

Studham Parish Council - Minutes

Planning Meeting – Monday 18th February 2019 7pm

Present: MP, AM, MN, GS, CS & AW

Eight members of the public, 7 left @ 7.42pm.

The Clerk

Apologies: Councillor Perry.

MP invited the MOP's to explain their concerns regarding relevant applications.

- a) Ref: The Hangar, Land to the West of Mansgrove Farm, Common Road, Studham.
CS & MP – declared an interest.
No public commentary.
- b) Ref: Clements End Farm, Clements End Road, Studham. LU6 2NG
The applicant addressed the meeting to show images of the existing and proposed, Ariel shot. The proposal is slightly below the footprint of existing. Acknowledge site meeting and discussion with PC plus showcase held at Sports & Social Club where the proposal was well received.
Questions raised included types of building materials. Be required to contribute 1/8th of cost of maintaining all communal areas, driveway, landscaping and pond.
Pond – who will own, collectively the ownership of the homes will
Be required to contribute 1/8th of cost of maintaining all communal areas, driveway, landscaping.
MP advised that a number of photographs were taken at site visit these were displayed to show MP wished to clarify that CBC are happy with demolition of buildings. Several years ago it was decided that there was no value in retaining the existing buildings. If any of the building materials are recoverable upon demolition, they will be re-used if approved in the application.
CBC were insistent that the buildings are all built in the centre of the site boundary.
Keeping buildings low and in keeping with village centre.
CBC also pushed for maximum parking spaces.
Fencing between houses – will use native trees and hedgerows in landscape design but no finalised design. MP suggest this would be part of covenant – keep low preferably.
Please be aware of Inconvenience caused to local residents during installation of services to site.
Local resident whilst no objection per se, especially compared to other recent developments but has concerns about the urbanisation of the village.
Copy of draft response to developer & Alan Tarsey.

Seven members of the public left the meeting.

The following applications were then considered, and responses to CBC agreed as appropriate:

- 1) CB/19/00145/FULL – The Hangar, Land to the West of Mansgrove Farm, Common Road, Studham.

CS & MP – declared an interest.

The application pack did not include any drawings of the proposed.

Based on the assumption that these have not changed stand by previous response.

2. CB/19/00148/FULL – Clements End Farm, Clements End Road, Studham. LU6 2NG

MP advised that he feels a considerable amount of materials should be recoverable.

CS has concerns about the number of trees around the extremities of the site, when they have grown considerably it will become very dark.

MP – 1.4m fencing too high, would prefer 1.2m maximum

Feel keep brick wall at entrance but extend to both sides of driveway.

Suggest cobble type boundary to roadway / driveways

Suggest front porches incorporate existing wood and brick as facing feature.

No survey or other reports were included within the pack as provided by CBC.

Suggest covenant to renege Permitted development rights

Air source heat pump – boxes unsightly – not in front gardens?

No caravans on driveways.

MP Feels planning application pack incomplete, will look online.

Surrounding fields should remain agricultural.

MP will draft - (notes from previous meeting to be included)

Other Business:

- a) 21 Common Road, Studham, Parishioners concern over building of accommodation over garages – approved 2011. Reviewed plans from original planning application. MP to review.
Check enforcement action as per May 2018
- b) Valley View – had response from Judy Martin at CBC who has highlighted the statement she considers the PC may wish to remove. MP stressed to her that the comment was annotation from a resident. MP to respond to say PC stand by report, and request the PC receive a copy of the outcome of the Planning Officers meeting. Agree temporary 2-year extension but will accept 3 year – not permanent.
- c) 'Welcome to Studham Village' flower box, installed quite close to verge on Valley Road. All Councillors to have a look before formal discussion. Permission / refusal.
- d) Dunstable Road resident has requested additional signage to highlight 30mph signage. CS suggested this would be suitable position for a smiley VAS sign. Initially however request a roundel – painted sign on road.
- e) CS also suggested Common Road would be suitable for a second smiley VAS, particularly near the Clements End Road junction.
- f) MP (re mast 17.5metres) feels some consultation required. Suggest the installer produce some information boards and hold open meeting. CS to check Village Hall availability - Mid March date – Saturday morning
- g) GS requested Councillors make decision regarding cost of Portaloo for workforce clearing Studham / Whipsnade lane – Approved.
- h) The Clerk was requested to bring paperwork for Nursery Development to March PC meeting.

Meeting closed 9pm