

SHENLEY PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY MEETING HELD ON TUESDAY, 11 AUGUST 2015, AT
7.30PM IN THE VILLAGE HALL, 108 LONDON ROAD, SHENLEY

PRESENT: Councillors Annette Edel, Rosemary Gilligan, Gavin O’Sullivan, and William Susman (Chair)

In attendance: Amanda Leboff, Clerk to the Council
3 x Residents

42/15. Apologies for Absence.

Apologies for absence were submitted from Councillors Nicky Beaton, Wayne Grossman, Robert Perlmutter, Anthony Spencer and Peter Wayne.

43/15. Declarations of Interests

PERSONAL – None

PREJUDICIAL - None.

44/15. Questions by residents of Shenley Parish

The Chair welcomed all of the residents and invited Susan Whitehead to address the meeting. She highlighted planning application 15/1143/FUL and went through various points that went against the application including concern over the fact that the site has changed hands again, the fact that the application contravenes the inspectorates original report which recognised the needs of both the travelling community and the residents that were already living nearby. The question of the need for extra provision was raised at the site has only been used sporadically and not on a regular basis.

The Chairman thanked all residents for attending and invited them to stay for the remainder of the meeting.

45/15. Planning Applications

The following planning applications were before the meeting. The meeting **AGREED** that;

- (1) Subject to Hertsmere Borough Council taking into consideration any comments of neighbouring owners/occupiers, the Parish Council raises no objection to the following proposals.

APPLICATION NO.	ADDRESS	PROPOSED DEVELOPMENT
15/1264/FUL	McDonalds Restaurant Ltd, Bell Lane, London Colney, Hertfordshire, AL2 1BX	Installation of goal post height restrictor
15/1246/HSE	78 London Road, Shenley, Hertfordshire, WD7 9DX	Proposed single storey side extension to form annex to main house
15/1227/LBC	The Old Coach House, Salisbury Hall Drive, London Colney, Hertfordshire, AL2 1BU	Works to the rear barn attached to main house to include: 1. New insulation and tongue and groove timber cladding to interior of roof and perimeter Walls 2. New internal partition wall

		3. New suspended timber floor to a small area of the barn with new hydrotherapy pool 4. Associated repair works (application for listed building consent)
15/1239/FUL	N I B S C, Blanche Lane, South Mimms, Hertfordshire, EN6 3QG	Erection of a temporary office building for production and distribution of reference materials and associated research.
15/1211/HSE	22 Greenwood Gardens, Shenley, Hertfordshire, WD7 9LF	Conversion of garage to habitable room, replacing door with a window
15/1153/FUL	Shenley Primary School, London Road, Shenley, Hertfordshire, WD7 9DX	Pre-fabricated building for music.
*15/1349/HSE	38 New Road, Shenley, Hertfordshire, WD7 9EA	Erection of single storey detached garage at rear of property.
*15/1256/HSE	30 Harris Lane, Shenley, Hertfordshire, WD7 9EG	Demolition of existing garage and construction of new garden outbuilding

With regards to;

15/1143/FUL	Land adjoining 1 3 and 5 Shenleybury Cottages, Shenleybury, Shenley, Hertfordshire	Provision of one additional pitch, for gypsy traveller community to contain one static caravan, one touring caravan & parking for two vehicles.
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The Parish Council **STRONGLY OBJECTED** to this planning application. Whilst the site is now designated as a traveller site we feel that the inspectors original comments regarding the number of pitches and location should still be honoured. The inspector granted the appeal on the basis that Hertsmere had not addressed their gypsy and traveller policy, but also said to safeguard the living conditions of the neighbouring properties. She did not go any further into green belt policy or personal circumstances as she decided lack of provision for gypsy and travellers in Hertsmere and their need for provision outweighed all other considerations;

“No more than two caravans only one of which should be a static, should be stationed on the site. To ensure the satisfactory development of the site and to safeguard the living conditions of the occupiers of neighbouring properties the layout of the site should be agreed....” (taken from the appeal decision 16/01/2012)

The site plan provided by the previous applicant to discharge these conditions shows all of the inspector’s wishes to have been met; therefore the impact on neighbouring properties was modest. However the current site plan for this application shows the proposed location pushed out towards the edges of the applicant’s boundary which is not in accordance with the inspector’s wishes.

We feel that the site is not large enough to accommodate more than one pitch. Hertsmere are currently in accordance with the local plan core strategy adopted in 2013 and do not need to review their pitch allocation until 2017.

Like any other planning application you have to look at Hertsmere’s Supplementary planning documents. By increasing the density and spread, it goes against the inspector’s

comments regarding balancing the need of the travelling community with that of the occupiers of neighbouring properties and her direction to keep the development central in the site and well shielded from neighbours.

We believe the current application contravenes Policy H8 and Policy D20/D21 of The Hertsmere Local Plan (2003);

Policy H8; pg.62; Residential Development Standards

The design and layout of the proposed development should be of a high standard which complements the character of existing development in the vicinity of the site and maintains a harmonious street scene.

Policy D20/D21; pg.185; Design and Setting of Development

Development proposals must respect or improve the character of their surroundings and adjacent properties in terms of scale, massing, materials, layout, bulk and height.

With regards to;

15/1185/CLP	6 Halliday Close, Shenley, Hertfordshire, WD7 9JZ	Conversion of loft to habitable room with dormer window to the rear elevation and 2 roof lights to the front. Certificate of lawful development (proposed)
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The meeting **OBJECTED** to this application on the grounds that the proposal is too large not in keeping with the street scene. Moreover the meeting was informed that there is a covenant that prevents loft conversions in Halliday Close.

(i)Other planning matters were noted, and

(ii)The council instructs the Clerk to advise Hertsmere Borough Council accordingly.

(*Denotes that at this point, the Council moved to discuss planning applications which had been brought to its attention at the meeting. They were proposed and seconded.)

46/15 Financial Matters

Following a proposal and seconder, it was:-

RESOLVED to continue with the improvements to the Harris Lane play area. It was agreed to Approve spending no more than £2500 in the next stage to replace the 2 gates at the play area. The fencing is seen to be sufficient and will therefore not be replaced. It was **AGREED** the Clerk would contact Hertsmere Borough Council to request the 106 funds.

47/15. The meeting ended at 8 p.m.

Chairman