



MINUTES OF PARISH COUNCIL MEETING

HELD

MONDAY 5th September @ 7 pm

	Councillors Present: Bob Wilkin (BW), Mark Poyner (MP), Geoff Shute (GS), Chrys Smith (CS), Lynne Smith (LS) & Alan Wright (AW) Also in attendance: Clerk – Sally Harrop (SH) Ward Councillor – Eddie Perry (EP) Ward Councillor – Kevin Collins (KC) 5 Member(s) of the Public (MOP)
1	Apologies for absence Councillor Mo Rashid
2	Declarations of Interest. <i>Personal /or Prejudicial</i> 7 b) ii) Land to the rear of 48 Church Road – CS and LS
3	Public Question Time CB/22/02653/FULL Knoll House Development – MP confirmed SPC has an extension until Friday 9th September to submit comments to CBC. The current application follows one made last year to extend and improve the care home currently on the site, which was granted. This new application is to demolish the care home and build 8 homes. MOP commented that 8 properties are inappropriate for the size of the site and does not understand the results of traffic tests stating that this proposed new development would cause less traffic than the care home. MOP also commented that their house is surrounded by Hedgeside and Venture who may also be subject to new development - MP confirmed a planning application has been submitted for Venture. CBC have confirmed the Knoll House site is not classified as Previously Developed Land. KC advised we can ask to see any pre-application advice if this was given. BW asked if CBC had advised what the expectation is for parking at the site. MP confirmed that 4 residents have contacted SPC with their concerns about the application. EP commented that Studham Lane is too narrow for a development this size and wondered if drainage would be sufficient? MOP advised there are also bats at the site. KC left at 7.27pm MOP thought that the previously agreed care home extension was agreed for a special circumstance which is why they didn't contest it. MP advised that trees would need to be knocked down to change access. MOP arrived at 7.34pm. BW commented that he doesn't feel Knoll House is viable proposition as a care home going forward, he suggested that another option for the site could be 3 detached houses. MOP suggested that the building could be converted into apartments or wondered if the site could be classed as a Rural Exception Site (which would permit affordable development). SPC residents would then be given priority to any housing built there. MP commented there has been different

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	feedback on the application from various departments at CBC. Due to the issues discussed SPC is unable to support this application, MP will respond and summarise SPC concerns. 4 MOP leave at 7.50pm ● CB/TRE/22/00343 – 15 Woodland Rise Studham LU6 2PF – see 7 a) iii) 1 MOP left meeting at 7.52pm
4	Matters for the Ward Councillor Councillor Kevin Collins ● Mike Bailey (Planning Enforcement Officer at CBC) has confirmed a stop notice has been drafted for Clements End Farm Equestrian Centre, this is with CBC Legal Team to be checked. Lauren Rance (Senior Planning Officer at CBC) has advised some discharge conditions are with CBC for comment. ● KC asked if SPC needed any assistance with Section 106 Funding Applications – BW confirmed an application has been made for the playing fields car park, also exploring spend re FOSC. CS also looking at indoor sport. KC can assist if required. ● Highways Dept at CBC – Senior member of staff leaving for health reasons, department to be reorganised. Councillor Eddie Perry ● Knoll House, not all local residents were advised by CBC that a planning application had been submitted. EP had contacted those living close to Knoll House of the planning application having been submitted. ● Venture planning applications (CB/22/03358/FULL and CB/22/03359/FULL) - MP confirmed that SPC have an extension to provide their comments following SPC's 3 October 2022 meeting. ● Longyards – Mike Bailey (MB) at CBC – EP has written to him again today and asked him to revisit situation and the site. The mobile home should have been moved by 12th August, it appears that a retrospective planning application is now going to be made. MP commented that a planning enforcement officer should be taking photographs of every site visit. EP asked if SPC could also contact MB to chase this matter. ● Planning QC has provided training for councillors which EP attended today. ● EP has a ward councillors' surgery on 1st October at Heathfield Community Centre, Caddington.
5	To confirm the minutes of the meeting held on: i. Monday 4th July 2022 The minutes were accepted as a true record of the meeting.
6	Report of the Chairman – Councillor Wilkin. a) <u>Platinum Jubilee Expenses</u> – BW summarised SPC's Platinum Jubilee expenditure- of the £1241.59 which was ring-fenced for royal occasions, £1042.92 has been spent, a donation was received from FOSC of £85, £283.66 left. Paid VAT of £34.49, which can be reclaimed. b) <u>Studham Playing Fields Car Park Extension</u> – Together with Paul Hocking, Secretary of Studham Playing Fields, an application for £5377.85 Section 106 monies has been submitted to CBC as a contribution towards the car park extension. EP advised he has been given an additional £1000 ward councillor's grant which could be put towards this project. Discussions also held regarding the request from Allan Wright, Treasurer of Studham Playing Fields, for funding at Studham Playing Fields including the children's playground. Councillor AW feels that SPC should not donate until a project is in place to replace playground. Playground equipment has now been removed; car

