer to HA’s e-mail. - Refreshment requirements were considered, CS / AM will supply and serve. Finish time 11.30 am.	
9	Chairman’s report. - G&T Focus group – people power is eventually being noted. 22 PC’s represented. - Luton expansion programme– attended drop in centre, few more years of disruption, £50K given to good causes each year. - Speculation of plans for an incinerator on Luton Hoo land are causing a few concerns. - Request for clearance of drains along Dunstable Road – CS to follow up. - Allotment – John Thorne, storage container being used for storage of painting & decorating materials. Report to enforcement officer with photographic evidence. CS to check with solicitor if any covenants – re agricultural use only. - Can we request 20mph limit imposed in Holywell? - Friends of Red Lion – Go Cart race from S&S Club to village next year, for a national charity. Mid summer. - Letter received representing residents regarding noise levels and disturbance caused following a party held by a resident in Dunstable Road. It was acknowledged that this is an annual event and the host had circulated a notification to nearby homeowners in advance. MP stressed that this is an issue for the police and CBC. The host advised that the police were aware and when the time limits were passed residents should contact the police personally. - Remembrance Service hope memorial all to be completed. For 11th November. Suggest that 11am be at the memorial rather than at the church. - Letter from friends received thanks for contribution.	



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For signature - minutes of 3rd September 2018

	c) GS – Report distributed in his absence. This was approved as distributed. d) CS – Highways – Island Common Road, Dave Hawkrige (Zeb) flower beds dug and maintained. Thanks to him in Parish Link report. e) AW - Defibrillator – Nothing to report.	
12	Correspondence a) Clerk from Little Gaddesden has requested feedback on the amount of heavy traffic travelling through the village since the weight restrictions were put in place. Advise nothing reported. b) Methodist Church – request received for contribution of £600 to remedial works. MP Proposed £500 as per precept. EP Seconded. RESOLVED	
13	Accounts for Payment. a) The request for payment of accounts in relation to July & August 2018 were presented for payment and subsequently approved. (Appendix 1) b) The clerk also presented an urgent request for transfer of funds from the interest-bearing account for signature. Following discussion it was agreed to move £5K back into current account.	
14	Budget Statement Period 5. The budget statement and bank reconciliation were presented and subsequently approved as an accurate account of the current financial position.	
15	Items for the October Parish Link. The following items were approved for inclusion in the next issue of The Link: Remembrance Day, Defibrillators, Christmas Lunch & thank you for planting on Valley Road.	
16	Report from the Clerk. a) All new hardware and software have now been received and in use. b) Meads Footpath, additional information located from files includes date of transfer from CBC to PC and receipts for the tarmac surface which was paid for by the PC.	
17	Items for the next agenda Website designer invited to table costs and implications of a new domain. Christmas Lunch Recruitment	
	Date and time of next meetings. Monday 1st October @ 7pm Monday 5th November @ 7pm	Meeting Closed at 10.30pm pm



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For signature - minutes of 3rd September 2018

Page 3 of 3