



Shenley Parish Council

MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON TUESDAY, 6 JUNE 2023, AT 7.30PM, IN THE VILLAGE HALL, 108 LONDON ROAD, SHENLEY

PRESENT: Councillors *Justine Ash, Virginia Gallagher, Rosemary Gilligan (Chair), David Saffer, Jonathan Shaw, Pavan Sirsi Natalie Susman and William Susman.
(* Denotes attended for only part of the meeting.)

In attendance:

- Amanda Leboff, Clerk to the Council
- Mr Michael Ward - independent, non-voting advisor
- 13 members of the public at its most
- 4 members of the public via zoom at its most

33/23.24 ABSENCE OF MEMBERS AND DECLARATION OF ACCEPTANCE OF OFFICE

Apologies for absence were submitted from Cllr Annette Edel (Attended via Zoom).

34/23.24 DECLARATIONS OF INTERESTS OF ITEMS ON THE AGENDA

Councillors Gilligan, Shaw, and W. Susman, declared a personal interest in the item concerning Shenley Park Trust. Councillor N Susman informed the meeting that she would not participate in the agenda items concerning planning matters as she sits on the HBC Planning Committee.

35/23.24 MINUTES OF THE ANNUAL PARISH COUNCIL MEETING HELD ON 16th MAY 2023.

RESOLVED that the minutes of the Annual Parish Council meeting, held on the 16th May 2023 be confirmed as a correct record, and to be signed by Cllr Gilligan and adopted by the Council.

36/23.24 REVIEW OF ACTION PLAN FROM ABOVE MEETINGS

The Action plan was **NOTED**. It was **AGREED** that the Clerk and Cllrs W Susman and Gilligan will meet to discuss the pavilion.

37/23.24 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 30th MAY 2023

The meeting **NOTED** the minutes of the Planning Committee meeting, held on the 30th May 2023

38/22.23 PUBLIC ISSUES

The meeting was asked to request that Shenley residents be able to speak at the Inquiry regarding the Land South of Shenley Hill (which is in Aldenham Parish Council). It was **AGREED** the Clerk will contact Aldenham Parish Council.

39/23.24 REPORTS OF COMMITTEE, MEMBERS AND CLERK

(i) Staffing Committee

The Council **RESOLVED**: -

That a Staffing Committee be appointed for the municipal year 2023/2024 comprising of Councillors Virginia Gallagher, Jonathan Shaw and Pavan Sirsi. Terms of Reference were **APPROVED** and **ADOPTED**.



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(ii) APPLICATION NUMBER - 23/0677/OUT
ADDRESS

49, Longview, And Land to The Rear London Road Shenley Hertfordshire

PROPOSED DEVELOPMENT

Hybrid planning application comprising 1) Outline consent for up to 138 age restricted dwellings (over 55yrs) (Use Class C3) along with a community centre, vehicular and pedestrian access, internal road, landscaping, drainage and other associated works and infrastructure (All matter reserved except access and layout and, 2) Full consent for the demolition of the existing dwelling Longview and alterations to 49 London Road to include the demolition of the existing garage and erection of a replacement garage.

The Chair welcomed Mr. Ward, an independent, non-voting advisor to run through the application.

The chair invited those present to address the meeting. Residents spoke in opposition to the planning application, with great concern being raised over the removal of land from the greenbelt for development.

Following a discussion, the Parish Council **UNANIMOUSLY OBJECTED** to the application on the grounds that: -

