



Shenley Parish Council

MINUTES OF THE MEETING HELD ON TUESDAY, 8TH JANUARY 2019, AT 7.30PM IN
THE VILLAGE HALL, 108 LONDON ROAD, SHENLEY

PRESENT: Councillors Nicky Beaton, Annette Edel, Rosemary Gilligan, Nigel Heller, Helen Hussain, Gavin O'Sullivan, Anthony Spencer and William Susman (Chair).

- In attendance: Amanda Leboff, Clerk to the Council
- 2 members of the public were present

80/18. Apologies for Absence.

Apologies for absence were submitted from Councillor Peter Wayne and County Councillor Morris Bright.

81/18. Declarations of Interests

PERSONAL – Councillors Gilligan, Susman and Spencer declared a personal interest in the item concerning Shenley Park Trust.

PREJUDICIAL -none.

82/18. Minutes of the Parish Council Meeting held on 4th December 2018

RESOLVED that the minutes of the Ordinary Parish Council meeting, held on the 4th December 2018 be confirmed as a correct record, and signed by Cllr Susman and adopted by the Council

83/18. Review of Action Plan from above meetings

The Action plan was **NOTED**.

84/18 Minutes of the Finance Committee Meeting held on 6th December 2018

RESOLVED that the minutes of the Finance Committee meeting, held on the 6th December 2018 be confirmed as a correct record, and adopted by the Council

85/18. Questions by residents of Shenley Parish

The chairman invited questions. A resident asked if the speeding questionnaire has been handed to County Councillor Morris Bright. It was **NOTED** that this would be done by Councillors Heller and Spencer and a date was still to be set as 4 meetings had been cancelled. Councillor Gilligan suggested handing in the petition at the next full County Council meeting. It was **AGREED** the clerk would contact County Council to arrange.

The meeting discussed the possibility of putting square humps along Black Lion Hill similar to those that have been put in London Colney as well as raising the height of the roundabout at the bottom of Black Lion Hill.

The Chairman welcomed Mr McGuire to the meeting who showed the Councillors a copy of his response to the Local Plan Consultation – referring to site 4- Shenley Grange.

Mr McGuire went on to explain to the meeting the possibility of doing a Neighbourhood Plan Development Order which would require the same information as a full planning application, and would end with a referendum for Shenley residents.

The Chairman thanked the residents for attending.

86/18. Reports of Committee, Members and Clerk

(i) Neighbourhood Plan

The meeting was informed that the Steering Group met on Monday 7th Jan. By the 8th February the Regulation 14 Consultation Statements AND revised Shenley plan will be ready to be reviewed by the Steering Group. On 21st February the mock exam/plan health check will take place. This will be followed by The Regulation 16 Consultation and hopefully a referendum by the end of 2019. The next Public Meeting is likely to be in March 2019.

(ii) Drive Safe

The meeting **NOTED** the 12 volunteers. Councillor Susman will forward their details to the Drive Safe police team.

(iii) Action for a Cleaner Shenley – Update

The meeting were informed that the ACS group are meeting regularly and have a new volunteer.

(iv) Community Payback Scheme – Update

Councillor O’Sullivan informed the meeting that the work along Newcome Path has been completed. Following an issue with privately owned hedges it was suggested letters be sent to the residents whose hedges have obstructed the path and ask these be maintained.

The ditch between the allotments and Pursley Field has now been cleaned.

The team will now be attending on a Monday instead of a Tuesday.

(v) Harris Lane/Rookery Field

UK power networks have completed the works in Rookery Field and are still to collect the metal fencing.

(vi) Allotments

Nothing to report

- (vii) Shenley Fete
The date of 2019 fete is 23rd June 2019. Councillor Beaton informed the meeting that they are currently contacting stall holders.
- (viii) Media Committee
The committee are meeting this week. It was suggested that the Clerk contact PC Express to ask if they are able to maintain the website.
- (ix) Shenley Community Activities Group
Nothing to report
- (x) Police Update
Councillor Heller read out the figures from PCSO Chris Ramdeen's report to the Council. The meeting were informed that CCTV was used to catch 2 youths being anti-social and the PC went and saw the families.
- The culprits who attempted to steal the Tesco ATM have been arrested. It was AGREED the CCTV would be moved from Ribston Close to Andrew Close.
- During the 'Speed Event' to catch speeding down Black Lion Hill before Christmas, those caught speeding were given warnings. This event will happen again.
- The meeting spoke about the recent Anti-Semitic behaviour in Shenley and unanimously agreed that it is appalling
- (xi) Shenley Park Trust
Councillor Spencer informed the meeting that he has secured some funding for the Park Trust. The meeting were informed there are currently staffing issues.
- (xii) Request from Resident for a new noticeboard by Andrew Close that residents can use
Following a discussion the meeting AGREED that this was not a good idea as it would end up being abused.

