



Minutes of the Studham Parish Council Planning Meeting
Held at Studham Scout HQ,
Tuesday 1st April 2025 at 6.00 pm

	<u>Councillors Present:</u> Lola Harris (LH), Jane Jacoby (JJ), Chris Morrell (CM) <u>Also in attendance:</u> Clerk – Brian Mew (BM) 1 Member of the Public (MoP)
01/202526	APOLOGIES FOR ABSENCE Councillors Susan Holliman (SH), Jennifer Rushmer (JR), Mo Rashid (MR) Central Bedfordshire Council (CBC) Ward Councillor – Vicky Malone (VM)
02/202526	DECLARATIONS OF INTEREST AND DISPENSATIONS LH declared a Disclosable Pecuniary Interest in Item 03/202526 i.

03/202526	PLANNING APPLICATIONS – To review and comment on new planning applications received from Central Bedfordshire Council. i. CB/25/00748/FULL – Madyar, Church Road, Studham, Dunstable, LU6 2QA - Loft conversion and addition of dormer window & rooflights. Central Bedfordshire Council Planning Pages SPC did not review this application as the meeting was inquorate. i. CB/25/00651/FULL – Land At Bell Cottages, Dunstable Road, Studham, Dunstable, LU6 2QG - Change of use from A1 (shop) to F2(d) aquanatal and baby swimming pool Central Bedfordshire Council Planning Pages SPC decided to formally OBJECT to planning consent being granted. The Parish Council does not consider that the property has realistically been marketed for its intended use under the s106 Agreement and does not consider that the agreement has been complied with. The Parish Council also does not consider the proposal to be a “Community Building” within the terms of the s106 agreement. The Planning Statement does not demonstrate any need or demand for a facility of this type, and Swimming, including baby pools, is a leisure activity that is extremely well catered for in the area by CBC. The proposed use does not reflect the age composition of the community, and is not a facility that the community requires, and would almost entirely be used by visitors to the area. The application itself is completely inadequate and totally lacking in detail, particularly in respect of design, build, noise, hazardous substances, etc. ii. CB/25/00688/FULL – Kingswood, 1 Oakway, Studham, Dunstable, LU6 2PE - Enlargement of existing front and rear dormer windows Central Bedfordshire Council Planning Pages SPC noted with concern that the proposed enlargement to the front and rear dormer windows would add 16.5 sqm further to the approved scheme. This would equate to a cumulative total floorspace of 210.62 sqm, an increase of 61% in floorspace over the original dwelling. This is not in line with the guideline 60% enlargement over the original dwelling, and the proposal does not accord with Green Belt policy of the Local Plan and the NPPF. SPC would request that CBC Planning check this point with the applicant, noting that SPC would be minded to object to the proposal should the increase indeed be 61%. iii. CB/25/00668/FULL - Barwythe Hall, Pedley Hill, Studham, Dunstable, LU6 2NU - Erection of outbuilding to accommodate a new swimming pool. Central Bedfordshire Council Planning Pages SPC decided to formally OBJECT to planning consent being granted. Barwythe Hall is a Non-Designated Heritage Asset of Local Importance, and there is no indication that the Conservation Officer has been consulted about this proposal. The Parish Council considers the proposal to constitute inappropriate development in the Green Belt by resulting in disproportionate additions over and above the size of the original building, when taken together with existing extensions. iv. CB/TRE/25/00027 - Tanglewood, 16 Oakway, Studham, Dunstable, LU6 2PE - Works to trees protected by a Tree Preservation Order: T11 and T12 Maples- Reduce height by 1-1.5 meters and thin by 20% removing any deadwood too if needed. TP Online Pages SPC was happy for the CBC Planning Team to determine as appropriate.
	Meeting closed at 6.40pm