



MINUTES OF PARISH COUNCIL MEETING

HELD

MONDAY 4th APRIL 2022 @ 6 pm

	Councillors Present: Bob Wilkin (BW), Mark Poyner (MP), Geoff Shute (GS), Chrys Smith (CS), Lynne Smith (LS) & Alan Wright (AW) Ward Councillor – Eddie Perry (EP) Also in attendance: 1 Member(s) of the Public (MOP) Clerk – Sally Harrop (SH)
1	Apologies for absence. Councillor Mohammed Rashid Kevin Collins – Ward Councillor
2	Declarations of Interest. <i>Personal /or Prejudicial</i> 7 b) ii) Land to the rear of 48 Church Road - LS & CS
3	Public Question Time Discussed planning application CB/21/03828/FULL – Oaktrees, 14 Oakway Studham LU6 2PE (see 7 a) v) below) 1 X MOP left at 6.28pm and a further MOP arrived at 6.28pm
4	Matters for the Ward Councillor Eddie Perry - Has not attended any meetings recently at CBC. - AW asked why EP & KC do not attend many of SPC meetings. EP responded that KC goes to Slip End PC meetings as he lives in Caddington, these are on the same night as Studham PC meetings. AW asked EP to pass on this concern to KC.
5	To confirm the minutes of the meeting held on: Monday 7th March 2022 Virtual Planning Consultation Meeting Monday 21st March 2022 The minutes were accepted as a true record of the meeting. CS updated the meeting on matters arising therefrom: - Regarding traffic management, Charlotte Dunham at CBC has been chased about monitoring the number of vehicles. - Email received from Emma Kines at CBC, they are trying to locate owners of hedges overhanging Kensworth Road that need cutting back.
6	Report of the Chairman – Councillor Wilkin. <u>Mobile Telephone Mast Update</u> – BW has heard from Andrew Selous (AS) who will chase the managing director of Whipnade Zoo. BW has chased Gemma Tredgett, Shared Access's Acquisition Manager, no known progress since then. There has been a change in permitted development rights so that a 25 metre telephone mast could now be erected in AONB without planning permission. <u>Fibre to the Property Project</u> – Project team have leaflets printed, will be going to doorsteps to encourage sign up. Latest sign-up figure is 34%. A number of houses omitted from Openreach listing, largely in Whipnade, those in Studham are mostly in Common Road. There should be an Openreach representative at the May Fair.

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	c) <u>Asset Register</u> – BW advised SPC should have 2 versions, one for accounting and one for insurance. It has been confirmed that SPC does own the flagpole. Gifted assets can appear on the accounting register with a value of £1. Assets stay on accounting register at original cost and do not depreciate.
7	REPORT OF THE VICE-CHAIRMAN – Councillor Poyner <u>a) New planning applications</u> i. CB/22/00820/FULL – Greenwood, 15 Oakway, Studham LU6 2PE – Variation of condition 4 of planning permission CB/20/4773/FULL (Proposed new garden pavilion to be located at the rear garden, to be used as a gym/recreational facility.) Variation sought – addition of pergola and fencing panel to consented garden studio - SPC has been copied into an email from Blandy and Blandy Solicitors acting for the residents of 17 Oak Way. Discussed, SPC assume CBC have determined whether the building works to date have been carried out in accordance with the original planning consent. However, SPC are confident that CBC will determine as appropriate ii. CB/22/00856/FULL – 30 Holywell Road, Studham LU6 2PA – Detached Garden room – Request that CBCs Planning Department confirm they have contacted number 256, as this property is located adjacent to the rear garden of 30 Holywell Road. SPC has no material issues with the application and are confident that it will be determined as appropriate. iii. CB/TRE/22/00153 – Thornlea, Swannells Wood Studham LU6 2QB – Works to trees protected by a Tree Preservation Order SB/92/00003 and SB/77/00002: reduce by 20%, balance the crown and remove deadwood to English Oak Trees T1, T2, T3 and T4. SPC have no material issues with this application and are confident that it will be determined as appropriate. iv. CB/22/01044/VOC – Ash Tree House, Clements End Road, Studham LU6 2NG – Variation of condition 2 of planning permission CB/18/00339/FULL variation sought to elevation and floor plans and proposed materials to be used in the building of plot 2. MP has checked CBC planning portal, there are no significant documents to review. [Post meeting note. These documents were added 06/04/22, this application will be reviewed at the SPC meeting on 9th May.] v. CB/21/03828/FULL – Oaktrees, 14 Oakway Studham LU6 2PE – Free standing aluminium gazebo. This is a retrospective planning application, SPC is disappointed that planning permission was not sought before the structure was installed. MOP attended the meeting to voice their objections as they feel it is a large structure which is out of character with the other properties in Oakway. It is not currently being used as a car port. MOP reported their concerns to CBC on 16/08/21 who confirmed they would investigate the matter. MOP has also made formal representations to CBC in respect of this application. MP thanked MOP for attending. After discussion response to be sent – SPC feel that the current free standing aluminium gazebo is inappropriate and would suggest that a more permanent structure is better suited here. vi. CB/22/01114/FULL – 9 Bell Farm Close, Studham LU6 2QX – New orangery. SPC have no material issues with the application but would suggest that the materials used are in keeping with the existing structure. <u>b) Other Planning Matters</u> i. CB/21/0/1831/FULL – Clements End Farm – Extraordinary meeting planned for 16 May; MOP can attend. No response from CBC to SPC's letter. BW to

