



SHENLEY PARISH COUNCIL

REPORT OF THE PLANNING COMMITTEE HELD
IN THE VILLAGE HALL, ON TUESDAY 29th MARCH 2022 AT 7.30 PM.

PRESENT: Councillors Nicky Beaton (Chair), Annie Keen and Gavin O'Sullivan.

IN ATTENDANCE: Amanda Leboff, Clerk to the Council
Mr Michael Ward - independent, non-voting advisor

153/2021.22 APOLOGIES FOR ABSENCE

Apologies were received and approved for Councillor Rosemary Gilligan (attended the meeting via zoom, due to having to shield because of Covid) and Sharon Madsen.

154/2021.22 DECLARATIONS OF INTEREST

None were received.

155/2021.22 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 22nd FEBRUARY 2022

The meeting **RESOLVED** that the minutes of the Planning Committee meeting, held on the 22nd February 2022 be confirmed as a correct record and adopted by the Council.

156/2021.22 PUBLIC ISSUES - MEMBERS OF THE PUBLIC AND COUNCILLORS CAN RAISE PLANNING MATTERS PERTINENT TO THE PLANNING COMMITTEE: -

There were none

157/2021.22 THE FOLLOWING PLANNING APPLICATIONS WERE BEFORE THE MEETING. The meeting AGREED that: -

With regards to: -

Application Nos.	Address	Proposed Development
21/0300/HSE	26 Hamblings Close, Shenley, Radlett, Hertfordshire	Construction of part single, part two storey side extension, single storey rear extension and alterations to fenestration to include rear balcony with glass balustrade, relocated bin

		store and associated landscaping.
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The Parish Council **OBJECTED** to the application, on the grounds that:-

- The terrace balcony will be overlooking neighbours.
- Extending the fence line and replacing with the brick wall of the house will not be an attractive vista for those using the public walkway in the green belt. We refer to the SNP covering boundaries and recommended distances of buildings to the green belt and the importance of the break that currently exists.
- The plans for the connected house for next door are for a pitched roof, this is a flat roof which side by side will not be aesthetically pleasing and refer to design guide E on extensions and SAD M30 5.5. which are important when considering extension that are different to semi-detached houses

With regards to: -

Application Nos.	Address	Proposed Development
22/0410/FUL	142 London Road Shenley Radlett Hertfordshire	Change of use of garden to car park to provide 10 parking spaces, ancillary to the existing restaurant.

Subject to Hertsmere Borough Council taking into consideration any comments of neighbouring owners/occupiers, the Parish Council raises no objection to the proposal. However, the meeting wished to highlight: -

- There was concern regarding the turning circle for the cars and the potential difficulty getting 10 cars in the spaces.
- While we are not usually supportive of the loss of greenbelt, we recognise the restaurant are addressing the car parking problem, and the use of gravel rather than tarmac, is in keeping with our rural area. As this is green belt land, the meeting ask that if approved a condition be placed on the land to ensure that it is permanently tied to the restaurant and if the restaurant were to leave then the land would revert to greenbelt.

With regards to: -

Application Nos.	Address	Proposed Development
22/0246/HSE	6 Pinks Farm Rectory Lane Shenley Radlett	Single storey rear extension with 4 rooflights and fenestration alterations to include side elevation windows.

Subject to Hertsmere Borough Council taking into consideration any comments of neighbouring owners/occupiers, the Parish Council raises no objection to the proposal. However, the meeting wished to suggest: -

- A dormer window on the front of the property similar to the adjacent property would be more appropriate than enlarging the two existing windows to the top floor which are close to the roof pitch and chimney stack.

With regards to: -

Application Nos.	Address	Proposed Development
22/0233/HSE	The Old Jail House Salisbury Hall Drive London Colney St Albans	Demolition of existing shed and construction of a new pergola to rear garden

Subject to Hertsmere Borough Council taking into consideration any comments of neighbouring owners/occupiers, the Parish Council raises no objection to the proposal.

With regards to: -

Application Nos.	Address	Proposed Development
22/0475/FUL	Pinks Cottage Rectory Lane Shenley Radlett	Demolition of existing buildings and erection of a replacement 2 storey, detached, 3 bedroom dwelling to include landscaping, access and detached garage.

