



SHENLEY PARISH COUNCIL

REPORT OF THE PLANNING COMMITTEE HELD ON TUESDAY 26TH JANUARY 2021, VIA ZOOM

PRESENT: Councillors Justine Ash, Rosemary Gilligan (Chair), Annie Keen, Gavin O'Sullivan and Mrs Nicky Beaton (non-voting member)

IN ATTENDANCE: 13 members of the public
Amanda Leboff, Clerk to the Council

14/2020.21 APOLOGIES FOR ABSENCE

There were no apologies for absence.

15/2020.21 DECLARATIONS OF INTEREST

There were no declarations of interest.

16/2020.21 PUBLIC ISSUES - MEMBERS OF THE PUBLIC AND COUNCILLORS CAN RAISE PLANNING MATTERS PERTINENT TO THE PLANNING COMMITTEE: -

The meeting was asked why specific dormer windows had been approved by HBC when these go against HBC guidelines. It was also noted that despite SPC objecting to development, these appear to be approved by HBC.

It was also noted that HBC should encourage developers to speak to SPC planning committee at the initial stages of large developments.

It was **AGREED** that the Clerk would request a meeting with the head of HBC Planning to discuss these points.

17/2020.21 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 proposal.

Application No.	Address	Proposed Development
21/0008/HSE	3 Harris Lane Shenley Hertfordshire WD7 9ED	Conversion of garage to habitable room, single storey rear and front extension, and alterations to roof to create additional floor space at first floor level, 1 dormer window and 4 rooflights with fenestration changes (Amended)
20/2160/FUL	Wheatsheaf Farm, Well End Road, Borehamwood, Hertfordshire, WD6 5PR	Demolition of existing outbuildings; subdivision of the existing listed farmhouse to create 2 x dwellings (1 x 4-bed and 1 x 3-bed); conversion of listed kennels building to create 1 x 1 bed unit; and erection of 2 x new dwellings to comprise 1 x 4-bed and 1 x 3-bed houses.
20/2161/LBC	Wheatsheaf Farm Well End Road Borehamwood Hertfordshire	Demolition of existing outbuildings; subdivision of the existing listed farmhouse to create 2 x dwellings (1 x 4-bed and 1 x 3-bed); conversion of listed kennels building to create 1 x 1 bed unit; and erection of 2 x new dwellings to comprise 1 x 4-bed and 1 x 3-bed houses. (Application for Listed Building consent).
21/0026/PD42	14 Shenleybury Cottages Shenleybury Shenley Hertfordshire	Single storey rear extension Depth - 5m Height - 3.5m Eaves - 2.2m
21/0045/CLP	9 Pound Lane, Shenley, Hertfordshire, WD7 9BU	Conversion of detached garage to part storage and part home office and gym, alterations to fenestration and insertion of two rooflights. Certificate of Lawful Development (Proposed).
21/0039/FUL	Keepers Lodge, Rectory Lane, Shenley, Hertfordshire, WD7 9BE	Demolition of existing dwelling, sheds and swimming pool and construction of a 2-storey, 4-bed detached dwelling.
21/0051/FUL	Old Guinea, Crossoaks Lane, Ridge, Hertfordshire, EN6 3LH	Demolition of existing side extension and construction of single storey side extension.
*21/0116/FUL	Wilton House 77 London Road Shenley Hertfordshire	Installation of 2 x pods for visiting purposes during Covid-19.

With Regards To: -

20/2143/HSE	18 King Charles Road Shenley Hertfordshire WD7 9HZ	Conversion of garage to habitable room, single storey side extension and creation of 2 additional parking spaces
20/2143/HSE	18 King Charles Road, Shenley, Hertfordshire, WD7 9HZ	Conversion of garage to habitable room, single storey side extension and installation of hard landscaping to side/rear of property to create 2

APPLICATION HAS BEEN AMENDED.		additional parking spaces to include new crossover and dropped kerb (Amended description & plans received 18.01.21 - proposed parking & landscaping details added).
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The Council **OBJECTED** to this application as overdevelopment of a property as it has already had a 2-storey side conversion and a conservatory. However, the Council would not object to the conversion of the integral garage.

With Regards To: -

20/2141/FUL	Land at Cowley Hill Stables Cowley Hill Borehamwood Hertfordshire	Demolition of existing buildings and erection of 13 dwellings together with associated parking, amenity space and access from Cowley Hill.
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The Council **OBJECTED** to this application on several points: -

- The application does not comply with the Shenley Neighbourhood Plan
- Inappropriate development within the Green Belt
- The application goes against two of Hertsmere Local Plan Core Strategy Objectives
- The application does not meet the requirements for an exception to Paragraph 145 in the NPPF.
- It was also suggested that HBC should delay the vote on this application until the new Local Plan is released, as suitable brownfield sites for needed housing and affordable housing will be identified in the new Local Plan.

(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.)

18/2020.21 ANY OTHER PLANNING BUSINESS (SUBJECT TO CHAIR'S DISCRETION, FOR INFORMATION ONLY)

There was none.

19/2020.21 CLOSE OF MEETING

The meeting closed at 8.30pm

CHAIR.