

PLANNING MEETING MINUTES

Studham Parish Council Minutes

Monday 12th February 2018 @ 7.00pm

Councillors' Present:

Eddie Perry (EP), Andrea Maxted (AM), Melissa Newland (MN), Geoff Shute (GS), Chryst Smith (CS) & Alan Wright (AW).

In attendance:

3 members of public

Julie Cooper (Clerk)

1. Apologies for absence

None

2. Declaration of Interest (Personal and / or Prejudicial) Parish Councils (model code of conduct) Order 2013

None

3. CB/18/00339/FULL – Land at Shires End, Clements End Road, Studham. LU6 2NG

Demolition of existing buildings and removal of hard standing and erection of 3 detached dwellings.

Two e-mails had been received in advance of the meeting, one from the applicant and one raising queries about local services which appear to be stretched already e.g. electricity / water.

The following comments were raised by the applicant, in part as a response to queries from the Councillors;

- Greenhouses – 20 year expected life span – now 48 years old and falling into dereliction, heating has been broken 12 years.
- Originally requested 4 new dwellings but on reflection, following CBC advice reduced this to 3.
- Feel they are putting back to green belt as not building on all previously developed parts of the site.
- Three new dwellings would be less footprint than existing buildings.
- Front two green spaces would have a covenant placed on them to prevent future development.
- Rear paddock would also remain in their ownership.
- Immediate neighbours very positive.
- Footpath across the corner – plans shows it cuts across (towards Rose Cottage) – Note from applicant - footpath originally ran through the property – legally diverted and now runs outside the properties boundary (1970's).
- No contact has been made with the NPWG – timing was not right.

Applicants left at 7.30

Councillor comments;

- Pre-application advice taken.
- Five bedrooms all en-suite – has the appearance of a hostel rather than dwelling, particularly when taking the high number of cycle spaces proposed?
- Concerns that green spaces must be protected.
- Would have preferred only two new dwellings.
- Site visit would be helpful to understand the proposal in context. Clerk to arrange with applicant.
- Property originally built with agriculture ties.
- Cycle spaces not relevant for this type of housing.
- Need to ascertain S106 / CIL in relation to this development.
- Check no adverse comments from near neighbours.
- Check – boundary / footpath.
- Ensure remains domestic dwelling.

Clerk

4. CB/18/00351/FULL – 4 Woodland Rise, Studham. LU6 2PF

Single storey rear extension.

No pre-application advice, 83% increase over original dwelling.

	Rear extension in large garden, not overlooking. CBC to determine whether 83% acceptable.	
5.	Matters deferred from meeting Monday 5th February 2018 CB/17/05668/FULL – Hambleton, Dunstable Road, Studham. LU6 2QJ Proposed extensions & alterations to existing detached garage. No pre-application advice, no material comments except development must remain ancillary to main dwelling. CB/17/05822/GPDE – 64 Church Road, Studham. LU6 2QA Erection of single storey rear extension 6m beyond the rear wall of the original dwelling, maximum height of 3m and 3m to the eaves. It was agreed that this does fall within acceptable development, no need for PC to comment. CB/18/00285/FULL – 5 Oakway, Studham, LU6 2PE New single storey rear extensions and first floor side extension following demolition of existing conservatory. No pre-application advice taken, understand this is similar to previous rejected application. 50% is large development, ground floor too large first floor – no problems. Accept 60% applications have been approved locally so leave for CBC to determine.	
6.	Other Matters. Focus group meeting At meeting – many people as possible requested to go online to object to proposal. CBC had hoped to purchase the land and run as a Council site with control over numbers. Unable to go ahead. Waiting for reassurance that individuals are anonymized. Following discussion, the Councillors feel that this aside it would not be productive, and the decision should rest with planning matters. CBC – Notification of planning applications to neighbours – procedure? Clerk to write to CBC to establish what procedures are in place for notifying near neighbours of new planning applications as it would appear that the resident to the immediate rear of 246 Dunstable Road (Recent retrospective application for outbuildings) was not notified of the application. It is noted also that the near neighbour to Shires End did not receive notification of that application. GI Plan – Following on going deliberations between Councillors the NPWG and CBC regarding the responsibility of endorsing the GI plan MP suggested that the plan become an attachment to the Neighbourhood Plan as a wish list, to be actioned as and when appropriate. Following discussion, it was agreed that this would seem the most appropriate way forward. Request for assistance with litter picking – Pam Ward from Whipsnade has requested support with a litter pick on the roadside from Whipsnade Roundabout to the Dunstable Downs Gateway centre. Following discussion, it was agreed that this was not appropriate for volunteers due to the danger. The road would need to be closed for the duration and it was agreed that this is a job for CBC. MP added that he had noted a lot of litter around the village. EP suggested we seek advice from our insurance company before anything is undertaken.	Clerk
7.	Date and time of next meetings. Site Visit – Saturday 17th February 2017 @10am (tbc) Monday 5th March 2018 – 7pm	Meeting Closed a 9.20pm

Signature:

Date: