



Minutes of the Studham Parish Council General Meeting
Held at Studham Scout HQ
Thursday 15th August 2024

	<u>Councillors Present:</u> Lola Harris (LH), Susan Holliman (SH), Jennifer Rushmer (JR), Chris Morrell (CM), Mo Rashid (MR), & Jane Jacoby (JJ) <u>Also in attendance:</u> Clerk – Brian Mew (BM) 5 Members of the Public (MoP)
	<u>Public Participation</u> MoP asked questions regarding village events.
62/202425	<u>APOLOGIES FOR ABSENCE</u> (CBC) Ward Councillor - Vicky Malone (VM) Councillor Jason Jackson (JJK)
63/202425	<u>DECLARATIONS OF INTEREST AND DISPENSATIONS</u> None.
64/202425	<u>APPROVAL OF MINUTES</u> It was RESOLVED that the minutes of the Parish Council Meeting of 2nd July 2024 were approved as a correct record and duly signed by the Chairman.
65/202425	<u>STUDHAM VILLAGE HALL REBUILD GROUP</u> It was agreed that the Parish Council would not be joining the Studham Village Hall Rebuild Group at this stage. The Clerk would write to the Village Hall Trustees advising them of the reasons for this decision.
66/202425	<u>REPORT OF THE CHAIRMAN</u> LH had continued to discuss highways issues with CBC ward councillors. LH reported that on Tuesday 6th August, she and JR had met with Rachel Hopkins, the new MP for the Luton South and South Bedfordshire constituency, in the village, and had discussed issues affecting the parish. LH and BM had met this morning with Mia Kakie, Community Payback Placement Co-Ordinator, regarding the possibility of a Community Payback team working in the parish, particularly on footpaths, hedges and verges. MR left the meeting at 7.45pm.

67/202425	REPORT OF PORTFOLIO HOLDERS Councillor Holliman – <u>Defibrillators; Planning:</u> SH reported that flower pots were now not being placed above defibrillator cases. Councillor Jacoby – <u>Salt Bins; Playing Fields/SSSC; Village Hall; Planning:</u> JJ reported a potential Planning enforcement issue. BM had circulated a link to the CBC website for reporting potential planning breaches: https://www.centralbedfordshire.gov.uk/info/44/planning/443/planning_enforcement_and_appeals/3 Councillor Rushmer – <u>Footpaths; Rights of Way; Welcome Packs; Studham, Kensworth, and Whipsnade Good Neighbours (SKAW); Planning:</u> JR reported that there had been some recent clearances of overgrown footpaths. Further work to be undertaken to establish the position on Dunstable Road / Holywell Steps footpath – plans and information to be circulated to all councillors. Nothing to report on other portfolio areas. Councillor Morrell - <u>CBC Grass & verge maintenance; Friends of Studham Common (FOSC) Liaison; Planning:</u> Nothing to report. Councillor Jackson - <u>Playing Fields/Studham Sports and Social Club Liaison; Planning:</u> Nothing to report. Councillor Rashid – <u>Crime; School Liaison; Planning:</u> – LH reported that previously notified burnt out motorbike on the Common had been cleared up. BM had contacted Dunstable Police regarding potential speed limit enforcement on Dunstable Road / Clements End Road.
68/202425	REPORT OF WARD COUNCILLORS None.

