



**Minutes of the Studham Parish Council Extraordinary Meeting**  
**Held at Studham Scout HQ**  
**Tuesday 2<sup>nd</sup> April 2024**

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|           | <p><b><u>Councillors Present:</u></b> Lola Harris (LH), Jane Jacoby (JJ), Jennifer Rushmer (JR), Chris Morrell (CM), &amp; Jason Jackson (JJK)</p> <p><b><u>Also in attendance:</u></b></p> <p>Clerk – Brian Mew (BM)</p> <p>2 Members of the Public (MoP)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 01/202425 | <p><b>APOLOGIES FOR ABSENCE</b></p> <p>Councillor Susan Holliman (SH)</p> <p>Councillor Mo Rashid (MR)</p> <p>Central Bedfordshire Council (CBC) Ward Councillor – Vicky Malone (VM)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 02/202425 | <p><b>DECLARATIONS OF INTEREST AND DISPENSATIONS</b></p> <p>None.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 03/202425 | <p><b>PLANNING APPLICATIONS</b> – To review and comment on new planning applications received from Central Bedfordshire Council.</p> <ol style="list-style-type: none"> <li>i. <b>CB/24/00651/FULL – 34 Woodland Rise, Studham, Dunstable, LU6 2PD</b> - Single storey front extension. <a href="#">Central Bedfordshire Council Planning Pages</a><br/> SPC decided to formally OBJECT to planning consent being granted. The Planning Statement was considered to be confusing, and the proposals exceed the 60% provisions within the Central Bedfordshire Design Guide. The increase was considered to be disproportionate and would create an unacceptable precedent. Concern was also noted regarding the front design. In addition, SPC also noted and reiterated CBC concerns regarding trees and parking.</li> <li>ii. <b>CB/24/00627/FULL – Venture, Dunstable Road, Studham, Dunstable, LU6 2QJ</b> - Erection of one detached dwelling with parking and landscaping. <a href="#">Central Bedfordshire Council Planning Pages</a><br/> SPC decided to formally OBJECT to planning consent being granted. SPC considered that the proposal was effectively for a three storey dwelling and considered that a smaller property more centred in the plot would be more appropriate. SPC expressed concerns regarding turning provision and vehicle access to and from Dunstable Road. SPC also noted CBC's tree and root protection concerns and supported the objection of Natural England regarding the requirement for a Habitats Regulations Assessment and the mitigation measures necessary to rule out adverse effects on the integrity of the Chilterns Beechwoods Special Area of Conservation (SAC).</li> </ol> |

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|  | <p>iii. <b>CB/24/00687/FULL – Setter Braes, Dunstable Road, Studham, Dunstable, LU6 2QJ</b> - Loft conversion with rear facing pitched roof dormers. <a href="#">Central Bedfordshire Council Planning Pages</a><br/>SPC was happy for the CBC Planning Team to determine as appropriate within planning guidelines. However, it was noted that this property has been the subject of a number of recent applications, potentially raising some questions concerning development intentions. In particular, it was noted that the plans as submitted are based on the existing plan and do not appear to take into account a previously granted application.</p> <p>iv. <b>CB/24/00798/VOC - Land at Shires End, Clements End Road, Studham, LU6 2NG</b> - Variation of conditions 2, 3, 7, 8, 9 and 18 of planning permission CB/18/00339/FULL (Demolition of existing buildings and removal of hardstanding and erection of 3 detached dwellings). Variation sought to both design and location of plots 1 and 3. <a href="#">Central Bedfordshire Council Planning Pages</a><br/>SPC was happy for the CBC Planning Team to determine as appropriate within planning guidelines. The following comments and concerns were noted:</p> <ul style="list-style-type: none"> <li>- Concerns were expressed regarding roof height and the enlargement of the properties and the potential for a future first floor development which will impact on the openness of the green belt.</li> <li>- Space standards of parking spaces.</li> <li>- More “urban” nature of proposed design and materials.</li> <li>- Adequacy of provision of turning circles and hydrants.</li> <li>- Biodiversity net gain was queried.</li> <li>- Proposed layout was considered to be an improvement on the existing proposal.</li> <li>- Moves towards carbon neutrality for the properties were welcomed.</li> </ul> |
|  | <b>Meeting closed at 7.20pm.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

Signed by Presiding Chairman