



Minutes of the Studham Parish Council General Meeting
Held at
Studham Scout HQ Clements End Rd, Studham, Dunstable LU6 2NG

Tuesday 7th April 2026 at 7.00 pm

	<u>Councillors Present:</u> Lola Harris (LH), Chris Morrell (CM), Jennifer Rushmer (JR), Tejinder Dhaliwal (TD), Mo Rashid (MR) <u>Also in attendance:</u> Clerk – Brian Mew (BM) Central Bedfordshire Council (CBC) Ward Councillors – Vicky Malone (VM), Kevin Collins (KC) 2 Members of the Public (MoP)
	<u>Public Participation</u> CM advised that he would be making an audio recording of the meeting. MoP raised the issue of the recent unauthorised Traveller encampment and building works in Flamstead and what the responses of CBC and SPC would be in similar circumstances. MoP commented regarding the planning application for Birch Cottage.
1/202627	<u>APOLOGIES FOR ABSENCE</u> Cllrs Jason Jackson (JJ)
2/202627	<u>DECLARATIONS OF INTEREST AND DISPENSATIONS</u> TD declared a non-pecuniary interest in respect of Item 7/202627 i.
3/202627	<u>APPROVAL OF MINUTES</u> It was RESOLVED that the minutes of the Parish Council Meeting of 3rd March 2026 were approved as a correct record and duly signed by the Chairman.
4/202627	<u>REPORT OF THE CHAIRMAN</u> Dunstable Road / Holywell Road junction – permanent repair was scheduled for mid-May. CBC had been asked for explanation regarding the repair timescale and to confirm whether or not the Holywell Road surface leading to junction would also be repaired. There had not been any update from CBC on highways improvements in the village.

5/202627	REPORT OF PORTFOLIO HOLDERS Councillor Dhaliwal – <u>Salt Bins; School Liaison; Planning.</u> TD had requested meeting with the school. Future salt bin refills would be requested via FixMyStreet. TD and JR would temporarily look after Defibrillators. All councillors to be offered a refresher on Defibrillator administration. BM to contact Community Heartbeat re: contract renewal and the possibility of them having a stand at the May Fair. 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> Nothing to report. Councillor Rashid – <u>Crime; Village Hall; Planning</u> MR reported Crime Statistics from Beds Police for January and February. Councillor Rushmer – <u>Footpaths; Rights of Way; Studham Common; Planning.</u> JR reported that footpath 15 had been resurfaced and steps installed near sewage works. Funding for this and whether planning approval was required was unclear. There had been incidents dirt bike usage on the West Common. Tree was blocking footpath near Longove and a number of gates need replacing. JR to report on FixMyStreet. BM to submit FOI request to CBC for information on the number of FixMyStreet reports that had been closed with no further action taken.
6/202627	REPORT OF WARD COUNCILLORS Traveller encampments and unauthorised building works: In response to MoP raising this issue, KC reported that CBC did not have out of hours response to these issues. KC and VM would raise this issue with the Leader of CBC. SPC would develop a strategy for responding to these situations locally. BM would produce information on reporting these issues to all relevant agencies to be distributed on the parish email, website, and in the Parish Link. Regarding the Common, KC had recently met Howard Hughes, CBC Active Lifestyles Manager; Zaria Bettles, CBC Rights of Way and Arboriculture Manager; and Siobhan Vincent, CBC Planning Technical Skills Team Leader. CBC planned to refresh the Common Management Plan and would consult with relevant stakeholders. Some work would be undertaken to tidy the East Common Car Park. KC confirmed that SPC could carry out maintenance work on existing assets. KC would be receiving written report on status of SANG funding. LH raised the issue of creation of new Green Spaces in the new Local Plan and the lack of protection actually offered to existing green spaces. VM reported that she was aware of a planning enforcement case in respect of Longyards. CM reported issues regarding gully cleansing and clearance of leaves issues in Holywell., especially Woodland Rise. VM recommending reporting via FixMyStreet. Fly tipping issues were discussed. VM advised to continue reporting issues to her as well as using FixMyStreet. CM noted that CBC performance on clearance was generally good when tips were reported.