69/202425	PLANNING APPLICATIONS – To review and comment on new planning applications received from Central Bedfordshire Council. i. CB/24/01914/FULL – 42 Holywell Road, Studham, Dunstable, LU6 2PA - Two storey and single storey rear extension with first floor Juliette balconies. First floor, front/side extension with front dormer, garage conversion with front bay window and alteration to front entrance Central Bedfordshire Council Planning Pages SPC was happy for the CBC Planning Team to determine as appropriate within planning guidelines, subject to checking to ensure that the proposal does not exceed the 60% increase in original dwelling footprint Green Belt rule as per CBC's Design Guide. ii. CB/24/01447/FULL – 29 Bell Cottages, Dunstable Road, Studham, Dunstable, LU6 2QG - Construction of a single storey rear extension to form a ground floor bedroom. Central Bedfordshire Council Planning Pages SPC was happy for the CBC Planning Team to determine as appropriate within planning guidelines, subject to checking to ensure that the proposal does not exceed the 60% increase in original dwelling footprint Green Belt rule as per CBC's Design Guide. iii. CB/24/01977/FULL - 1 Holywell Close, Studham, Dunstable, LU6 2PB - Two storey side and single storey rear extensions Central Bedfordshire Council Planning Pages SPC was happy for the CBC Planning Team to determine as appropriate within planning guidelines, subject to checking to ensure that the proposal does not exceed the 60% increase in original dwelling footprint Green Belt rule as per CBC's Design Guide. iv. CB/24/02005/FULL - Studham Lower School, Church Road, Studham, Dunstable, LU6 2QD Demolition of existing storage building, relocation of bin storage. Erection of new wrap around care pod. Central Bedfordshire Council Planning Pages SPC was happy for the CBC Planning Team to determine as appropriate within planning guidelines, subject to the following comments being taken into consideration. - Confirmation that the proposed bin store is adequate and addressing the loss of the storage area. - SPC welcomed the Travel Plan Officer's comments and expect that if permission is granted an updated Travel Plan is requested as a pre-commencement condition. - There is no parent/pupil parking provided by the school on site, so this does need to be considered prior to approval. - Parking restrictions already in place along Church Road for safety reasons will need reviewing and extending to ensure that the longer school day is catered for before a decision is made. It was also agreed that in future all responses to CBC should include a request that the CBC Decision Notice to applicants includes a statement that applicants must comply with CBC Guidance on construction, demolition, and pollution, especially regarding hours of work and noise, dust, and air pollution. Construction, demolition and pollution Central Bedfordshire Council
70/202425	NEIGHBOURHOOD PLAN It was agreed that BM would contact CBC regarding developing a Neighbourhood Plan, and that a separate meeting would be arranged to discuss this.
71/202425	MEADS PATH JR reported that Meads Path had been cut back by a contractor engaged by the Parish Council. Further work to be undertaken to establish the ownership position on Meads Path – plans and information to be circulated to all councillors.
72/202425	FOOTPATHS /RIGHTS OF WAY Due to budget constraints, CBC were only undertaking 2 cuts of seasonal vegetation annually rather than 3 and were not paying landowners for any grass cutting on their land. Issues and complaints were increasing regarding footpaths and rights of way. It was agreed to progress discussions with Community Payback regarding the possibility of a team assisting on this, and to liaise with CBC ward councillors regarding this issue and funding of rural services generally.
73/202425	ACCOUNTS FOR PAYMENT It was RESOLVED to approve accounts for payment for July and August 2024.

74/202425	BANK RECONCILIATION It was RESOLVED that the Bank Reconciliation for the year to 31 st July 2024 was verified as correct and duly signed.
75/202425	BUDGET STATEMENT It was RESOLVED to approve the financial statement of income and expenditure for the year to 31 st July 2024.
76/202425	CORRESPONDENCE Correspondence circulated to Councillors prior to meeting was received: Central Bedfordshire Council (CBC) – Wellbeing Survey CBC – Planning Validation Consultation Chiltern Society - Chiltern Society Heritage & Culture Festival Chilterns National Landscape - News Friends of Studham Common (FOSC) - Newsletter National Association of Local Councils (NALC) – Newsletters & Events Office of the Police and Crime Commissioner (OPCC) - OPCC NFU Rural Crime Event 2024 Open Spaces Society (OSS) - News
77/202425	ITEMS FOR THE NEXT PARISH LINK To be considered at 3 rd September meeting.
78/202425	ITEMS FOR THE NEXT AGENDA - Meads Path and Dunstable Road / Holywell Steps footpaths - Community Payback - Studham Village Hall
79/202425	DATE AND TIME OF FUTURE MEETINGS General Meetings: Tuesday 3rd September 2024 at 7.00pm Tuesday 1st October 2024 at 7.00pm Both at Studham Scout HQ Clements End Rd, Studham, Dunstable LU6 2NG
	Meeting closed at 9.13 pm.

Signed by Presiding Chairman