87/18. 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
18/2227/HSE	13 Shenleybury Cottages, Shenleybury, Shenley, Hertfordshire, WD7 9DJ	Single storey front porch extension
18/2240/FUL	Wilton House Nursing Home, 73 - 77 London Road, Shenley, Hertfordshire, WD7 9BW	Extension to front entrance

18/2333/HSE	62 London Road, Shenley, Hertfordshire, WD7 9DY	Installation of a dropped kerb for vehicular access (revised application).
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With regards to:

18/2327/FUL	Silverhill Cattery Silver Hill Borehamwood Hertfordshire WD6 5PW	Demolition of existing structures and construction of 3 x 3 bed dwellings (1 detached, and 2 semi detached houses) with associated landscaping.
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The Meeting OBJECTED To This. Please see appendix 1.

(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.)

88/18. Financial matters

(I) Accounts for payment – January 2019 meeting

o The following accounts for the January 2019 meeting were received:

Christmas Illumination Limited	Test and certify lights for phase 2 of licence	1620.00
ImaginePlaces	support and work	4032.00
Petty Cash	Petty Cash - amount to take up to £200 imprest system	190.33
Sir Richard Cox Charity	Grant for the 2018 distribution list	800.00
Mrs Amanda Leboff	Monthly XERO	32.40
In The Orchard	Christmas Event - Chairman's Allowance	140.00
Sharon Madsen	Reimburse for banners	65.49
John O'Conner	Grounds Maintenance	144.00
E.ON	The Cage electricity	8.21
William Susman	Reimburse for plastic cups	43.83
Petty Cash	Petty Cash - amount to take up to £200 imprest system	185.31
Banner Group	Cartridges	213.45
Gavin O'Sullivan	Reimburse for bags for Community Payback Group	45.00
HMRC	December payment	201.99
Mrs Amanda Leboff	Wages	1084.81
Fay Gough	Cleaning toilet & office	32.00
Bob Gough	Grounds Maintenance x 2 cuts	768.00
ImaginePlaces	support and work - Neighbourhood Plan	432.00
ImaginePlaces	support and work - Local Plan	2016.00
	TOTAL	12054.82

(II) Following a proposal and seconder, it was:-**RESOLVED** that the monthly budget monitoring report be approved in February

(III) Following a proposal and seconder, it was:-**RESOLVED** that the monthly petty cash report be approved in February

(IV) Section 137 Grant Requests: -

- The Waverley Driving Group £150 donation as way of a thank you for taking Santa around Shenley. Following a proposer and a seconder it was **RESOLVED** to approve the request.

- To purchase 3 x £50 vouchers for Mr Nakrani, Mr Beaton and Mr Leboff for all their help with the Parish Council throughout the year. Following a proposer and a seconder it was **RESOLVED** to approve the request.
 - To purchase 6 x £15 'Café In The Orchard' vouchers for ACS volunteer as a thank you for all their hard work. Following a proposer and a seconder it was **RESOLVED** to approve the request.
- (V) The Council **RESOLVED** to **APPROVE** the Budget requirement for the year 2019/20
- (VI) **APPROVE** the precept amount of **£77,775.70**.
- (VII) It was **AGREED** that the Clerk notify Hertsmere Borough Council accordingly.

89/18. The meeting ended at 9.55p.m.

Chairman

ACTION LIST - TUESDAY 8 JANUARY 2019

PROVISION	ACTION	BY	ACTION
Planning Applications	Letter to Hertsmere Borough Council advising of the Council's opinions.	Clerk	ASAP
Gifts	Purchase of Thank you gifts	Clerk	ASAP
Rookery Field	Removal of metal fencing belonging to Electric Company	Clerk	Actioned
Benches	Clerk to chase HBC regarding installation	Clerk	Actioned
Speeding	Cllr Heller to confirm meeting with County Councillor Morris Bright – Clerk to speak to HCC regarding attending a meeting	Clerk	ASAP
Drive Safe Campaign	Cllr Susman and Clerk to move forward with this	Cllr Susman	ASAP
Removal of rubbish	Contact John O'Conner for quote	Clerk	Actioned
Metro Bank	Clerk to send documents to move bank accounts	Clerk	ASAP

APPENDIX 1:-

PROPOSED RESIDENTIAL DEVELOPMENT, SILVERHILL CATTERY, WELL END ROAD.

RECOMMENDATION

We recommend refusal for this application on a number of grounds as noted below. The numbering below refers to the Fisher German report which most notably does not meet the criteria set by the emerging Shenley Neighbourhood Plan, which after completion of Regulation 14 Consultation last summer and will shortly be moving to Regulation 16 and subject to Examination and adoption should be seen as a material planning issue.

REASONS

3.10 and 3.11 The openness of the Greenbelt can be maintained by opening up the site and " the redevelopment of the site and the reduction of hard standing" - we feel that the impact of 3 substantial homes, to the design shown in the report against the existence of low level hardstanding and single story cattery that cannot be seen above the height of the existent high close boarded security fence, and high gates

against the view of 3 homes that will be clearly be seen would be a material change and overbearing in the existing street scene.

3.12 we feel it is quite a stretch to describe land that until only recently was a private residence before the conversion of the existing stables to the Cattery as a “well established brown field site” the few sites in Shenley that had successfully argued for redevelopment on the brownfield site basis had successfully proved that those businesses had that status back to the 1950’s and beyond, this site cannot argue that.

