



Minutes of the Studham Parish Council General Meeting **Held at Longrove Scout Site**

Tuesday 4th November 2025 at 7.00 pm

	<u>Councillors Present:</u> Lola Harris (LH), Chris Morrell (CM), Jennifer Rushmer (JR), Mo Rashid (MR), Tejinder Dhaliwal (TD) <u>Also in attendance:</u> Central Bedfordshire Council (CBC) Ward Councillor – Kevin Collins (KC) Clerk – Brian Mew (BM) 3 Members of the Public (MoP)
	<u>Public Participation</u> None. CM advised that he would be making an audio recording of the meeting.
120/202526	APOLOGIES FOR ABSENCE Cllrs Jason Jackson (JJk), Susan Holliman (SH) Central Bedfordshire Council (CBC) Ward Councillor – Vicky Malone (VM)
121/202526	CO-OPTION OF NEW COUNCILLOR Tejinder Dhaliwal (TD) was proposed and seconded and duly co-opted as a Parish Councillor. TD would deal with the portfolios of School Liaison and Salt Bins, and would also join the Neighbourhood Plan Steering Group. TD signed the Declaration of Acceptance of Office, duly witnessed by BM
122/202526	DECLARATIONS OF INTEREST AND DISPENSATIONS None.
123/202526	APPROVAL OF MINUTES It was RESOLVED that the minutes of the Parish Council Meeting of 7th October 2025 were approved as a correct record and duly signed by the Chairman. For: LH, JR, MR Against: CM CM objected to the October minutes on the grounds that these had misrepresented his objection to the September minutes and his points regarding the Chairman's Expenses budget.
124/202526	REPORT OF THE CHAIRMAN LH reported that a response regarding highways and traffic issues in the village was still being chased over 2 years on from an initial meeting. The Community Payback Team had been in the parish on 13th October, repainting benches and war memorial railings and undertaking churchyard maintenance. The Team would be invited back to undertake more work including footpaths, church yard maintenance, and potentially conifer trimming in Meads Path.

125/202526	REPORT OF PORTFOLIO HOLDERS Councillor Holliman – <u>Defibrillators; Community Governance Review; Planning.</u> Nothing to report. Councillor Jackson - <u>Playing Fields/Studham Sports and Social Club; Planning.</u> Nothing to report. Councillor Morrell - <u>CBC Grass/Verge maintenance; Studham, Kensworth, and Whipsnade Good Neighbours (SKAW); Welcome Packs; Planning.</u> CBC had carried out eighth and last cut of the season last week. Councillor Rashid – <u>Crime; Village Hall; Planning.</u> Latest Crime Statistics had only just been received from Beds Police, to be circulated. Attempted burglary in Dunstable Road had been reported last week. MoP reported that the Beds Police Rural Crime Unit had visited farms last week. Councillor Rushmer – <u>Footpaths; Rights of Way; Studham Common; Planning.</u> JR reported on fireworks on East common and fly tipping in East common car park. JR had met Greensand Trust rangers.
126/202526	REPORT OF WARD COUNCILLORS KC reported on the impact of the Government’s Fairer Funding Review on CBC’s budget. CBC would be undertaking its budget process over the next few months. CBC was currently forecasting a budget deficit of £25m - £40m for 2026/27, even with the maximum permitted level of council tax increase. Regarding highways and traffic scheme funding, KC advised on the process and noted that there was very limited potential for additional funding. LH asked whether a traffic survey could be funded from the Ward Councillor grant scheme. KC would investigate the potential for grant funding. LH questioned as to whether SPC could legally start doing work that CBC will not/ can no longer afford to carry out like proper verge and grass maintenance, potholes etc. LH also raised the issue of SANG funding and the employment of Greensand Trust rangers on the common. KC would investigate the CBC reporting arrangements for these staff. KC reported on the new town proposals for Tempsford, where 10,000 to 40,000 new homes were proposed. It was currently unclear as to whether these would count against CBC housing targets.

