



Clerk to the Council

Mr Brian Mew
146 London Road
Dunstable
Bedfordshire
LU6 3EX

Email: clerk@studhamparish.co.uk

Charlie Keen
Planning Department
Central Bedfordshire Council
Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ

8th November 2023

Email to: planningcomments@centralbedfordshire.gov.uk

Dear Charlie,

<u>Application No:</u>	CB/23/03257/FULL
<u>Location:</u>	Glentor, 1 Woodland Rise, Studham, Dunstable, LU6 2PF
<u>Proposal:</u>	Demolition of existing conservatory and erection of single storey rear extension.

Further to your letter of 23rd October 2023, members of Studham Parish Council (SPC) reviewed the above application at the Parish Council meeting held on 7th November 2023.

Having considered this application, SPC wishes to formally **OBJECT** to planning consent being granted.

SPC considers that the proposals exceed the 60% provisions within the Central Bedfordshire Design Guide and represent inappropriate development, harmful to the openness of the Greenbelt, contrary to Policies SP4 and HQ1 of the Central Bedfordshire Local Plan, the Central Bedfordshire Design Guide, and Section 12 & 13 of the NPPF.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'B Mew', on a light-colored background.

Brian Mew
Clerk to Studham Parish Council



Clerk to the Council

Mr Brian Mew
146 London Road
Dunstable
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LU6 3EX

Email: clerk@studhamparish.co.uk

Andrew Mead
Planning Department
Central Bedfordshire Council
Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ

13th November 2023

Email to: planningcomments@centralbedfordshire.gov.uk

Dear Andrew,

<u>Application No:</u>	CB/23/03292/VOC
<u>Location:</u>	Golden Leaves, Swannells Wood, Studham, Dunstable, LU6 2QB
<u>Proposal:</u>	Variation of condition number 3 of planning permission CB/23/01666/FULL (Increase in roof height and loft conversion with the addition of front and rear dormers, the erection of a single storey rear extension and front canopy and demolition of garage) An additional front dormer structure is proposed.

Further to your letter of 18th October 2023, members of Studham Parish Council (SPC) reviewed the above application at the Parish Council meeting held on 7th November 2023.

Having considered this proposal, SPC has no further comments and is happy that CBC Planning Team will determine as appropriate.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'B Mew', on a light-colored background.

Brian Mew
Clerk to Studham Parish Council



Clerk to the Council

Mr Brian Mew
146 London Road
Dunstable
Bedfordshire
LU6 3EX

Email: clerk@studhamparish.co.uk

Katherine Watts
Planning Department
Central Bedfordshire Council
Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ

8th November 2023

Email to: planningcomments@centralbedfordshire.gov.uk

Dear Katherine,

<u>Application No:</u>	CB/23/03257/FULL
<u>Location:</u>	Kingswood, 1 Oakway, Studham, Dunstable, LU6 2PE
<u>Proposal:</u>	Single storey side & gabled rear extension. Demolition of garage and part demolition of utility /play room. Alteration to front & rear dormers.

Further to your letter of 24th October 2023, members of Studham Parish Council (SPC) reviewed the above application at the Parish Council meeting held on 7th November 2023.

Having considered this application, SPC wishes to formally **OBJECT** to planning consent being granted.

SPC would question the statement in the proposed plans that an additional 214m² represents "permitted development" and considers that the proposals exceed the 60% provisions within the Central Bedfordshire Design Guide and represent inappropriate development, harmful to the openness of the Greenbelt, contrary to Policies SP4 and HQ1 of the Central Bedfordshire Local Plan, the Central Bedfordshire Design Guide, and Section 12 & 13 of the NPPF.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'B Mew', on a light-colored, slightly textured background.

Brian Mew
Clerk to Studham Parish Council



Clerk to the Council

Mr Brian Mew
146 London Road
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LU6 3EX

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Lauren Rance
Planning Department
Central Bedfordshire Council
Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ

8th November 2023

Email to: planningcomments@centralbedfordshire.gov.uk

Dear Lauren

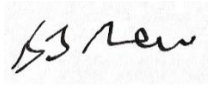
<u>Application No:</u>	CB/22/04134/FULL
<u>Location:</u>	Mile Barn Farm, Hemel Hempstead Road, Dagnall, Berkhamsted, HP4 1QR
<u>Proposal:</u>	The redevelopment (including the demolition of existing buildings) of an employment site to deliver 9 residential units, office space and associated landscaping, parking, vehicle access arrangement and associated infrastructure.

Further to your letter of 2nd October 2023, stating that you have received amendments to this application in respect of the above property regarding revised layout and house types, including amendments to supporting documents, members of Studham Parish Council (SPC) reviewed the above application at the Parish Council meeting held on 7th November 2023.

SPC was pleased to note the addition of public open space in the revised layout. SPC expressed some concerns regarding the junction of the current access road with Hemel Hempstead Road, but noted the CBC Highways comments on 25th November 2022 and again on 17th May 2023 deeming the proposed access adequate as it upgrades the existing access to adoptable standards with 215m visibility splays.

Taking into account all of the relevant issues, SPC is pleased with the revised proposals and assuming all comments are addressed along with all CBC consultee comments then the SPC is happy for CBC's Planning Team to grant or refuse consent as appropriate.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'B Mew', on a light-colored rectangular background.

Brian Mew
Clerk to Studham Parish Council



Clerk to the Council

Mr Brian Mew
146 London Road
Dunstable
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LU6 3EX

Email: clerk@studhamparish.co.uk

Luke Burgess
Planning Department
Central Bedfordshire Council
Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ

8th November 2023

Email to: planningcomments@centralbedfordshire.gov.uk

Dear Luke,

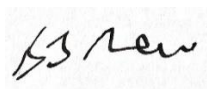
<u>Application No:</u>	CB/23/03164/FULL
<u>Location:</u>	Two Beeches, Swannells Wood, Studham, Dunstable, LU6 2QB
<u>Proposal:</u>	Part single and part two storey side and rear extension following demolition of rear conservatory and side extension

Further to your letter of 3rd October 2023, members of Studham Parish Council (SPC) reviewed the above application at the Parish Council meeting held on 7th November 2023.

Having considered this application, SPC wishes to formally **OBJECT** to planning consent being granted.

SPC considers that the proposals exceed the 60% provisions within the Central Bedfordshire Design Guide and represent inappropriate development, harmful to the openness of the Greenbelt, contrary to Policies SP4 and HQ1 of the Central Bedfordshire Local Plan, the Central Bedfordshire Design Guide, and Section 12 & 13 of the NPPF. SPC does not consider that the separated garage should be disregarded in the 60% calculations.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'B Mew', on a light-colored rectangular background.

Brian Mew

Clerk to Studham Parish Council