

STUDHAM PARISH COUNCIL

	MINUTES OF PLANNING MEETING HELD MONDAY 16TH MARCH 2020 @ 7 PM
	Councillors' Present: Bob Wilkin (BW), Mark Poyner (MP), Geoff Shute (GS), Chrys Smith (CS) & Lynne Smith (LS). Also, in attendance: No members of the public. Julie Cooper (Clerk)
	Apologies for absence. Mo Rashid (MR) & Alan Wright (AW).
	MP Proposed April & May meetings be cancelled due to the current pandemic situation. This was agreed unanimously. A joint working group has been established within ours & the two other local parishes to deal with any local issues. BW & CS representatives for PC.
	<u>CB/TRE/20/00056 – Four Oaks, Church Road, Studham. LU6 2QA</u> Crown Reduction and thinning of Sycamore (T1) and Oak (T2), Fell Cherry tree (T3) and two Beech trees (T4 & T5). SB/77/00002 & SB/85/00016). Refer decision to Andy Jones.
	<u>CB/TRE/20/00015 – Wenault, 18 oakway, Studham. LU6 2PE</u> Removal of diseased branch and 20% reduction of rear Beech tree. Refer decision to Andy Jones.
	<u>CB/20/00490/FULL – Manor Farm, Church Road, Studham. LU6 2NW</u> Construction of a 60m x 30m equestrian outdoor 'Flexiride' arena on paddock land. Adjacent to the residential use of Manor Farmhouse and the stables. There will be no third party or commercial use. The arena will not be fenced. BW declared an interest (daughter connected to resident). No members of the PC have any concerns with regard this application.
	<u>CB/20/00736/FULL – Fourways Cottage, Hemel Hempstead Road, Dagnall, Berkhamstead. HP4 1QR</u> Single storey front extension. Straightforward additional development no material concerns.
	<u>CB/20/00784/FULL – Hollytrees, Swannells Wood, Studham. LU6 2QB</u> New Orangery. No issues, provided neighbours are aware of the full glass outlook (Meadowside) and have no objections. CBC to determine if appropriate.
	<u>CB/20/00851/FULL – Mile Barn Farm, Hemel Hempstead Road, Dagnall, Berkhamstead. HP4 1QR</u> Redevelopment of Brownfield employment site to include 30 residential dwellings, 280sqm B1 Office space and Associated parking. Preplanning advice has been taken from CBC. Some drawings are missing from the pack as provided, MP to recover these from the CBC planning portal. Whilst some of this development is clearly on previously used land, however with no bus service all residents will need vehicles. Assume VSC is the provision of affordable rather than use of brownfield. Question how will social housing be allocated, is it affordable, rented / discounted? Is the current waste/reclamation business with office space likely to impact on any other residents? If offices are built they must remain offices with no easy conversion to residential at a later date. Accept some is previously developed land. Pleas footpath link remains to Studham Village. MP will review once all documents are available and will circulate an initial draft for further commentary.
	<u>Acknowledge new applications for consideration. – Meeting to be convened.</u> CB/20/00920/FULL – 6 Holywell Close, Studham. LU6 2PB. - Proposed garage. CB/19/03949/FULL – Land rear of Bell Cottages. - Amendments to the above application. Ecology walkover

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	report. revised site layout plan (WPD-019*20*3B) and revised planning statement.
	Meeting Closed at 8.05 pm