7/202627	PLANNING APPLICATIONS – To review and comment on new planning applications received from Central Bedfordshire Council. i. CB/26/00304/FULL – Newlyn, 17 Oakway, Studham, Dunstable, LU6 2PE - Erection of a two storey rear extension, loft conversion, roof dormers, front porch, roof lights, changes to windows and doors, removal of chimney, and installation of PV Solar panels Central Bedfordshire Council Planning Pages SPC decided to OBJECT to planning consent being granted on the following grounds: - There is no information as to whether the proposal exceeds the 60% increase in original dwelling footprint Green Belt rule as per the CBC Design Guide - Contrary to the CBC Design Guide the side dormers take up more than half the width of the house. - The CBC Design Guide also states that dormers should be avoided on prominent elevations. The side dormers are visible from the road and impact on the character of the existing street scene. - Side windows on the dormer overlook the neighbouring property and impact on amenity. SPC also noted the request of the CBC Tree and Landscape Officer for a reduced extension length to avoid impacting a TPO tree. ii. CB/26/00290/FULL - Birch Cottage, Clements End Road, Studham, Dunstable, LU6 2NG Single storey rear extension Central Bedfordshire Council Planning Pages SPC decided to OBJECT to planning consent being granted on the grounds of this application being retrospective, although the application form says work is yet to commence. Permitted development rights have been removed on the original consent for the three houses, so there is no reason why a full planning application was not submitted before the extension was built. iii. CB/25/03926/FULL - Trecarn, Church Road, Studham, Dunstable, LU6 2QA - Demolition of rear conservatory. Erection of a single storey extension with bifold doors, windows and render to external walls Central Bedfordshire Council Planning Pages SPC is 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. - The CBC Tree and Landscape Office being happy that there is no detrimental impact to existing TPO trees. - A condition regarding materials as the material of the house appears to be changing but the materials are not specified.
8/202627	NEIGHBOURHOOD PLAN Consultants were progressing work well, but a response was still awaited from CBC's Neighbourhood Planning Officer on some key issues before the engagement stage. CM referred to the timescales for the Neighbourhood Plan and CBC Local Plan and LH confirmed that the objective was for the Neighbourhood Plan to be complete before, and for it to inform, the CBC Local Plan.
9/202627	DONATION REQUEST – PARISH LINK It was agreed to donate £50 towards the costs of producing the Parish Link.
10/202627	TRAINING It was agreed for LH and JR to attend the Open Spaces Society training course "Protecting Commons, Greens, and Open Spaces" at a cost of £250.
11/202627	BANK RECONCILIATION It was RESOLVED that the Bank Reconciliation for the year to 31st March 2026 was verified as correct and duly signed.

12/202627	BUDGET STATEMENT It was RESOLVED to approve the financial statement of income and expenditure for the year to 31 st March 2026.
13/202627	CORRESPONDENCE Correspondence circulated to Councillors prior to the meeting was received: Beds Connected – News. Central Bedfordshire Council (CBC) – Dry Recycling; Town and Parish Council update; Chilterns National Landscape – News. Chilterns Society – News. CPRE Bedfordshire – News. FOSSC – News. Open Spaces Society – News.
14/202627	ITEMS FOR THE NEXT PARISH LINK - Traveller encampments and unauthorised building. - Fly tipping
15/202627	ITEMS FOR THE NEXT AGENDA - Annual Calendar of meetings - to be considered at AGM.
16/202627	DATE AND TIME OF FUTURE MEETINGS Annual General Meeting: Tuesday 5th May 2026 at 7.00pm Studham Annual Parish Meeting: Tuesday 12th May 2026 at 6.00pm All at Studham Scout HQ Clements End Rd, Studham, Dunstable LU6 2NG
	Meeting closed at 9.35pm

Signed by Presiding Chairman