

	STUDHAM PARISH COUNCIL MINUTES OF VIRTUAL GENERAL MEETING HELD MONDAY 7th SEPTEMBER 2020 @ 7 PM	
	Councillors Present: Bob Wilkin (BW), Mark Poyner (MP), Mohammed Rashid (MR), Geoff Shute (GS), Chrys Smith (CS), Lynne Smith (LS) & Alan Wright (AW). Ward Councillor Eddie Perry (EP) Also, in attendance: 8 members of public. Julie Cooper (Clerk)	
1.	Apologies for absence. Kevin Collins.	
2.	Declaration of Interest. <i>(Personal and / or Prejudicial)</i> CS: 6 a) Parking at Chapel, 6 b) Village Hall. AW: 3 Bench on Holywell Green	
3.	Public Question time. Several residents in attendance had an interest in the proposal for installing a bench on the green in Holywell Road. Following discussion, whilst it was agreed that it was a lovely idea and the benefits were noted, however the residents' concerns about the possibility of anti-social behaviour and litter amongst other issues outweighed the positives. It was agreed therefore that the PC would not consider moving forward on this proposal. 6 residents left the meeting.	
4.	Matters for the Central Bedfordshire Councillors. EP informed the meeting that a shortlist of potential candidates for the replacement of Richard Carr (CBC's Chief Executive) has been compiled but the process may take several months to complete. EP was content that there were no other matters from CBC which are of concern for Studham.	
5.	To confirm approval the minutes of the virtual meeting held on 6th July 2020 These minutes were proposed, seconded, and approved as a correct record. Any matters arising therefrom. No matters arising other than those included within the agenda.	
6.	Report of the Chairman – Councillor Wilkin. a) <u>Gates and bollards on the Common</u> - BW gave a comprehensive report in relation to recent correspondence with Central Bedfordshire Council (CBC); a copy would be provided to those with an interest and otherwise upon request. A resident with an interest in the process and in attendance at the meeting questioned some of the information from CBC as being contradictory to advice he had been given which BW acknowledged. It has been agreed that an invitation to attend a meeting to include all interested parties is the next step towards reaching an acceptable resolution. b) <u>Village Hall Floor</u> – The councillors have been advised that work is due to commence very soon with an anticipated re-opening in January 2021. The Trustees are grateful for the community spirit shown whilst the temporary floor was in place. c) <u>Remembrance Service</u> – A communication from Rev'd Lenthall suggests a change from usual procedure whereby a shorter service will be held entirely at the War Memorial rather than in Church first. The PC are happy to support this suggestion, but clear protocols are required with comprehensive communication to parishioners. AW raised concerns regarding the possible extended time of road closure, this element to be given further consideration. CS advised that the PC wreath has been ordered as usual but there will be no door to door Poppy collections this year.	
7.	Report of the Vice-Chairman – Councillor Poyner. a) <u>New Planning Applications to be considered</u> – i. <u>CB/TRE/20/00399 – Green Ridges, Swannells Wood, Studham, LU6 2QB.</u> Field maple tree in the front garden to be reduced by 20% (SB/TPO/84/00014 G8). Agreed decision to be deferred to Andy Jones at CBC.	