- The Parish Council **OBJECTED** to building anything on this Green Belt site.
- The Parish Council **NOTED** and considered the swell of local opinion against this application.
- The proposal to build on the Green Belt land is covered in the NPPF which clearly states that only in “exceptional circumstances” should building on Green Belt sites be acceptable. The Parish Council believes that the application does not meet the NPPF clause of “exceptional circumstances”. The demolition of parts of the original 1830’s, 49 London Road locally listed building is not supported. If demolished as proposed the closeness to the pavement and new access road is detrimental to the building’s historic status.
- There would be loss of biodiversity and mature trees, some with TPO’s and mature hedges particularly along London Road and the proposed access road an irreplaceable loss to the environmental footprint.
- Concern over the inadequate access road that could not accommodate the development.
- Furthermore, a substantial loss of trees and hedging to meet visual splay requirements. This loss is detrimental and harmful to the recognised Heritage status of the western side of London Road in the Conservation Area. The access road will clearly impact the recently approved house and garden of 51 London Road and further along the garden of Westfield.
- Vehicular access to the site is opposite the school and will contribute to more congestion and danger at peak times.



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- The proposal would shift the western edge of the built area of this part of Shenley closer to Radlett.
- The air quality at the school directly opposite the site exceeds 3 World Health Organisation Limits:
 - ❖ At this address, the annual average of the pollutant PM2.5 is 10.62mcg/m3. The World Health Organization limit is 5mcg/m3.
 - ❖ The reading for PM10 at this address is 17.03mcg/m3. The limit is 15mcg/m3.
 - ❖ The reading for N02 at this address is 20.21mcg/m3. The limit is 10mcg/m3.
 - ❖ These pollutants contribute to the following diseases: asthma, jeopardize lung functions and promote cancer, wheezing, bronchitis and reduce lung development.
- The heights of flat blocks and their positioning will have a substantial visual impact to the Watling Chase Timberland Trail footpath and its outstanding rural attributes covering environmental and visuality, substantially more so during winter months.
- Views from on north and south fields will be visually compromised and along areas of Radlett Lane and potentially other footpaths.
- Density over the 4-ha site for the proposed 138 dwelling @ 34 per ha is synonymous to a more urban location and not the existing rural setting and does not follow recent Shenley developments where for example Charrington Close is 11 dwellings per ha close by in London Road a short walk from the site and Cowley Hill Stables.
- Urban scale development in the green belt and along the western edge of historic Shenley's Conservation Area does not follow the existing characteristics of the village.
- The proposed site on a sloping terrain with steps along pedestrian routes where block L is over 200m from London Road questions the suitability of the site for older residents.
- The development does not meet the Shenley Neighbourhood Plan with heights, layout and designs shown on the drawings and visualisations on a site in the centre of Shenley Village are not acceptable. Even if these were to be covered under reserved matters, they do not demonstrate an understanding of the Shenley Neighbourhood Plan and not un-reasonably due to its Heritage and Conservation status that all designs should follow and be exemplary.

It was **AGREED** that an in-depth response would be written by the Chair and Mr. Ward and would be sent to Hertsmere, in addition to the above short response.

(iii) APPLICATION NUMBER - APP/N1920/W/23/3320599

ADDRESS

Land South of Shenley Hill, Radlett, Hertfordshire,

PROPOSED DEVELOPMENT

Erection of up to 195 new homes (40% affordable), safeguarded land for the expansion of Newberries Primary School and provision of a new medical centre, along with associated access. Outline application to include the matter of ACCESS (with the following matters reserved: APPEARANCE, LANDSCAPING, LAYOUT and SCALE).



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The meeting **NOTED** that the Parish Council had **OBJECTED** to the application in January 2023. The meeting **AGREED** that the Clerk would contact Aldenham PC and say that Shenley residents would like to speak at the appeal.

(iv) Hybrid Meetings– In person and being cast live

The meeting discussed the workings of the hybrid meetings and that they are not easy to follow online. It was **NOTED** that the Parish Council no longer have to run hybrid meetings. It was **AGREED** that the clerk will get costings for the meetings to be set up properly and what this will entail and will present this to the full Council.

(v) Update on Eastern Region Prevent Webinar

This will be updated at the July meeting.

(vi) Youth Council

Cllr Sirsi informed the meeting that he would like to set up a youth council for secondary age pupils, but it is important to find out what they would like to be involved in. It was **AGREED** that the Clerk would contact other Parish Council's to see what they have and if they could advise on how to set one up in Shenley.

