



Minutes of the Studham Parish Council General Meeting
Held at Studham Scout HQ
Tuesday 5th November 2024

	<u>Councillors Present:</u> Lola Harris (LH), Susan Holliman (SH), Mo Rashid (MR), Jane Jacoby (JJ), & Jason Jackson (JJK) <u>Also in attendance:</u> Clerk – Brian Mew (BM) Central Bedfordshire Council (CBC) Ward Councillor – Kevin Collins (KC) 3 Members of the Public (MoP)
	<u>Public Participation</u> None
114/202425	APOLOGIES FOR ABSENCE Councillor Chris Morrell (CM) Councillor Jennifer Rushmer (JR) Central Bedfordshire Council (CBC) Ward Councillor - Vicky Malone (VM)
115/202425	DECLARATIONS OF INTEREST AND DISPENSATIONS None
116/202425	APPROVAL OF MINUTES It was RESOLVED that the minutes of the Parish Council Meeting of 1st October 2024 were approved as a correct record and duly signed by the Chairman.
117/202425	REPORT OF THE CHAIRMAN LH gave an update on liaison with CBC Safety Officers regarding highways issues. CBC had advised that damaged bench on West Common would be removed. There were currently some issues regarding misuse of the War Memorial Bus Shelter. CBC had advised that parking enforcement did operate at the weekend and in the evening. Some issues were being experienced with FixMyStreet.

118/202425	REPORT OF PORTFOLIO HOLDERS Councillor Holliman – <u>Defibrillators; Planning:</u> SH reported medical emergency involving defibrillator last week. Expressions of interest in defibrillator training for both existing volunteers and other residents to be sought via Parish Link and Parish email. Councillor Jacoby – <u>Salt Bins; Playing Fields/SSSC; Village Hall; Planning:</u> Salt bins – locks had been removed. Volunteers needed for various locations in the village, to be sought via Parish Link and Parish email. Councillor Rushmer – <u>Footpaths; Rights of Way; Welcome Packs; Studham, Kensworth, and Whipsnade Good Neighbours (SKAW); Planning:</u> Nothing to report. Councillor Morrell - <u>CBC Grass & verge maintenance; Friends of Studham Common (FOSC) Liaison; Planning:</u> Nothing to report. Councillor Jackson - <u>Playing Fields/Studham Sports and Social Club Liaison; Planning:</u> Nothing to report. Councillor Rashid – <u>Crime; School Liaison; Planning:</u> MR provided crime statistics for October. Neighbourhood Watch signs posted up.
119/202425	REPORT OF WARD COUNCILLORS KC would be happy to provide support to the Neighbourhood Planning process. CBC Sustainable Communities Overview and Scrutiny Committee on Thursday 7th November will consider flooding in CBC earlier in the year and waste and recycling fees charges proposals feeding into the 2025/26 CBC budget.

