



Minutes of the Studham Parish Council Ordinary Meeting
Held at Studham Scout HQ
on
Tuesday 9th June 2026 7.00pm

	<u>Councillors Present:</u> Mo Rashid (Vice Chair, presiding Chair for the meeting), Chris Morrell, Tejinder Dhaliwal <u>Co-opted Councillors Present (From Item 43/202627):</u> Suzanne Harper, Simon Maxted, and Julian Skeens <u>Also in attendance:</u> Clerk – Brian Mew Locum Clerk Designate – Christina Jones 15 Members of the Public (MoP) 7.30pm onwards
39/202627	EXCLUSION OF PRESS AND PUBLIC It was RESOLVED that in accordance with section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960, and as extended by Schedule 12A of the Local Government Act 1972, the public, including the press, be excluded from the meeting because of the confidential nature of the following business to be transacted.
40/202627	TO APPOINT THE LOCUM CLERK TO THE PARISH COUNCIL Item discussed and adjourned.
	Meeting adjourned 7.32pm

	<u>Public Participation</u> Members of the public commented on TRO 083 Church Road Studham Waiting Restrictions Order, Parish Polls and CBC Traffic Management Meeting.
41/202627	DECLARATIONS OF INTEREST AND DISPENSATIONS None
42/202627	RESIGNATION OF COUNCILLORS The resignations of Councillor Harris on 14th May 2026, Councillor Rushmer on 15th May 2026, and Councillor Jackson on 17th May 2026 were noted.
43/202627	CO-OPTION OF NEW COUNCILLOR(S) It was RESOLVED Following a ballot process, Suzanne Harper, Simon Maxted, John McDougal and Julian Skeens were duly co-opted as Parish Councillors.
	i. DECLARATIONS OF ACCEPTANCE OF OFFICE FROM NEWLY CO-OPTED COUNCILLOR(S) Suzanne Harper, Simon Maxted, and Julian Skeens signed the Declarations of Acceptance of Office.
	i. DECLARATIONS OF INTEREST FROM CO-OPTED COUNCILLOR(S) for items on the agenda Councillor Skeens declared a Non-Pecuniary Interest in 51/202627 iii. and 51/202627 v.

44/202627	PARISH COUNCIL POLICIES (44/202627) It was RESOLVED The following Parish Council Policies for 2026/27 were reviewed and approved: i. Civility and Respect Pledge ii. Code of Conduct iii. Standing Orders
45/202627	APPROVAL OF MINUTES It was RESOLVED that the Minutes of the Annual Parish Council Meeting held on Tuesday 05 May 2026 were approved as a correct record and duly signed by the presiding Chairman.
46/202627	MINUTES ANNUAL PARISH MEETING The Draft Minutes of Studham Annual Parish Meeting held on 12 th May 2026 were noted.
47/202627	ANNUAL GOVERNANCE AND ACCOUNTABILITY RETURN (AGAR3) 2025/26 i. The Annual Internal Audit Report was noted. ii. It was RESOLVED The Annual Governance Statement was reviewed, completed, and signed (Section 1) iii. It was RESOLVED The Accounting Statements were approved and signed (Section 2) The Clerk/RFO to submit the completed AGAR and supporting document to the external auditor and notice of appointment of date for the exercise of public rights to be published on the Parish Council website in accordance with the Transparency Code for Smaller Authorities.
48/202627	ACCOUNTS FOR PAYMENT It was RESOLVED to approve accounts for payment for May 2026.
49/202627	BANK RECONCILIATION It was RESOLVED to approve the Bank Reconciliations for year to 31 st May 2026.
50/202627	BUDGET STATEMENT It was RESOLVED to approve the financial statement of income and expenditure for the year to 31 st May 2026.