The Parish Council **OBJECTED** to the application, for the following reasons:-

1. Firstly we draw attention to the importance of the Shenley Neighbourhood Plan and particularly the preservation of the unique character of Rural Shenley the location of the application site. The site as mentioned in the Design and Access Statement is not on the edge of Shenley village but in Rural Shenley.

The fundamental design character is a varied thread that runs through the Shenley Neighbourhood Plan and particularly distinctive Rural Shenley highlighted as follows:

SC4 BUILDINGS / LESS is MORE. Simplicity

Principle /

Creating simplicity in form, purposefulness of each element of architectural detail demonstrates modesty and great restraint in expression, scale and proportion is encouraged. The restraint exhibited in the appearance of individual and grouped rural buildings is considered fundamental to building rural character in new buildings

Code /

Development to demonstrate simple, restraint and refined detailing with specific reference to Shenley's statutory and locally listed buildings and spaces.

See local Precedent Study as provided on page 86 as a starting point.

2. Rural Shenley Design Flavour

Simple forms predominate with brick, white render, black timber dating back to 18C in an area where farming predominates, and its varied architecture is reflected. The contrast of finishes enriches the character particularly the simple white rendered building and the "sparkle" attracting the eye. Examples indicated in the SNP and the application reports are as follows:

- * Pond House - white horizontal boarding and white render walls
- * The White Cottage, recently approved with white rendered walls
- * Grassfield Farm - white rendered main house and brick outer buildings
- * Manor Cottage - brick
- * Pinks Cottage - brick

3. Application Consideration: Previously developed land PDL

The application we believe does not meet statutory planning requirements questioning whether any previous development of a commercial nature, mentioned as “equestrian” and “stables, “exists or existed in the past other than that personnel to Pinks cottage, along with other ancillary buildings. If that is the case development cannot be permitted.

We note in the Planning Report that reference is made to planning approvals where the use was equestrian with active or past active commercial businesses, this we believe is not the case on the proposed site. The proposed development is adjacent to a well-used bridleway recently upgraded to a BOAT, local knowledge is that “land at Pinks Cottage” was agricultural in that it was previously used as Chicken Sheds and Cattle pens. In the last application for the site, the council became aware of the agricultural nature of the site from the previous landowner and refused that application as they now knew there had never been any commercial equestrian use on the site, simply a donkey and a pony for the children at some time

4. Application Consideration: Design

The design does not meet specifically the Shenley Neighbourhood Plan SC4 highlighted above:

The proposed 3-bedroom house predominantly 2 stories high with an area of 462sq m (5,000sq m approx.) is substantially larger than the adjacent Pinks Cottage and does not follow the simplicity of design of its close neighbour and fundamental requirements across Rural Shenley in the SNP.

We note the overall height of 8M mentioned in the report so it is no higher than the existing Pinks Cottage, but it seems by drawing measurement to the proposed ridge this may not be the case. We also note that crown roofs have been introduced commonly to reduce height and address over massing, once again not complying to the principal of simple forms in the SNP.

We also question the window fenestration differences particularly on the east and south elevations, dormer windows, bay window, clay crested ridge finial and upvc windows, the use of the chimney and the single storey ground floor extension. The drawings do not indicate where the Portland stone corbels are used or any brick detailing. The CGI’s promised at the pre- application meeting would have provided a clearer indication of the design but are very unlikely to demonstrate that SC4 of the Shenley Neighbourhood Plan has been met. Therefore, the proposed scheme is not compliant.

The use of brickwork as the external cladding is debatable as there is a strong argument for a white rendered finish as approved on the far more modest “White House” and contrasting mixture of brick with rendered house finishes that defines rural Shenley along with other contrasts with black timber. In this particular location the existing brick finish of Pinks Cottage positioned on the corner and an adjacent more modest simpler white rendered cottage is therefore a preferable finish.

5. Neighbourhood Policy Tests - Referring to the Application Report

SH 1. Rural Character

As mentioned, the proposed design does not comply and certainly does not “Enhance the existing distinctiveness of the rural character of Shenley”

SH1.2

It is not just the materials, “simplicity of form is fundamental” and overall design which the proposal does not demonstrate therefore does not comply.

SH.2

Reference to the Spinney 1.75 km away is not relevant to this application.