	ii. <u>CB/20/02574/FULL – 33, Byslips Road, Studham, LU6 2ND</u>. Proposed installation of driveway gates. Following confirmation that the gates would be set back from the road the PC have no material concerns with this proposal and are happy for CBC to determine. iii. <u>CB/20/02772/FULL – 130 Dunstable Road, Studham, LU6 2QL</u>. Proposed garage extension and conversion adding new garage with double car port. Several Councillors have visited the site to gain a perspective of the proposal. There are concerns that the extension will have a significant impact on the street scene. It was noted that the neighbour (No.28) had a carport added several years ago and felt a mirror image of this would have been more acceptable, but not bringing the building line forward. In summary, the PC opinion is that the proposal is excessive, whilst content with conversion of garage to office space they are not happy with the converted roof and introduction of Velux windows which may have an impact on the privacy of their neighbour. b) <u>Other Planning Matters -</u> i. <u>Mobile Telephone Mast</u> – The previously proposed site near the Church will now not be pursued. A new applicant will be taking this project forward with an alternative site proposed. PC to establish whether the same networks are involved in this new development. ii. <u>Neighbourhood Plan</u> – Disappointingly it is clear that there is not yet a draft NP ready for CBC to comment upon. MP has advised the NP working group that they must now appoint an external consultant to act on our behalf. It is thought CBC's Local Plan will be available in around three months' time. MP stressed that the draft MUST be approved by SPC prior to submitting to CBC. iii. <u>Land to rear of Bell Cottages</u> – BW & MP met with The Bell landlords to discuss their application for bungalows which was refused by CBC. The proposal was in an area covered by Green Belt, AONB and Area of Great Landscape Value. MP advised that he felt their argument of Very Special Circumstances was not strong enough. There are also some other outstanding issues including in relation to the Section 106 provisions of the previous application to build the terrace of 5 houses and retail unit. MP will circulate bullet points of the discussion to all Councillors. iv. <u>Mansgrove Farm</u> – Planning consent has been granted. v. <u>34 Holywell Road</u> – Following concerns raised over this site it was agreed to check approved planning proposal.	
8.	Report of Councillor Rashid. Nothing to report.	
9.	Report of Councillor Shute. a) <u>Bench for Holywell Green</u> - See item 3 above. Proposal now not being considered. b) <u>Friends of Studham Common</u> – Have undertaken work on the West Common bridleway. Next meeting scheduled for 19th September, everybody welcome. c) <u>Village Gardening</u> - The gardener proposed a bigger, more impressive display of flowers in the triangle bed in readiness for November. Savings have been made by not planting summer bedding. GS PROPOSED £175 budget. This was APPROVED by ALL. d) <u>The War Memorial</u> – A new chain and padlock has been fitted. Code resent to all users. It was noted that the roof has still not been secured and should be undertaken urgently. CS to pursue builders. e) <u>SPC Information Panels</u> – All four boards need sanding and re-oiling. GS to undertake the Holywell one, a parishioner has offered to do the three remaining ones at a cost of £75. f) <u>Dunstable Road Footpath</u> – The condition has worsened and is more dangerous with hazardous twigs and branches. GS proposed a list of SPC requirements for the whole road be submitted to CBC g) <u>69 Holywell Road</u> – Following complaints from residents regarding the overhanging hedge forcing pedestrians to walk in the road it was agreed that The Clerk would write requesting immediate action. It was acknowledged that BW had made an informal visit in person to request this already. h) <u>Holywell Footpaths</u> – It was noted that much of the pavement is now too uneven to walk on, some damage is caused by tree roots while in other places it is purely disintegration of the surface. i) <u>The junction of Kensworth Road / Byslips Road</u> – Trees are obstructing drivers view, some cutting back has been undertaken by CBC but not sufficient to make it safe. j) <u>Tree branch in Woodland Rise</u> – CBC have been advised and a return call is anticipated. k) <u>SPC Assets list</u> – GS has requested Councillors list known assets. MR undertook to lead in a review of SPC insurable assets.	CS Clerk

10.	Report of Councillor C Smith. a) <u>Highways</u> – All works requested have been undertaken where possible. All above requests to be highlighted with the Highways or other relevant parties. With many CBC staff working remotely updates to the portal are taking more time. CS reminded the meeting of a request for a letter in acknowledgement of the retirement of Jill Cross. b) <u>Sports & Social Club</u> – Nothing to report. c) <u>Playing Fields</u> – Thanks were given for contribution towards play equipment maintenance & insurance. d) <u>Village Hall</u> –For floor see item 6 b.	Cle
11.	Report of Councillor L Smith. Nothing to report.	
12.	Report of Councillor Wright. a) <u>Website</u> – Running well. Two Year Security Licence invoice has been received - see payments. Policies need to be uploaded. b) <u>Bench on Holywell Green</u> – AW submitted a detailed report on the responses from those living close to The Green. From total responses received the result is 32 in support / 5 against. See above item 3.	
13.	Accounts for Payment. <u>Requests for payments</u> relating to July & August was circulated for approval. No objections raised.	
14.	Budget Statement Period 6 <u>Financial statements</u> including an Income & Expenditure report & Bank Reconciliation, relating to periods five & six were circulated for approval.	
15.	Items for the next Parish Link. (October) Remind parishioners to sign up for email alerts. Advise of no door to door Poppy sales. Roadworks on Church Road with closure during school half term week.	
16.	Correspondence. The following have been received for circulation. - Chiltern – Autumn 2020. - Clerk & Councils Direct -September 2020. - Lift Off Magazine – East Anglian Air Ambulance. - Studham Village Hall – letter with update on replacement floor. (See item 6 b)). - Harvest Festival – Due to current circumstances it was agreed a financial donation of £10 rather than providing a food display would be more appropriate. - The Meads Footpath- a resident from the Meads has complained to BW regarding the poor state of the shrubbery alongside the tarmac footpath. The Parish Gardener should be maintaining this as part of his contract. GS & LS to undertake a site visit. (Post meeting, GS requested a letter be sent to the residents of Spindlewood again as the conifer hedge is overhanging the footpath by a considerable amount. Hedge needs to be cut right back to boundary line, as besides overhanging the path the street lamp is not now accessible.	GS, LS Cle
17.	Report of Clerk. The Clerk advised that there had been no requests for examination of the accounts for 2019/2020	
18.	Review ongoing actions list. An update of the Ongoing Actions was circulated ahead of the meeting by BW.	
19.	Items for the next Agenda Parking in the village centre, Residents' hedge responsibilities.	
	Date and time of future meetings. Monday 5th October 2020 @ 7pm (virtual meeting via Zoom)	
Meeting Closed at 9.44 pm		