3.15 - 3.21 the references to the Hertsmere Core strategy, and the Neighbourhood plan, shows that this application must be assed at the Hertsmere level under the existing local plan which has always been implemented very strongly in Shenley Parish to enforce the Greenbelt, as the new local plan is not sufficiently advanced for material planning consideration.

With regard to compliance with the Neighbourhood plan, the author of this report does not seem to realise how far advanced the Shenley Neighbourhood plan is? It says “The Parish Council’s timetable is unknown, and a draft Neighbourhood plan has not been issued for comment”

The Shenley Parish Neighbourhood plan was launched for Regulation 14 consultation on 1st July 2018, it is in the public domain and was available for refence and yet no one has contacted us with regard to development? We have just completed the Regulation 14 consultation and preparing to submit the final plan to Regulation 16 and final adaption in March. In fact, today we have had confirmation that an Examiner has been booked to go through the document with the Steering group committee and HBC planning on Thursday 21st February. It will be formally passed to Hertsmere shortly after that for the commencement of Regulation 16 and Referendum. We therefore feel that the emerging Shenley Neighbourhood Plan is seen as a Material Consideration in this planning application because as per NPPF2 the plan has now entered its final stage and any amendments are likely to be small and not detract from any of the polices shown already in the plan.

We feel that this application would not pass the criteria set in the NHP where we express the desire that any future development should be around the existing centre with no need to encroach on open land surrounding the village. Thus, invigorating the centre which lost much of its centre feel when the shops where converted to residential status due to the creation of nearby shopping parks.

Shenley is not against development per see, as we would not have put effort and loss of personal time to creating a vision for the future off our village. We just want the right type of development in the right place to ensure our village delivers what our residents want and need.

4.0 Planning History

4.1 The report itself shows the planning history and the fact the Hertsmere have already declined an application for one additional house in 2004. While this is before the change to the NPPF and now the NPPF2 nothing has substantially changed in Planning Policy which would substantially change the previous decision and in particular to building in the Greenbelt.

4.2 we note that a pre-application submission was made in July 2018 and the first of it appears a number of meetings with the planning department occurred at the end of the month. As Hertsmere had received the draft Shenley Neighbourhood plan by this time and have been meeting with us on a regular basis, we do not understand why the applicant had not been give our contact details and why an in-effect Pre-application meeting was not requested from the Parish council to discuss where we felt this proposed development lay.

4.10 we note the comments from Scott Laban, where he notes that previous versions of the scheme had access via indivial road frontage. We would echo Scott's sentiments and add that while the location is remote from the village, which prevents any reference as made regarding the existing properties in London to be relevant, as the site is 2 mins drive 0.8 miles to its nearest neighbour in London Road, Pursley farm and the farm its self is separated by 0.3 miles from the White Horse where the majority of building along London Road starts. As the distance the property is from the main village with its nearest access to a very limited bus service being about a mile down a lane that has no pavement means it is unlikely that current or future residents are able to use public transport.

We also have concerns regarding safe access to the proposed properties, as part of the neighbourhood plan, we now know that 10,000 + cars a day pass the front of that property as of summer 2017. Since the building of the M25 and the creation of junction 22 at one end of the village and access to the A1 via Well end at the other end. This causes the existing residents major issues when trying to leave/enter their properties. We have explored with Herts Highways plans to slow traffic down through the village, but the stand-alone properties like this one, suffer from being to far from the centre for these measures to help. The current entrance is already difficult, as it is on a change of level of ground, which causes flooding just past the entrance and the surrounding woodland which limits light even on a bright day make this section of the road difficult to navigate.

The Housing needs assessment (HNA) done by AECOM after funding via Locality and available on the parish website shows that the need for the village is mainly at the affordable social and affordable to the market properties catering for first time buyers and older people looking to down size. This development by its own admission does not do that, as it is described as "three high-quality dwellings that makes best use of the site and critically will generate a value to allow for a high-quality setting" indeed Hertsmere themselves are aware that the HNA for the whole borough shows the same problem borough wide and therefore the clear need in the area is for a different kind of housing.

As Hertsmere are working on a new local plan, much of the farmland in the village has been submitted for development and there is much speculating going on about the future of the area, however this site does not fall into an area within Shenley Parish which Hertsmere is considering for the removal of Greenbelt status.

However, the governments push for new housing, and the possible re use of Greenbelt land to allow for new housing is only available for a certain type of new build and from our HNA you will see nothing on this site makes it a candidate for approval under the Shenley Neighbourhood Pan. In fact, Hertsmere in their official reply to our Regulation 14 consultation said that under existing Greenbelt policy there could be no new build

and only limited in filling of a single to two new homes on the site of an existing property, and they were very concerned that we were actively looking for new development in the village to meet our need. so, the nature of this report which seems to imply an approval in due course from HBC seems a little pre-emptive.

Cllr Rosemary Gilligan

Shenley Parish Council

8th January 2019