SH 3 Housing Mix and Choice

a) 1–3-bedroom houses are an important requirement in the Shenley Neighbourhood Plan therefore a modest size encouraged to meet a demand for young families. The area required could be up to 139sq m (1500sq.ft) and possible for special needs 186sq m (2000sq ft) although these areas could be considered above average.

The proposed application is a 3-bedroom house with an area of 462sq m (4,973 sq. ft) and we consider that the proposed area is substantially greater than the area required for a 3-bedroom house. Potentially two 3-bedroom houses could be provided, or the number of bedrooms increased in the future. Therefore, the proposal is not compliant.

d) Self build and custom-built homes. Under the Housing and Planning Act 2016 the proposed application may satisfy the status of self-build but “does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.” Therefore, the proposed house would need to comply with this caveat.

e) Home for mature households (+55 yrs.), elderly living alone and younger families. 102 London Road a recently approved planning application illustrates this housing clause which the proposed scheme does not comply.

SH 5 Community Infrastructure Facilities

Mention is made on the “ex stables” having been closed for over 18 months. “Existing stables surplus to requirements.” Policy SAD M34. This may prove irrelevant following comments on Item 4. Previously developed land.

SH6 Good Design

It is stated: “The application is supported by a Design and Access Statement which demonstrates the high-quality design “

We believe and have demonstrated that the design does not meet the requirements of the Shenley Neighbourhood Plan and the design fails to address the simplicity of form and the rural characteristics of the site. Therefore, does not comply.

We refer:

SC 2 Design Scrutiny

Principle

To enhance the existing distinctiveness of the rural character of Shenley the identification of the special valued features that are unique to the locality, the heritage assets and architectural features contributing to the local character is expected.

Code

a) The Design and Access Statement should provide text and illustrate showing the justification for the proposed layout, height, bulk, typical elevations with facade details and roofscape drawings to illustrate the design principals adopted, along with an indication of the proposed materials to be used on the exterior of the building.

Whereas the Design and Access Statement provides substantial information there is no reflection on the simple design principles evident in Rural Shenley and its historic and farm buildings. Materials are important but alone they cannot illustrate good quality design where the fundamentals are clarity of design thought and form.

SH7 Building For Life

Meeting Housing Needs:

The Design and Access Statement comments: "The proposal offers a small but significant contribution to the housing stock of a Shenley and wider Hertsmere area. As an individual dwelling, there is no mixture of housing types or tenures. The Neighbourhood Plan identifies a significant need for three bedrooms."

We are not sure what is meaning of "significant contribution" and there is nowhere in the Shenley Neighbourhood Plan that a 3-bedroom 5000 sq. ft house is compliant with this policy.

Character

The Design and Access Statement comments: "The proposed dwelling reflects the characteristics and form of the surrounding area. More specially, the dwelling complements the massing and roof form of nearby properties. The proposed dwelling will continue a traditional form of house that is well articulated."

It is very difficult to understand the above statement as demonstrated in earlier comments and even those of the adjacent Pinks Cottage on roof form are inaccurate. If approved this house would stick out against the smaller 18th century cottages, Pinks cottage, Alpine Cottage, and Drovers Cottages. As mentioned, before it would be adjacent to a well-used right of way, and therefore be very noticeable and impact on the greenbelt.

The Shenley Neighbourhood Plan and the design comments mentioned in this objection clearly set out very sound reasons for a refusal supported unanimously by the planning committee. The application fails to understand the Shenley Neighbourhood Plan and the importance of preserving the character of the area of Rural Shenley and the aim of producing exemplary simple architecture.

Planning Report

A comparison was made with “White Cottage” which was approved last year. This is a modest simply designed 3-bedroom house finished in white render with an area of approx. 167 sq. m (1800 sq. ft) and designed to support disabilities. It was approved under “very special Circumstance” as a replacement building after medical evidence showed that the current building was unsuitable for the disability of the applicant, the application was highly commended for approval and met the Shenley Neighbourhood Plan.

In comparison the proposed application is nearly three times the size and certainly does not have the simplicity of design and importantly does not meet the requirements of the Shenley Neighbourhood Plan.

158/2021.22 CLOSE OF MEETING

The meeting closed at 9pm

CHAIR.