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	park project is taking priority. Discussion held on the best way forward, add to October meeting agenda to discuss further. c) <u>Mobile Telephone Mast</u> – no update from Shared Access (the implementer) since zoo site identified. Planning application expected to be submitted early in the new year. d) <u>Fibre to the Property Project</u> – Meeting held 20th August at Old Hunters Lodge by Openreach. Well attended by 40+ people, target date for completion April 2023. e) <u>Kyria Sherwin</u> – BW announced some very sad news, Kyria Sherwin passed away following an accident. Kyria provided secretarial support for the Neighbourhood Plan and was known to many Studham residents. f) <u>Parish Surgery</u> – Saturday 8th October 10am – 12pm. Suggested that this is to meet the Parish Councillors. MOP suggested signage to promote this. BW advised we use Facebook, Notice Boards, Parish Link and residents can also sign up from SPC website for updates via email. g) <u>Harvest Festival</u> – To be held at The Church of St Mary, Sunday 2nd October. LS & CS will deal with the donation. SPC will fund £15-£20. h) <u>Vending Machine</u> – There has been a suggestion that a vending machine could be installed (possibly near the Village Hall) as there is no shop in the village. Councillors comments on this included that this may need planning consent and that items which could be stocked in a vending machine are already sold in the village pubs. i) <u>Councillorship</u> – Elections to be held next year, EP confirmed he will be standing down. Anyone that would be interested in becoming a councillor for Studham Parish Council can contact BW for further information. EP left at 8.56pm j) <u>Longyards Fire Hazard</u> – BW received a phone call from John Black regarding work that was done to get hay cut on land backing onto Longyards. John Black would like to thank GS for all his efforts.
7	Report of the Vice-Chairman – Councillor Poyner <u>a) New planning applications</u> i. CB/22/02653/FULL – Knoll House Dunstable Road Studham LU6 2QJ – Residential development, demolition of care home and erection of 8 dwellings. Discussed during public question time see 3) above. ii. CB/22/02780/FULL – 67 Holywell Road Studham LU6 2PA – Two storey and single storey front extensions, side and rear extensions. New roof with dormer and velux windows with rooms in the roof space. Following discussion SPC has no material concerns. iii. CB/TRE/22/00343 – 15 Woodland Rise Studham LU6 2PF - Works to trees protected by Tree Preservation order 9/1992. Applicant attended the meeting. Already discussed, response ratified – SPC has no material concerns. iv. CB/TCA/22/00416 – 6 Dunstable Road Studham LU6 2QG – Works to trees in a conservation area. Already discussed, response ratified – SPC has no material concerns. <u>b) Other Planning Matters</u> i. CB/21/01361/FULL – Land to the rear of 48 Church Road, Studham – English Rural Housing Assoc (ERHA) have an option on the site, they specialise in small plots for affordable housing, and will need a housing needs survey which is being undertaken for them by Bedfordshire Rural Communities Charity (BRCC). MP and BW had a Zoom meeting with ERHA and BRCC to discuss. Await further contact after survey has been completed. <u>c) Cancellation of Neighbourhood Plan</u> – Confirmed that matters are to be placed on hold. 6 councillors voted in favour of this. BW advised SPC need to have a Green Infrastructure and Parish Plan. <u>d) Other Matters</u>

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	i. CB/22/03358/FULL and CB/22/03359/FULL – Venture, Dunstable Road LU6 2QJ to be discussed at meeting on 3rd October. ii. CB/22/01658/FULL - Clements End Farm – not decided as yet, only 2 objections and 1 in favour. iii. CB/22/02978/DOC Land opposite Bell PH – variation of condition 29. iv. CB/22/01721/FULL 67 Holwell Road – approved. v. CB/22/01658/FULL Clements End Road change of use from Agricultural Land to Paddocks - has been withdrawn. vi. SPC has received an email from a local resident on Clements End Road who is concerned the developer is undertaking building work before planning conditions are discharged (see comment by KC at 4) above). vii. CB/21/01017/FULL Mile Barn Farm – number of dwellings reduced to 9, await further contact. viii. 15 Woodlands Road - MP met with resident to discuss planning applications. ix. CPRE to hold Understanding Planning Workshop on 30th November – BW, AW & LS to attend. x. Village Hall Rebuild – BW and MP had a meeting with Des Salmon, next step is to contact architects to ask for their initial thoughts
8	REPORT OF Councillor Shute. a) <u>Public Footpaths</u> – see notes already provided. A resident has expressed an interest in assisting with path clearing, advised to contact Rights of Way Officer Lindsey Measures at CBC. b) <u>Gardener</u> – LS asked for weeding to be done under hedges that have been trimmed at the Village Hall. c) <u>Repair of Studham Sign</u> – Agreed post meeting to proceed with quote from Keith Draine of £330.00
9	REPORT OF Councillor C. Smith - see notes already provided a) <u>Car Parking</u> – Meeting date to be chased. b) <u>Highways</u> – Walkabout sheet has been updated.
10	REPORT OF Councillor L. Smith a) <u>Village Hall</u> – Meeting held last Friday, catching up on invoicing. To apply to CBC for Section 106 monies for another table tennis table. SKAW Good Neighbour Scheme holding First Aid training in Village Hall which will have spaces for anyone interested in attending.
11	REPORT OF Councillor Wright a) <u>Defibrillators</u> – Dates have been requested for training.
12	ACCOUNTS FOR PAYMENT (relating to July & August 2022) Accounts payable were approved for payment and schedule signed. MP to authorise payments.
13	BUDGET STATEMENT (Distributed) The financial statement of income and expenditure for the year to 31st August 2022 was approved.
14	CORRESPONDENCE. Various magazines and circulars left for councillors to review. AW left meeting at 9.56pm
15	REPORT OF CLERK. Proposed new Internal Auditor – approved.

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16	ITEMS FOR THE NEXT PARISH LINK. Consideration for neighbours - Noisy Parties Training for Defibrillators to be held September/October - keep an eye on notice boards Parish Surgery – Saturday 8 th October Welcome Packs Sign up for email updates via SPC website Remembrance Sunday - Act of Remembrance to be held at the War Memorial 11am Sunday 13 th November
17	ITEMS FOR THE NEXT AGENDA. Christmas Drinks Parish Surgery New Playground at Studham Playing Fields MOP left at 10.05pm
18	DATE AND TIME OF FUTURE MEETINGS Monday 3 rd October 2022 @7pm Parish Surgery Saturday 8 th October @ 10am Monday 7 th November 2022 @7pm Meeting closed at 10.09 pm

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