



Clerk to the Council

Mrs Sally Harrop
32 The Orchard
Kings Langley
Herts
WD4 8JR

Email: clerk@studhamparish.co.uk

Fenella Hackney
Planning Department
Central Bedfordshire Council
Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ

7th February 2023

Email to: planning@centralbedfordshire.gov.uk

Dear Fenella

<u>Application No:</u>	CB/22/04642/FULL
<u>Location:</u>	VENTURE, DUNSTABLE ROAD, STUDHAM LU6 2QJ
<u>Proposal:</u>	Demolition of existing garage, storage, utility area and front porch. Construction of a two-storey side and front extension, front porch, Raising of roof with the formation of new hipped ends and a detached double garage.

Studham Parish Council reviewed the amended documents for this application at our meeting yesterday, Monday 6th February and note the slight change to the site plan.

Studham Parish Council has no further comments to make following our response of 18th January 2023 and are happy for CBC to determine this application as appropriate.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'S Harrop'.

Sally Harrop
Clerk to Studham Parish Council



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Mrs Sally Harrop
32 The Orchard
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Mr Andrew Mead
Planning Officer
Central Bedfordshire Council
Priory House
Monks Walk
Chicksands
Shefford
Bedfordshire
SG17 5TQ

17 February 2023

By Email: planning@centralbedfordshire.gov.uk

Dear Andrew,

<u>Application No:</u>	<u>CB/22/04780/FULL</u>
<u>Location:</u>	<u>Long Yard, Dunstable Road, Studham, Dunstable, LU6 2QL</u>
<u>Proposal:</u>	<u>Retention of existing mobile home</u>

I write further to Central Bedfordshire Council's ("CBC") letter dated 17 January 2023 relating to this planning application.

Introduction

This planning application was discussed by Studham Parish Council ("SPC") at our monthly Parish Council Meeting held on Monday 6 February 2023.

Neither the applicant nor their planning consultant attended that meeting, nor have they made any contact with Studham Parish Council which is disappointing based on the current situation and the ongoing involvement from the Enforcement Team at CBC.

For avoidance of doubt, the existing mobile home (the exact date of its construction is unknown but suggested to be in or around August 2021) has been installed on the land without the required planning consent.

We further understand that CBC's Enforcement Team has made several site visits during 2022 and asked the landowner to either remove the mobile home (and surrounding structures/decking and hard standing) or to submit a planning application seeking retrospective planning consent for the illegal development.

Planning Status

SPC have reviewed the planning application and associated paperwork.

We note that when the planning application was first registered by CBC, it was listed as being a "*Minor Gypsy & Traveller*", but this was then changed to "*Householder Developments*" and then "*Change of Use*".

SPC do not understand this classification. The planning application relates to a retrospective planning permission for an illegal mobile home, not a change of use as the static mobile home/structure does not have planning consent whether used for residential, office or another use.

We consider that this planning application should be listed as a "Householder Developments" and should be dealt with on that basis.

Commentary/Feedback

We consider the following points to be relevant:-

Green Belt/Area of Outstanding Natural Beauty ("AONB")

SPC considers that the proposal is an inappropriate development in the Green Belt; AONB and AGLV. Studham and the subject site fall within the Chilterns AONB and should be treated accordingly.

The proposal will undoubtedly cause significant harm to the character and appearance of the area including AONB; Area of Great Landscape Value ("AGLV") and the amenity of the neighbouring properties.

Previously Developed Land (PDL)

We consider the land in question is not PDL and is effectively a garden amenity for the barn residence.

Planning Precedent

We consider that should planning consent be granted in this instance, this would create an unwanted planning precedent for Studham and for that matter elsewhere in Central Bedfordshire for similar proposals.

Very Special Circumstances ("VSC")

In accordance with the guidance contained with the revised NPPF document, due to its location within the Green Belt and AONB, the only way that the proposed development can be given planning consent is if there are relevant and valid VSC to justify the end development, which outweigh the harm and openness to the Green Belt.

