



Clerk to the Council

Mr Brian Mew
146 London Road
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LU6 3EX

Email: clerk@studhamparish.co.uk

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

5th October 2023

Email to: planningcomments@centralbedfordshire.gov.uk

Dear Lauren

<u>Application No:</u>	CB/23/02709/FULL
<u>Location:</u>	Knoll House, Dunstable Road, Studham, Dunstable, LU6 2QJ
<u>Proposal:</u>	Residential redevelopment of unviable care home, with 8 dwellings.

Further to your letter of 24th August 2023, members of Studham Parish Council (SPC) reviewed the above application at the Parish Council meeting held on 3rd October 2023.

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

SPC objects to the proposal based on the comments of CBC consultees as outlined below.

Fire and Rescue Service

SPC notes and agrees with the Fire and Rescue Service comments regarding:

- A - Access facilities for the Fire Service
- B - Installation of fire hydrants
- C - Installation of fire sprinklers

Ecology and Biodiversity

It is noted in the Ecology and Biodiversity Officer's comments that the Biodiversity Net Gain unit score is a loss of 12.11%. SPC agrees with the officer's comments that the proposals must either be changed to allow a net gain on site, or an offsite provision must be provided. SPC would like to see the proposals achieve a 10% gain as a minimum in line with future policy.

Tress and Landscapes

SPC note and support the concerns of the Trees and Landscapes Officers in their responses and considers that the loss of so many trees on the site needs to be rectified.

Highways

SPC notes and agrees with the comments of the Principal Highways Officer regarding the challenging nature of access to the site. The Highways comments regarding parking, turning, and in particular the 20-mph visibility splays, need to be addressed for the safety of road users and potential new residents. SPC also agrees with the need for improvements to Studham Lane referenced in the officer's comments, and with the need for the conditions of low-level lighting to protect from any visual harm and nuisance to neighbouring properties. Members of SPC also expressed concerns regarding drainage issues.

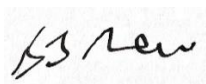
Other Comments:

SPC are disappointed that no effort has been made in regard to providing Social Housing of any kind on the site but understands that will need to be looked at in terms of policy by CBC to see if the site meets the requirements of the Local Plan and NPFF.

SPC considers that this scheme may constitute overdevelopment of the site, and would rather see, and potentially support, a scheme of around 4-5 units, or for the site to come forward as a Rural Exception for a mix of market and social housing, which is the view of CBC Strategic Housing.

Whilst SPC is objecting to this application, SPC would like to comment that it is happy that the applicant has taken many of the previous objections on board and agrees with the applicant that the scheme is on previously developed land, being the Knoll House care facility and its curtilage.

Yours sincerely,

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Brian Mew
Clerk to Studham Parish Council



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Mr Brian Mew
146 London Road
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Benjamin Keen
Planning Department
Central Bedfordshire Council
Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ

5th October 2023

Email to: planningcomments@centralbedfordshire.gov.uk

Dear Ben

<u>Application No:</u>	CB/23/02887/FULL
<u>Location:</u>	Setter Braes, Dunstable Road, Studham, Dunstable, LU6 2QJ
<u>Proposal:</u>	Infill front extension and front open, canopy porch

Further to your letter of 14th September 2023, members of Studham Parish Council (SPC) reviewed the above application at the Parish Council meeting held on 3rd October 2023.

Having considered this proposal, SPC has no comments and is happy that CBC Planning Team will determine as appropriate, other than to note that there is also a lawful development certificate application running concurrently for a rear and first floor extension. SPC assumes that this extension is at most 4 metres at the rear and under the 60% increase in footprint which is mentioned in the design guide for the Green Belt area.

Yours sincerely,

A handwritten signature in black ink, appearing to read "B Mew".

Brian Mew
Clerk to Studham Parish Council



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Andy Jones
Planning Department
Central Bedfordshire Council
Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ

5th October 2023

Email to: planningcomments@centralbedfordshire.gov.uk

Dear Andy

<u>Application No:</u>	CB/TRE/23/00431
<u>Location:</u>	Golden Leaves, Swannells Wood, Studham, Dunstable, LU6 2QB
<u>Proposal:</u>	Works to trees protected by Tree Preservation Order 16/1985 falling in group G3: Fell to ground level the Oak Tree (T1). Whole Crown Reduction in height by 2.0m and lateral spread by 1.0m all round to Oak Tree (T2). Whole Crown Reduction in height by 2.0m and lateral spread by 1.0m, all round to Oak Tree (T3). All three trees are extremely overgrown and dead and branches are breaking and falling on to the public pathway.

Further to your letter of 20th September 2023, members of Studham Parish Council (SPC) reviewed the above application application to carry out work to preserved trees at the above property at the Parish Council meeting held on 3rd October 2023.

Having considered this proposal, SPC would:

Oppose the felling of T1 to ground level.

Support the reductions in height and lateral spread to T2 and T3.

Yours sincerely,

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Brian Mew
Clerk to Studham Parish Council