127/202526	PLANNING APPLICATIONS – To review and comment on new planning applications received from Central Bedfordshire Council. (127/202526) i. CB/25/03086/FULL – Hambleton, Dunstable Road, Studham, Dunstable, LU6 2QJ - Erection of oak framed orangery following removal of existing conservatory, alterations to windows Central Bedfordshire Council Planning Pages SPC was happy for the CBC Planning Team to determine as appropriate but noted the need for it to be confirmed that the proposed increase is within planning guidelines as this could not be ascertained from the plans. ii. CB/25/02874/FULL - 88 Holywell Road, Studham, Dunstable, LU6 2PD - Loft conversion with front dormer window, rooflight, new front porch extension and new side window. Central Bedfordshire Council Planning Pages SPC decided to OBJECT to planning consent being granted on the following grounds: - Although no calculation is shown, the proposal appears to exceed the 60% increase in original dwelling footprint Green Belt rule as per CBC's Design Guide - The proposal includes a full length front dormer. The CBC Design Guide clearly states in point 11.28.1 that this is unacceptable and in point 11.27.2 that dormers should be avoided on prominent elevations. iii. CB/25/03089/FULL - The Cedars, 39 Oakway, Studham, Dunstable, LU6 2PE - Conversion of existing detached garage/work studio into a self-contained residential annex, for use by family members. Works include demolition some external walls, internal alterations to provide kitchen, bathroom, and living/sleeping areas, installation of new windows and doors, and construction of an external sloped access ramp to allow for access. The annex will remain ancillary to the main dwelling. Central Bedfordshire Council Planning Pages SPC was happy for the CBC Planning Team to determine as appropriate within planning guidelines, subject to the following: - The proposal does not exceed the 60% increase in original dwelling footprint Green Belt rule as per CBC's Design Guide. - The proposal does not break the 45 degree rule from the next door property ensuring that light is not affected. - Ensuring that the multi-coloured bricks are in accordance with the CBC design guide. - Checking that the proposed annex is in accordance with fire and safety regulations regarding safely exiting the building.
128/202526	MEMORIAL BENCH – HOLYWELL GREEN Public consultation had indicated 55 people in favour and 8 people not in favour of installing a memorial bench on Holywell Green. Installation of bench to be progressed.
129/202526	FACEBOOK AND SOCIAL MEDIA This item was deferred until the January meeting.
130/202526	DEFIBRILLATOR AND MEMORIAL CLOCK Recent incidents of tampering with the defibrillator at The Red Lion and the Memorial Clock were discussed. These had been reported to the police, as would any further incidents. Item on this to be included in Parish Link and parish information email. Lock to be changed on Memorial Clock. BM would arrange temporary hire of defibrillator for Remembrance Sunday.
131/202526	CHRISTMAS SOCIAL EVENT FOR RESIDENTS Whipsnade Village Hall Christmas Lunch organisers had agreed proposal for Studham residents identified by SKAW to attend Whipsnade Christmas Lunch subsidised by SPC. The parish council agree to donate £200 to cover these places and provide for raffle prizes, gifts, etc.
132/202526	LOCAL GOVERNMENT SERVICES PAY AGREEMENT 2025/26 (132/202526) It was RESOLVED to implement the Local Government Services Pay Agreement for 2025/26.

133/202526	DRAFT BUDGET 2026/27 The parish council received a draft of budget proposals for 2026/27 and considered its approach to budget setting for next year. It was agreed that an item would be included in the parish link, the parish email, and on the website asking for any ideas and suggestions from residents on priorities and possible projects. Councillors would consider community and public space improvements prior to the meeting in January and possible highways improvements and a traffic survey were suggested. BM would obtain more information on potential costings and would enquire whether any funding may be available via the MP.
134/202526	ACCOUNTS FOR PAYMENT It was RESOLVED to approve accounts for payment for October 2025.
135/202526	BANK RECONCILIATION It was RESOLVED that the Bank Reconciliation for the year to 31 st October 2025 was verified as correct and duly signed.
136/202425	BUDGET STATEMENT It was RESOLVED to approve the financial statement of income and expenditure for the year to 31 st October 2025.
137/202526	CORRESPONDENCE Correspondence circulated to Councillors prior to the meeting was received: Central Bedfordshire Council (CBC) – Town and Parish Council Updates, Footpath 29 Diversion Order, Protecting Green Spaces Chilterns National Landscape - News CPRE Bedfordshire – News
138/202526	ITEMS FOR THE NEXT PARISH LINK - Budget - Defibrillator and Memorial Clock tampering - Dog Fouling - Overgrown trees and hedges
139/202526	ITEMS FOR THE NEXT AGENDA - Budget and Precept 2026/27 - Facebook and social media
140/202526	DATE AND TIME OF FUTURE MEETINGS General Meetings Tuesday 6th January 2026 at 7.00pm Tuesday 3rd February 2026 at 7.00pm At Longrove Scout Site, Byslips Road, Studham, Dunstable LU6 2ND
	Meeting closed at 9.25pm

Signed by Presiding Chairman