



Clerk to the Council

Mrs Sally Harrop
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Email: clerk@studhamparish.co.uk

Jade Moss
Planning Department
Central Bedfordshire Council
Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ

14th June 2022

Email to: planning@centralbedfordshire.gov.uk

Dear Jade

<u>Application No:</u>	CB/22/01658/FULL
<u>Location:</u>	CLEMENTS END FARM, CLEMENTS END ROAD, STUDHAM LU6 2NG
<u>Proposal:</u>	Change of use: of agricultural land to paddock

Members of the Studham Parish Council reviewed the above application documents on Monday 6th June 2022.

WE STRONGLY OBJECT TO THIS PLANNING APPLICATION.

The Parish Council have looked at and discussed in detail the information provided. We disagree with the reasoning for this change of use request.

Previously Developed Land

To start with, the Parish Council do not like "*planning creep*" and this change of land use should have been included within the original planning application which received planning consent for 8 new dwellings [CB/19/00148/FULL].

If it had been, we would have objected to it then (as we do now) as not being appropriate in planning terms and as the land in question was not (and is still not) Previously Developed Land ("PDL").

Please find attached a copy of Studham Parish Council's formal response to CB/10/00148/FULL dated 25 February 2019. You will note the photographs included therein and the lack of commentary by the then applicant in respect of the surrounding land.

Very Special Circumstances

There are no Very Special Circumstances ("VSC") for this proposal.

Housing Development Design/layout

The land in question (outlined in red) is situated to the rear of 7 of the 8 housing plots at Clements End Farm off Clements End Road. There is no bespoke access from the highway network thereto (it must be via the housing development) and the design/layout of the dwellings under construction does not provide suitable vehicular access to the land for the stated "paddock use".

We consider that this planning application is one which simply aims to assist the selling of the residential dwellings on the new housing development rather than the stated "paddock" for recreational equine (horse) use.

Increased Vehicular Movements

If planning consent was granted and the "paddock" was actually used/occupied by horses, such use would increase vehicular movement on the housing development and onto/off Clements End Road.

With the planned Equestrian Development further along Clements End Road, the Parish Council remain deeply concerned about the traffic; highway and health/safety risk here.

Equine Use

The Parish Council has no direct expertise on equine matters as such but when reviewing the planning application, we looked at several external resources including The British Horse Society's ("BHS") website [www.bhs.org.uk] for guidance.

There seems to be a number of factors which make the proposal inappropriate.

Minimum Land Requirements

It states that the BHS recommends a ratio of one horse per 0.4 to 0.6 hectares on permanent grazing (1 to 1.5 acres per horse). The planning application provides no information on the relevant size of the land in question, but it states that if planning consent is granted, it will allow future homeowners to purchase a section of land adjoining the housing development for recreational equine use.

In short, the land in question is not large enough for such a use.

Adequate Water Supply

There is no such water supply, or other associated services.

Shelter/Outbuilding Requirements

If planning consent was granted, this would potentially lead to outbuildings being built on the land. This is not something that the Parish Council can support.

We fundamentally object to any further outbuilding/stable/shed construction outside of the original "red line" outlining the housing development area for CB/19/00148/FULL.

Fencing/Gates

Likewise, fencing/gates would no doubt be required to "section" off the different paddocks. This would adversely damage the landscape value in this location, and this is again not something that the Parish Council would want to see, nor can support.

Plot 5 Clements End Farm

Finally, we wish to highlight that Strutt & Parker are currently marketing Plot 5 on the housing development at £1.75m. We attach the relevant four-page marketing brochure [March 2022].

It states on the second page: *"A brand new detached family home in a charming, convenient location, with 10 acres of adjacent paddocks"*. This "paddock" is shown on the last page outlined in red.

The Parish Council is not aware that this additional area (10 acres) has planning consent for a change of use from agricultural use to paddock. Can you confirm?

You will further note that the land subject to the planning application [CB/22/01658/FULL] is shown within the marketing brochure subdivided for each plot.

Conclusion

Studham Parish Council strongly requests that the Planning Team at Central Bedfordshire Council refuse planning consent for the proposed change of use from agricultural land to "paddock" use.

Yours sincerely,



Sally Harrop
Clerk to Studham Parish Council



Clerk to the Council

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Fenella Hackney
Planning Department
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Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ

14th June 2022

Email to: planning@centralbedfordshire.gov.uk

Dear Fenella

<u>Application No:</u>	CB/22/01721/FULL
<u>Location:</u>	67 HOLYWELL ROAD, STUDHAM LU6 2PA
<u>Proposal:</u>	Proposed detached garden room to rear of garden

Members of the Studham Parish Council reviewed the above application documents on Monday 6th June 2022.

It was noted that there is an increasing number of similar applications requesting permission to construct outbuildings in rear gardens. As a rule, the Parish Council remain generally supportive of such applications where (1) planning consent is sought before construction work commences and (2) provided the proposed outbuildings are appropriate in size, design and are placed in a suitable location in context of the rear garden and the surrounding dwellings.

Whilst we acknowledge that the proposed outbuilding comprising 4.5m x 7m is on the large side, the Parish Council have no material issues with the relevant location; design and use but we note the comments made by Mr Andy Jones (Tree and Landscape Officer) in his internal Memorandum to you dated 26 May 2022.

We therefore agree that the applicant should provide the supporting document BS 5837: 2012 Tree Survey, Tree Constraints Plan and an Arboricultural Impact Assessment prepared by a qualified arboricultural consultant before the application can be formally reviewed.

Once that information is available, we are confident that the planning application can be determined by Central Bedfordshire Council as appropriate.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'S Harrop', with a stylized flourish at the end.

Sally Harrop
Clerk to Studham Parish Council



Clerk to the Council

Mrs Sally Harrop
32 The Orchard
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Zoe Blake
Planning Department
Central Bedfordshire Council
Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ

7th June 2022

Email to: planning@centralbedfordshire.gov.uk

Dear Zoe

<u>Application No:</u>	CB/22/01843/FULL
<u>Location:</u>	39 COMMON ROAD, STUDHAM LU6 2NQ
<u>Proposal:</u>	Single storey side extension

Members of the Studham Parish Council reviewed the above application documents on Monday 6th June 2022.

The applicant attended our meeting, Studham Parish Council have no material issues with this application and are confident that it will be determined as appropriate.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Sally Harrop'.

Sally Harrop
Clerk to Studham Parish Council



Clerk to the Council

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32 The Orchard
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Andy Jones
Tree and Landscape Officer
Planning Department
Central Bedfordshire Council
Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ

7th June 2022

Email to: planning@centralbedfordshire.gov.uk

Dear Andy

<u>Application No:</u>	CB/TRE/22/00160
<u>Location:</u>	42 WOODLAND RISE, STUDHAM LU6 2PF
<u>Proposal:</u>	Works to a tree protected by a Tree Preservation Order

Members of the Studham Parish Council reviewed the above application documents on Monday 6th June 2022. The photographs provided with the application were very helpful.

The Parish Council have no material issues with this application and are confident that it will be determined as appropriate.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Sally Harrop'.

Sally Harrop
Clerk to Studham Parish Council