



MINUTES of the Studham Parish Council Extraordinary Meeting
held at Studham Village Hall
on
Monday 10 August 2026 at 7.00pm

	Councillors Present: Chris Morrell - Chair, John McDougal, Julian Skeens, Tejinder Dhaliwal Also in attendance: Locum Clerk/RFO – Christina Jones 13 Members of the Public
	Public Participation Members of the public raised: The proposed local plan, agenda item 4. A Carbon Footprint document shown in draft on the Parish council website. Memorial bench - Holywell. Commercial use of Studham Common, agenda item 6.
1.	APOLOGIES (77/202627) Apologies were received from Councillors Harper and Maxted. Councillor Rashid was absent. Councillor Skeens joined the meeting at 7.35pm at agenda item 8. Ward Councillor Malone sent apologies.
2.	DECLARATIONS OF INTEREST AND DISPENSATIONS (78/202627) There were no declarations of interest.
3.	APPROVAL OF MINUTES (79/202627) It was RESOLVED that the Minutes of the Extraordinary Meeting held on 14 July 2026 were approved as a correct record and duly signed by the presiding Chairman.

4.

PLANNING COMMITTEE update on local plan-sites 2050 (80/202627)

Chair Councillor Morrell explained that all members of the council have equal input into planning matters supported by a sub-committee chaired by Councillor McDougal.

Councillor McDougal advised that Studham sites put forward for consultation does not suggest that they are being supported by Central Bedfordshire Council at this stage, there is much in the existing local plan (2015-2035) to evidence against large scale developments in Studham.

The committee recommended the following responses:

Site 135317 – Longyards – object, unsuitable

Studham Parish Council considers this site unsuitable for residential development. The site lies within the Chilterns National Landscape and Green Belt, where large-scale housing would be inappropriate. Studham is one of Bedfordshire's most environmentally constrained settlements and lacks the infrastructure to support significant growth, including secondary education, healthcare, retail facilities and adequate public transport.

Site 136406 – Church Mead – fulfils infill development

Studham Parish Council notes that this site is already being developed. The Council considers this type of small-scale infill development to be appropriate and consistent with the adopted Local Plan (2015–2035). Future residential development within Studham should continue to be limited to infill opportunities within the existing village envelope rather than large-scale expansion into the surrounding countryside.

Site 136501 – Holywell Road – object, unsuitable

Studham Parish Council considers this site unsuitable for residential development. The site lies within the Chilterns National Landscape and Green Belt, where large-scale housing would be inappropriate. Studham is one of Bedfordshire's most environmentally constrained settlements and lacks the infrastructure to support significant growth, including secondary education, healthcare, retail facilities and adequate public transport.

The proposed site would be accessed via Holywell Road from Dunstable Road which already serves approximately 205 households. Additional development would generate further vehicle movement on an unsuitable route.

Site 136610 – Byslips Road – support, Standalone Green Space

Studham Parish Council notes the proposed designation of this site as Standalone Green Space, however, the Parish Council is currently awaiting further information and clarification regarding the meaning, criteria and implications of the term “Standalone Green Space” in order to fully understand the designation and its potential impact on the site.

Subject to this clarification, the Parish Council is minded to support the designation of the site as Standalone Green Space, particularly if the designation will help to protect its landscape, environmental and open space value and prevent inappropriate future development.

Site 136648 – Valley Road – object, unsuitable

Studham Parish Council considers this site unsuitable for residential development. The site lies within the Chilterns National Landscape and Green Belt, where large-scale housing would be inappropriate. Studham is one of Bedfordshire's most environmentally constrained settlements

	and lacks the infrastructure to support significant growth, including secondary education, healthcare, retail facilities and adequate public transport. The site lies outside the existing village envelope within open agricultural countryside. Site 136879 – B440 Hemel Hempstead to Leighton Buzzard Road – object, unsuitable Studham Parish Council considers this to be an inappropriate site to include in the Local Plan. There have been several planning applications over the years, most recently CB/22/04971/FULL where the installation of one additional static traveller pitch was granted to the then existing two static and two tourer pitches. Restrictive conditions were placed on the additional pitch and reasons for doing so reflecting the site's planning constraints. Given those constraints, the Council considers there is no justification for further expansion of traveller accommodation at this location. It was agreed that the consultation responses as detailed shall be submitted to Central Bedfordshire Council by Studham Parish Council.
5.	PARISH COUNCIL POLICIES (81/202627) The Clerk circulated three policies for review prior to the meeting. a. Communication, Press and Media Policy b. Articles and Publication Process c. Grant Awarding Policy and Application Form It was RESOLVED that the three policies were agreed and adopted by the Parish Council.
6.	STUDHAM COMMON commercial use and hire (82/202627) Studham Common is owned by Central Bedfordshire Council, with Studham Parish Council being a key stakeholder with an interest in its management, use and future. Councillors discussed a recent request for permission to use the Common, in front of the Red Lion, twice weekly for commercial activities. Whilst the request was considered to have been made with good intentions, Councillors agreed that this would not be an appropriate use of the Common. The request followed an incident where a commercial venture had occupied part of the Common for a day without obtaining prior permission. Councillor McDougal will communicate the Parish Council's views to Central Bedfordshire Council.
7.	ACCOUNTS FOR PAYMENT for August 2026 (83/202627) https://share.scribeaccounts.com/PAYMENTSawaitingAUTHORISATIONLIST_6deee70b-18e6-4a7b-8daf-d68476a1c61c.PDF It was RESOLVED to approve accounts for payment in August as reviewed and presented.
8.	EXCLUSION OF PRESS AND PUBLIC (84/202627) 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.

9.	STAFFING AND EMPLOYMENT COMMITTEE RECOMMENDATIONS (85/202627) The recruitment process for a permanent Clerk/RFO was discussed at Full Council. It was agreed that the vacancy would remain open until 31 August 2026, after which all applicants would be reviewed and a decision made regarding the appointment. It was RESOLVED that the Locum Clerk/RFO's employment contract be extended, as necessary, for a further period of up to three months, to support the recruitment and transition of a permanent Clerk/RFO. The revised terms of employment were agreed, as detailed in the confidential staffing papers.
	Meeting closed at 8.55pm

Signed by Presiding Chairman Date