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	chase again and advise of our meeting date. With respect to the adjacent Troy Homes development (CB/20/03631/VOC), MOP advised that all hedges have been removed and the plot is being landscaped. There are no gates on gardens extending into agricultural land. Some houses have already been sold. MP suggested that SPC should contact Troy Homes and arrange to visit the site, he will arrange this. ii. CB/21/01361/FULL – Land to the rear of 48 Church Road, Studham – Planning appeal dismissed, no further contact. c) Other Matters i. Section 106 Money already discussed. CS provided a list of what monies could be used for. It is not possible to order any of the suggested items until approval is received. ii. Neighbourhood Plan – no update iii. Luton Airport – SPC has submitted a letter objecting to the expansion. This letter was approved and sent today. iv. MP advised he has had requests for advice on planning matters: (i) signage on Red Lion pub, (ii) Studham School to use land for outside schooling.
8	REPORT of Councillor Rashid. a) Crime – Argument outside pub on St Patricks Day. There are concerns that crime reported is not being logged, GS looking into this. b) Platinum Jubilee and May Fair – Planning progressing, trees being planted this weekend. Information to be in parish link, one page for each PC. Trees and flag already purchased. Markers for walk will cost approx. £120.00. WI would like to request funds for a speaker, approx. £100, asked to request formally by email.
9	REPORT OF Councillor Shute. a) Public Footpaths – See notes already provided. b) Car Parking – Date for car park meeting is incorrect, this should be 12th May.
10	REPORT OF Councillor C. Smith. Highways – See notes already provided. 3 days logged are for lifting manhole covers. EP advised that KC and EP have a zoom meeting with the Highways Department at CBC in next few weeks, they can raise any issues SPC are concerned about.
11	REPORT OF Councillor L. Smith Village Hall - £10500 in savings account for rebuild. Next meeting on 20th April. Fallen tree at the back of the hall still outstanding, Des Salmon is dealing with this.
12	REPORT OF Councillor Wright. Defibrillators – AW would like to arrange training June/July cost £175.00. Website - AW had accessibility training last week, our website is not compliant. Advised to wait until we are contacted by relevant government department as most PC websites have similar issues.
13	ACCOUNTS FOR PAYMENT (relating to March 2022) Accounts payable were approved for payment and schedule signed. Online payments already made to be included in expenditure for 2021/22. Cheque for Village Hall Invoice 153 is to be stopped and reissued as this has been misplaced.
14	BUDGET STATEMENT (Distributed) The financial statement of income and expenditure for the year to 31st March 2022 was approved. It was noted that the budget for contingency has not been used and the budget for the Neighbourhood Plan has not yet been spent.
15	CORRESPONDENCE. Nothing to report
16	REPORT OF CLERK.

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	Nothing to report
18	ITEMS FOR THE NEXT PARISH LINK. Objection Luton Airport Expansion. EP – it would be helpful to have emergency numbers for CBC in Parish Link. Welcome packs requests for new residents to LS
19	ITEMS FOR THE NEXT AGENDA. Children's playground.
20	DATE AND TIME OF FUTURE MEETINGS Monday 9 th May 2022 @ 7pm Monday 16 th May 2022 @ 7pm Monday 6 th June 2022 @ 7pm Meeting closed at 8.04pm

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