

STUDHAM PARISH COUNCIL

Virtual Parish Council Planning Meeting Minutes,

Meeting held on

Monday 19th April 2021 at 7 pm.

	<u>In Attendance:</u> BW, MP, GS, CS, LS & AW. The Clerk. JC 7 Members of the public. (Inc Richard Stay representing the Mile Barn Farm application).	
1.	<u>CB/21/01017 – Mile Barn Farm, Hemel Hempstead Road, Dagnall. HP4 1QR</u> Redevelopment of brownfield employment site to include 30 residential dwellings. 268sqm B1 office space and associated parking. (Resubmission). MP reminded - discussed 16th March 2020 on previous application. (subsequently withdrawn) Richard Stay gave some background commentary regarding this application. Proposed orchard – to provide screening at top of site. Aware that there is a big issue regarding transport, travel plan to be reviewed. Reminded the PC that an extra 30 houses will provide increase in precept and be an aid to NP. Councillors' questions & comments followed. MP - Noted that a gas pipeline runs across site. LS – Screening should be mature, not saplings for immediate benefit. RS suggests guidance from PC would be useful. Typically anticipate varieties to fit in with the surrounding landscape. BW – Office space – is this purely administration offices or possibly light industrial. RS suggests possibly studio's – new buyers may wish to have space close to home. CS – will there be any Community space, particularly important for those restricted to the site– RS feels anything suggested of this nature would be helpful if included in response from PC. RS confirmed that consultees responses received were not objecting. MP – No of affordable homes, what type? – RS - fully compliant with policy. Downsizing possible but suggest not practical for elderly / infirm, the site is not ideal due to lack of transport links. GS – any runoff from site must be contained so as not to contaminate The Gade. RS - Drainage will be compliant with regulations regarding surface water. BW – Will waste feed into sewerage system? – RS – yes adequate availability. MP – concerned that this is an 'urban' style housing estate being proposed in Rural environment, not in keeping with other local properties. Why this rather than barn style properties? RS disagrees this is an estate – proposal reduced from 40 to 30 properties –a balance must be drawn between making it affordable /worthwhile. CBC have had some input into design so are partially responsible for the outcome. MR – are any of these eco-friendly – very economical to run? – RS - ahead of new legislation no gas boilers will be installed, other more efficient sources will be used. (No new homes can be built with gas boilers by 2025) AW – any solar panels? – RS not aware of any at beginning but hope this will evolve. BW advised of new solar tiles which are much more visually attractive. MP – what lighting is planned – are there streetlights? RS modest lighting along highway, avoid light pollution.	

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	MP – Assuming VSC – affordable housing, elimination of eye sore, and office buildings what else will be used to persuade planners? RS – Previously developed land – not an asset to green belt. This site is some distance from the village and many not even aware it is in the parish. MR – what type of people expected to live there? RS advised properties will be compliant with affordable housing policies – allow people to work remotely, not suitable for those who are dependent on travel or social support. AW – what cost of affordable housing? RS - cannot say at this stage. Affordable = 20% below market value. BW – what is the plan for tenure of office buildings – freehold / leasehold. RS advised the owner has no desire to retain ownership. BW – who will actually build this – the applicant or a second developer? RS - Deal is that the applicant should build. CS – as affordable housing being offered and is there family friendly play area. RS - Yes, hope families will move in and support Studham School. Also, open communal space. CS – How many parking spaces per property? – RS policy compliant and sized to be useable. CS - expect the office spaces could be used out of office hours? -RS yes one would assume so. MP – Who will maintain the external landscaping? There does not appear to be any direct access to these areas from the design. Feel the footpath should be maintained to the village. RS - unsure about ongoing maintenance – will find out. Hopes the footpath will be enhanced. MP thanks to RS for attending the meeting and answering the questions. RS left the meeting at 19.59 LS - feels the development will become a village in its own right. MP - Inappropriate to place 'an estate' in such a rural environment. MP - Previously developed land does not necessarily cover all the site. MP will compile and circulate a draft response taking all the above into account. JC to correspond with CBC planning team to advise response to be approved at meeting on 4th May and subsequently dispatched, slightly behind deadline of 27th	MP JC
2.	<u>CB/21/01316/FULL – Land to the rear of 48 Church Road, Studham. LU6 2QA</u> Erection of two dwellings with associated access, parking, and landscaping. LS & CS both declared an interest. AW – Feels this is an inappropriate design for the area. Light lost from the bungalows which are set back. MP - Clearly an infill application – not green belt or aonb. MP - Despite consultation the plans have not altered although it appears it has been downsized post pre-application advice from CBC. LS - Do not match with any other properties in the area. LS - Lots of errors in documents. CS - Strictly speaking, this should be land rear of 46 & 48 Church Road. MP - Construction development plan – needs to be done properly should this get approval. School drop off and collection must also be considered. Feel standard delivery vehicles not acceptable. Extremely strict plan required. LS – feel what ever built will be an issue – vehicles round the centre of church close will cause chaos. Resident from Church Road – tried to rent / buy the land – CBC advised that they would be using the land to build bungalows. Since advised that sold 'secretly' any more information. It appears that CBC instructed an estate agent who offered to a selective few and therefore	

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	did not need to advertise. The idea for CBC was to free up funds to enable two properties in Dunstable. BW – suggests that CBC consultation would not approve more than two properties. No of vehicles spaces required for compliancy. – MP advised this has been recently changed, need to check. EP – advised that CBC worked with a proper estate agent and the property was advertised. MP advised this is not what happened, the property was not advertised on the open market. EP will take this up with CBC as he was led to believe it was put on open market. Neighbour advised that the hours worked during refurb of property – from 8am to 7pm, seven days a week is not acceptable. MP suggested this would need to be referred to and ensure appropriate working hours. Church Road Parking, blocking footpath, has been particularly bad and with school now returned this will be a safety issue. MP again, important to include this in response. MP - Perfectly reasonable to develop that land but agree with AW the proposal is wrong – should be mirror image to opposite. Need to consider how can this be managed without disruption to neighbours. Vehicles through Church Close need to be appropriate size. Need to establish what PC can influence. Noted damage done to grass ‘roundabout’ with digger being delivered. Important consideration is given to access - Elderly persons – need ambulance access. In general, the PC do not support this proposal – consultation was done but limited, worded to provide answers required rather than true responses and it and did not change anything – post pre app. Inappropriate for that site. MP to compile and circulate draft April. JC to correspond with CBC planning team to advise response to be approved at meeting on 4th May and subsequently dispatched, slightly behind deadline of 29th	MP JC
3.	Other Matters. CS – At a recent Open Forum in relation to the proposed Equestrian Centre on Clements End Road a request was made for speed limits to be imposed. CS therefore requests PC permission to make investigations in this regard. All agreed for CS to pursue. CS – Notified subsidence outside Green Ridges, Swannells Wood. Please could JC check a recent TPO request to determine whether works have been completed. It is possible that equipment used may be the cause of damage. BW – sadly reported the death of Betty Carey Parker, her husband, Geoffrey was a past PC Chairman. Her son in law is Nick Opperman who is a great supporter of the PC. CS to send card of condolence to Nick & Julia. BW _ Gates & Bollards – BW requested approval of draft letters to Sue Rumfitt & CBC to be submitted. All approved. MP – wishes to send following acknowledgement and thanks following the meeting with Kevin McBride. All approved for MP to action this. Following on from the meeting MP need to determine actual planning rights regarding agricultural barns.	
4.	Meeting closed 22.06 pm	

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