(vii) Christmas Lights

The meeting **NOTED** the costings of the Christmas lights. Following a discussion, it was **AGREED** that the lights will be the same as last year. The option of fund raising was discussed for the 2024 lights.

(viii) Borough Councillor Update

Councillor N Susman informed the meeting that as the new 4-year term has just started, much time has been taken up with training by HBC.

(ix) Allotments

The Allotment Committee will be meeting on Thursday 29th June.

(x) Action for a Cleaner Shenley and Groundwork Team – Update

The meeting was grateful to Nicky Beaton for continuing with the ACS and Groundwork groups.

(xi) Community Payback Team

The Community Payback team were back in Shenley this week. Annie Keen is kindly liaising with the supervisor for the jobs that need doing.

(xii) Harris Lane/Rookery Field/Pursley Field

Nothing to report.



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(xiii) Harris Lane Pavilion

Cllr W Susman has spoken with a company who will be able to quote for a new pavilion.

(xiv) Media Committee

The latest edition of SVM will be going to the printers shortly. As always, a huge thanks were made to Guy and Nicky Beaton for all their hard work, which is greatly appreciated.

(xv) Shenley Community Activities Group

The meeting was informed that the next trip is to Broadstairs on Wednesday 12th July.

40/23.24 FINANCIAL MATTERS

- i. The Accounts for payment for May 2023 were received and it was: -
Following a proposal and seconder, it was: **-RESOLVED** that the monthly Accounts for May 2023 totaling £14,365.17 be **APPROVED**.
- ii. Following a proposal and seconder, it was: **-RESOLVED** that the:
 - Monthly budget monitoring reports for May 2023 be **APPROVED**.
 - Year to date profit and loss by cost types
 - Profit and Loss with Year to Date, Prior Year and Variance
 - Balance Sheet
 - Statement of Cash Flows
 - Bank reconciliation - Unity Trust Bank
 - Fixed Asset Summary
 - Aged Payables Detail
- iii. Grant Requests using the General Power of Competence: -There were none.
- iv. The Council **NOTED** and **RECEIVED** the Internal Auditor's internal audit was carried out on 23rd March 2023.
- v. The Council **RECEIVED** the Internal Auditors Report for year ended 31st March 2023.
- vi. The Council **REVIEWED** section 4 of Annual Return (Internal Audit Report)
- vii. The Council confirmed the Fidelity Insurance cover for 2023/24 at £150 000.
- viii. The Council **NOTED** and **APPROVED** the Asset Register – Disposals and Additions.
- ix. The Council **REVIEWED** and **APPROVED** the Earmarked Reserves
- x. The Council **REVIEWED** and **APPROVED** Section 1 of Annual Return (Annual Governance Statement)
- xi. The Council **REVIEWED** and **APPROVED** Section 2 of Annual Report (Accounting Statements)
- xii. The Council **NOTED** that the notices of appointment date for the exercise of elector's rights have been completed and will be displayed on the Parish Council notice board. The announcement date will be Friday 9th June, Commencement date Monday 12th June and End date Friday 21st July 2023.
- xiii. The Council **NOTED** CIL monies.



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41/23.24 The meeting ended at 9.45p.m.

Chair

ACTION LIST - 6TH JUNE 2023

PROVISION	ACTION	BY	ACTION
July Agenda	Hybrid Meetings Re-add Police updates. Update on Eastern Region Prevent Webinar	Clerk	July meeting
Pavilion	Cllrs W Susman, Cllr Gilligan and Clerk to meet to discuss	Various	ASAP
Memorial to the late Cllr Spencer	Cllr N Susman and Clerk to discuss	Cllr Susman and Clerk	ASAP
Land South of Shenley Hill	Contact Aldenham PC Forward comments to appeal case officer	Clerk Cllr Gilligan	Actioned Actioned
Youth Council	Contact other Parish Councils	Clerk	ASAP