120/202425	PLANNING APPLICATIONS – To review and comment on new planning applications received from Central Bedfordshire Council. i. CB/TRE/24/00417 – 44 Woodland Rise, Studham, Dunstable, LU6 2PF - Works to trees protected by a Tree Preservation Order: T2,T3,T4, T6, T7 Oak trees and 3 x TG1 Oaks (closest three trees to property) - Fell and treat stumps with eco-plugs TP Online Pages SPC was happy for the CBC Planning Team to determine as appropriate ii. CB/24/02830/FULL – 20 Bell Farm Close, Studham, Dunstable, LU6 2QX – Part garage conversion, with internal alterations to form a new utility area and a lift to the master bedroom Central Bedfordshire Council Planning Pages SPC was happy for the CBC Planning Team to determine as appropriate within planning guidelines, however, SPC did express its concern regarding the loss of parking space. iii. CB/24/02821/FULL - Land at the corner of Pedley Hill and the B440, Dagnall, Beds - Temporary permission (3 years) for an agricultural workers dwelling (prefabricated unit) along with ancillary temporary storage and boiler unit and a landscaped bank(retrospective). Central Bedfordshire Council Planning Pages SPC decided to formally OBJECT to planning consent being granted and requested effective enforcement action by CBC. Application was unchanged from previously refused retrospective application, and in addition to this, there were the following grounds for objection: Suitable Alternative Natural Greenspace (SANG) / Strategic Access Management and Monitoring (SAMM) - illegal dwelling is taking up the potential for a dwelling with permission opportunity. Biodiversity – Mandatory 10% net gain for biodiversity not calculated. Area of Outstanding Natural Beauty (AONB) – Prefab structure negatively impacts views of the AONB and open green space. Planning Statement – use of misleading affordability catchment information. Transport – no previously raised highways issues addressed. Building Control & Drainage – no reference to compliance with regulations. iv. CB/24/02822 – 37 Woodland Rise, Studham, Dunstable, LU6 2PF - Erection of a front porch extension. Central Bedfordshire Council Planning Pages SPC was happy for the CBC Planning Team to determine as appropriate within planning guidelines. v. CB/24/02930/FULL - 44 Holywell Road, Studham, Dunstable, LU6 2PA - Conversions of existing garage to habitable use, infill extension, alterations to front elevation and rear alterations from door to window and door. Central Bedfordshire Council Planning Pages SPC was happy for the CBC Planning Team to determine as appropriate within planning guidelines. vi. CB/TRE/24/00513 - Green Ridges, Swannells Wood, Studham, Dunstable, LU6 2QB - Works to trees protected by a Tree Preservation Order TPO/14/84 : T1 - Oak tree to reduce and reshape by 20-25%, approximately 1 1/2 - 2 meters off crown. T2- Multi-stemmed Hornbeam to reduce and reshape by 25%, approximately 2 meters off crown. T3 - Ash tree situated in the front garden to fell to ground level. TP Online Pages SPC was happy for the CBC Planning Team to determine as appropriate vii. CB/TRE/24/00514 - 31 Woodland Rise, Studham, Dunstable, LU6 2PF - Works to a tree protected by a Tree Preservation Order TPO/82/00003: T1 One storm damaged Oak tree to reduce the crown by 30%, approximately 4 meters off the crown. TP Online Pages SPC was happy for the CBC Planning Team to determine as appropriate viii. CB/24/02989/FULL - Baroona, Swannells Wood, Studham, Dunstable, LU6 2QB – One One and a half storey rear extensions Central Bedfordshire Council Planning Pages SPC was happy for the CBC Planning Team to determine as appropriate within planning guidelines, subject to checking to ensure that the proposal does not exceed the 60% increase in original dwelling footprint Green Belt rule as per CBC’s Design Guide.
121/202425	WEBSITE AND GOV.UK DOMAIN It was agreed that Fortem Digital would update the website to accessibility and gov.uk domain standards, and that Aubergine would be the Council’s .gov.uk domain provider.

122/202425	NEIGHBOURHOOD PLAN It was agreed to progress development of a Neighbourhood Plan and apply for grant funding. CBC Neighbourhood Planning officer to provide information on consultants.
123/202425	REMEMBRANCE SUNDAY 10TH NOVEMBER 2024 Arrangements for Remembrance Sunday were finalised.
124/202425	ACCOUNTS FOR PAYMENT It was RESOLVED to approve accounts for payment for October 2024.
125/202425	BANK RECONCILIATION It was RESOLVED that the Bank Reconciliation for the year to 31 st October 2024 was verified as correct and duly signed.
126/202425	BUDGET STATEMENT It was RESOLVED to approve the financial statement of income and expenditure for the year to 31 st October 2024.
127/202425	CORRESPONDENCE Correspondence circulated to Councillors prior to meeting was received: Bedfordshire Association of Town and Parish Councils (BATPC) - AGM Bedfordshire Rural Communities Charity (BRCC) – News Beds Connected - News Central Bedfordshire Council (CBC) – Town and Parish Council Update CBC – S106 Training CBC – Carbon Literacy Action Day Friends of Studham Common (FOSC) – Newsletter FOSC – Footpaths National Association of Local Councils (NALC) – Newsletters & Events Studham Parochial Church Council – Harvest Festival Studham Tennis Club – Club News
128/202425	ITEMS FOR THE NEXT PARISH LINK - Defibrillator Training - Winter Salting volunteers
129/202425	ITEMS FOR THE NEXT AGENDA - Neighbourhood Planning - Benches - Bedfordshire and Luton Community Foundation (BLCF) - Defibrillators
130/202425	DATE AND TIME OF FUTURE MEETINGS General Meetings: Thursday 5th December 2024 at 7.00pm Tuesday 7th January 2025 at 7.00pm Tuesday 4th February 2025 at 7.00pm All at Studham Scout HQ Clements End Rd, Studham, Dunstable LU6 2NG
	Meeting closed at 9.06pm.

Signed by Presiding Chairman