

# STUDHAM PARISH COUNCIL

## MINUTES OF PLANNING MEETING

### HELD

TUESDAY 10TH DECEMBER 2019 @ 7 PM

**Councillors' Present:**

Bob Wilkin (BW), Mark Poyner (MP), Mo Rashid (MR), Geoff Shute (GS), Chrys Smith (CS) & Alan Wright (AW)

**Also, in attendance:**

Julie Cooper (Clerk)

**Apologies for absence.**

Lynne Smith.

**CB/19/03228/FULL – Valley View, Hemel Hempstead Road, Dagnall, Berkhamstead, Hertfordshire. HP4 1QR**

Erection of a dayroom.

Having reviewed the documents as supplied by CBC it was acknowledged that the proposed day room would be of significant size, although actual dimensions were not provided. It was acknowledged that this proposal is linked to the second mobile home which at present only has temporary permission to remain on site. A proposal for this to become permanent was called in by the Secretary of State and remains unresolved. The Councillors feel it would therefore be inappropriate to comment on this current proposal until a final decision is made.

As there are clearly legal issues to be considered the Parish Council wonder whether CBC are actually in a position to determine the outcome of this application.

It was agreed Kevin Collins, Ward Councillor, would be contacted for an update on the Local Plan as it appears this may be delaying a decision.

Notwithstanding all of the above, should the second mobile home become a permanent fixture the Councillors have no material concerns regarding the second day room to accompany it on the proviso that no further homes or day rooms are permitted in the future, temporary or permanent.

**CB/19/03949/FULL – Land to the rear of Bell Cottages, Dunstable Road. Studham. LU6 2QG**

Construction of 2 No two bedroomed semi-detached bungalows.

It should be noted that several members of the Parish Council do at times visit/use The Bell PH for social purposes and on alternate years, The Bell Inn is the venue for the PC Christmas drinks/celebrations.

In discussions, the councillors were unable to agree whether this application should be considered as 'Back fill' or 'infill'.

The documents as supplied by CBC were incomplete. No Design & Access statement available and the plans do not indicate the position or orientation of the proposed dwellings. However, having accessed additional documents from the CBC online portal (during the meeting) the PC do not consider that the listed "very special circumstances" are valid.

Access to the site by emergency and trade vehicles was also questioned.

It was agreed not to support the planning application.

**Other Planning Matters.**

MP suggested that in future it might be appropriate to inform the applicant of the date of the planning meeting at which their proposal would be considered to encourage their interaction with the PC

**Any other matters of concern.**

No other matters were considered.

Meeting Closed at 8pm

