



SHENLEY PARISH COUNCIL

REPORT OF THE PLANNING COMMITTEE HELD ON TUESDAY 23rd FEBRUARY 2021,
VIA ZOOM

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

IN ATTENDANCE: 11 members of the public
Amanda Leboff, Clerk to the Council

20/2020.21 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Justine Ash,

21/2020.21 DECLARATIONS OF INTEREST

There were no declarations of interest.

22/2020.21 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 26th JANUARY 2021.

It was **NOTED** that the issue of activity on the Gristwood and Toms site along Mimms Lane which could be a breach of planning controls was missed from the January minutes. This matter has been raised with Hertsmere Borough Council. The meeting was informed that HBC enforcement has observed the site and have advised that Planning Permission is needed for the installations. Enforcement will be writing to advise Gristwood and Toms of this.

The meeting **RESOLVED** that the minutes of the Planning Committee meeting, held on the 26th January 2021 be confirmed as a correct record and adopted by the Council.

23/2020.21 PUBLIC ISSUES - MEMBERS OF THE PUBLIC AND COUNCILLORS CAN RAISE PLANNING MATTERS PERTINENT TO THE PLANNING COMMITTEE: -

- The meeting was informed of a letter written to Hertsmere Planning Department by a resident regarding Keepers Lodge. The original application was approved

prior to the implementation of the Shenley Neighbourhood Plan. As such HBC are now reviewing this in line with the Neighbourhood Plan. The meeting **AGREED** to write to the head of Planning at HBC asking them to take on board the comments made by the resident.

- **A question from a resident was read out: -**

Have the regulations required for building in Conservation area have changed dramatically. All the additions to houses that I have seen over the last 10 years have had to fit in to the original house. Therefore, not looking out of place. For instance, Murals house on the roundabout had a large extension and the new extension fits in very well with the original. Now it appears- with a recent extension that regulations have changed. The house is red brick and has a tiled roof, and the extension is of breeze block which will be rendered and painted. The roof has slates or mock slates, not tiles. This would not have been acceptable in the past. How have the regulations changed in this conservation area?

The meeting was told that the Building Regulations have not changed, and if there are questions on particular property, these can be sent to HBC.

- The meeting was asked for an update with regards to the additional caravan at the traveller site in Shenley. The meeting was informed that an additional static caravan is not compliant with the granted planning application. The meeting was asked if a static home or caravan requires planning permission and was informed that yes they do.

HBC are aware of the situation at the traveller site. The meeting **AGREED** to send an email to HBC, requesting a full update on the additional mobile, and what will happen with enforcement with regards to this.

- The meeting was informed that the issue of dormers in Porters Park is being addressed by HBC and will be carefully considered in future applications.

24/2020.21 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
21/0185/PD280	Land West Of Dovers Green Cottages, Rectory Lane, Shenley, Hertfordshire	Construction of a new agricultural building. (Application for Prior Notification).

21/0284/FUL	Pursley Farm, 2 London Road, Shenley, Hertfordshire	Construction of a lean-to extension to existing agricultural storage building.
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With Regards To: -

21/0026/PD42	14 Shenleybury Cottages Shenleybury Shenley Hertfordshire	Single storey rear extension Depth - 5m Height - 3.5m Eaves - 2.2m
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The Council **NOTED** the size of the extension and were concerned it may be bigger than permitted development, if it is then a full application would be needed.

With Regards To: -

*21/0348/HSE	42 London Road Shenley Hertfordshire WD7 9DY	Reduction of existing rear extension and conversion of loft to habitable room with rear dormer
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The Council **OBJECTED** to this application as it is believed the dormer is too big in a conservation area.

(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.)

25/2020.21 ANY OTHER PLANNING BUSINESS (SUBJECT TO CHAIR'S DISCRETION, FOR INFORMATION ONLY)

There was none.

26/2020.21 CLOSE OF MEETING

The meeting closed at 8.09pm

CHAIR.