51/202627	PLANNING APPLICATIONS – To review and comment on new planning applications received from Central Bedfordshire Council. (51/202627) i. CB/26/00093/VOC – Mile Barn Farm, Hemel Hempstead Road, Dagnall, Berkhamsted, HP4 1QR - Variation of condition number 37 of planning permission CB/25/00140/VOC (Variation of condition number 37 of planning permission CB/22/04134/FULL (The redevelopment (including the demolition of existing buildings) of an employment site to deliver 9 residential units, office space and associated landscaping, parking, vehicle access arrangement and associated infrastructure) - Variations sought to amend the approved plans to include revised site layout and landscaping proposals; the erection of new garages and revised parking arrangements to Plots 1, 3 and 4; an enlargement of the roof and insertion of rooflights on Plots 1 and 3; revised garage arrangement to Plots 2 and 9; replacement of the integral garage on Plot 4 to accommodation; and amended office block. SPC resolved to formally object to the granting of planning permission on the following grounds: Whilst SPC notes that the amended office building has been reduced to a single-storey structure, it remains of the view that the proposed amendments constitute significant changes to the approved scheme. SPC considers that the revised proposals represent substantial overdevelopment of the site and are not in keeping with the development previously approved. Given the scale and nature of the changes, SPC believes they should be subject to a new planning application rather than being considered through a Section 73 application to vary existing conditions. ii. CB/26/01301/FULL - 32 Clements End Road, Studham, Dunstable, LU6 2NG - Erection of a single storey rear extension, along with roof mounted solar panel cells SPC resolved to formally object to the granting of planning permission on the grounds that the proposed development appears to substantially exceed the 60% increase in the original dwelling footprint permitted under Green Belt guidance as set out in the CBC Design Guide. SPC further considers that the scale and design of the proposal would be out of keeping with the character and appearance of the surrounding area. iii. CB/TRE/26/00241 - 42 Woodland Rise, Studham, Dunstable, LU6 2PF - Works to a tree protected by Tree Preservation Order SB/3/1982/G22: Laterally reduce over the patio by 2 meters to Oak (T2). Laterally reduce away from the house by 2 meters and laterally reduce over the garage by 1.5 meters to Oak (T1). SPC raised no objection and was content for CBC Planning Officers to determine the application as appropriate. iv. CB/TRE/26/00177 - Greystones, Swannells Wood, Studham, Dunstable, LU6 2QB - Works to a tree protected by Tree Preservation Order SB/14/1984/G7: 30% crown reduction to Beech Tree (T1) SPC raised no objection and was content for CBC Planning Officers to determine the application as appropriate. v. CB/26/01515/FULL - Hedgside, Dunstable Road, Studham, Dunstable, LU6 2QJ - Construction of a single dwelling and associated works SPC resolved to formally object to the granting of planning permission on the following grounds: • The proposal constitutes inappropriate development within the Green Belt • The development would result in harm to the rural character and setting of the area. • Concerns remain regarding the safety and suitability of the proposed highway access arrangements.
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	• The proposal would result in the loss of agricultural land within the Green Belt. • Insufficient information has been provided to address concerns relating to surface water drainage. • Concerns remain regarding the adequacy and capacity of sewerage and utility infrastructure to serve the development.
52/202627	TRO 083 CHURCH ROAD STUDHAM WAITING RESTRICTIONS After discussion, the Parish Council: 1. Notes the concerns and representations received from residents regarding TRO-083 at its meeting on 5 May 2026. 2. Recognises that the determination of TRO-083 is a matter for Central Bedfordshire Council as the local highway authority. 3. Requests Central Bedfordshire Council to review the procedural process for TRO-083 to ensure that it is procedurally correct. 4. Encourages Central Bedfordshire Council to ensure that interested residents and stakeholders are afforded the opportunity to attend and make representations at any Traffic Management Meeting or equivalent decision-making forum considering TRO-083. 5. Defers to Central Bedfordshire Council's statutory process and determination of the proposal based upon the evidence, objections received, and relevant highway considerations including those within designated conservation areas.
53/202627	PROJECT UPDATES Item was deferred until next meeting.
54/202627	CORRESPONDENCE Correspondence circulated to Councillors prior to meeting: Central Bedfordshire Council (CBC) – Town and Parish Council Update Central Bedfordshire Council – Local Plan Scoping Chiltern Society – News CPRE Bedfordshire - News Friends of Studham Common - News Open Spaces Society - News
55/202627	ITEMS FOR THE NEXT PARISH LINK - New Parish councillors
56/202627	ITEMS FOR THE NEXT AGENDA - Policies / Portfolios / Project Updates
57/202627	DATE AND TIME OF FUTURE MEETINGS Ordinary Meeting: Tuesday 01 September 2026 at 7.00pm At Studham Scout HQ Clements End Rd, Studham, Dunstable LU6 2NG
58/202627	EXCLUSION OF PRESS AND PUBLIC It was RESOLVED that in accordance with section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960, and as extended by Schedule 12A of the Local Government Act 1972, the public, including the press, be excluded from the meeting because of the confidential nature of the following business to be transacted.
40/202627	TO APPOINT THE LOCUM CLERK TO THE PARISH COUNCIL Adjourned item was discussed. It was RESOLVED to appoint Christina Jones as Locum Clerk/RFO to the Parish Council effective 09 June 2026, and an approved employment contract was signed.
	Meeting ended 11.08pm

Signed by Presiding Chairman Date