There are none, and no such arguments have been outlined in the relevant paperwork.

Deed of Restrictive Covenant

Whilst not a planning matter as such, SPC wish to highlight that the landowner completed a Deed of Restrictive Covenant dated 15 December 2011 whereby he agreed *“not to sell or otherwise dispose of the whole or any part of the Covenantor’s Land to persons intending to use that land or any part of it for the stationing of mobile homes or caravans (static or otherwise) on it and not to use or allow to be used the said land or any part of it for the stationing of mobile homes or static caravans for human habitation”*.

It is our understanding that the mobile home has been positioned on the covenanted land.

Conclusion

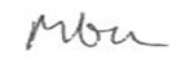
Taking into account all the relevant factors, SPC cannot support this planning application.

We therefore wish to formally **OBJECT** to planning consent being granted and request that CBC’s Planning Team refuse the said application based on the facts and the information contained within the planning application as submitted.

If planning consent is refused, we would request CBC’s Enforcement Team to take the appropriate action for the said mobile home, decking and associated hard standing to be removed from the site within a reasonable time period not exceeding three months from the date of refusal of planning consent.

I trust the above is self-explanatory, but should you have any queries or questions, please let us know.

Yours sincerely,



Cllr Mark Poyner

Studham Parish Council
Chair of the Planning Committee

cc.

Cllr Kevin Collins – Ward Councillor at CBC

Cllr Eddie Perry – Ward Councillor at CBC

Cllr Bob Wilkin - SPC

Cllr Geoff Shute – SPC

Cllr Chrys Smith – SPC

Cllr Alan Wright – SPC

Cllr Lynne Smith– SPC

Cllr Mo Rashid - SPC

Mrs Sally Harrop – Clerk of SPC



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Planning Department
Central Bedfordshire Council
Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ

7th February 2023

Email to: planning@centralbedfordshire.gov.uk

Dear Fenella

<u>Application No:</u>	CB/23/00061/FULL
<u>Location:</u>	67 HOLYWELL ROAD, STUDHAM LU6 2PA
<u>Proposal:</u>	Construction of a detached dwelling following demolition of an existing dwelling.

Members of the Studham Parish Council reviewed the above application documents on Monday 6th February 2023.

Having considered this proposal, the Councillors have no material concerns and are happy that CBC Planning Team will determine as appropriate.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Sally Harrop'.

Sally Harrop
Clerk to Studham Parish Council



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Andrew Mead
Planning Department
Central Bedfordshire Council
Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ

20th February 2023

Email to: planning@centralbedfordshire.gov.uk

Dear Andrew

<u>Application No:</u>	CB/23/00063/FULL
<u>Location:</u>	HIGH TREES, 23 OAKWAY, STUDHAM LU6 2PE
<u>Proposal:</u>	Proposed single storey front and rear extensions, proposed car port.

Members of the Studham Parish Council reviewed the above application documents on Monday 6th February 2023.

Having considered this proposal, the Councillors have no material concerns, but did note that the property has previously been extended, which CBC will need to consider. We also discussed whether the design of the proposed car port was appropriate.

In summary, the Councillors are happy that CBC Planning Team will determine as appropriate.

Yours sincerely,

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Clerk to Studham Parish Council



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Andy Jones – Trees & Landscape Officer
Planning Department
Central Bedfordshire Council
Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ

7th February 2023

Email to: planning@centralbedfordshire.gov.uk

Dear Andy

Application No:	CB/TRE/23/00032
Location:	34 Woodland Rise, Studham, Dunstable, LU6 2PF
Proposal:	Works to trees protected by Tree Preservation Order SB/82/00003/G16.

Members of Studham Parish Council reviewed the above application documents on Monday 6th February 2023.

The Parish Council have no material issues with this application and are confident that it will be determined as appropriate.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Sally Harrop".

Sally Harrop
Clerk to Studham Parish Council