

ELSTREE AND BOREHAMWOOD TOWN COUNCIL

ENVIRONMENT AND PLANNING COMMITTEE

MINUTES of a meeting held in the Meeting Room of Elstree & Borehamwood Town Council Offices, Fairway Hall, Brook Close, Borehamwood on **Tuesday 16 January 2018** at 7.00pm.

Present: Cllr G Franklin (Chairman) (in the Chair)

Cllr C Butchins
Cllr V Eni (Substitution)
Cllr Mrs S Parnell
Cllr Mrs P Strack

In attendance: H R O Jones – Town Clerk

42. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr E Silver (Other Business) (Cllr V Eni substituted).

43. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

44. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 28 November 2017 were signed as a true record by the Chairman.

45. PLANNING APPLICATIONS

A total of 45 applications received from the Borough Council were examined, on 36 of which the Committee had no specific objections to make, subject to the views of neighbours.

17/2448/VOC -102 Shenley Road, Borehamwood WD6 1EB

Removal of condition 4 (Restricted Trading Hours) of planning permission TP/07/0620 to enable premises to trade 24 hours a day Monday to Sunday.

Observation: At its meeting on 16 January 2018 the Environment and Planning Committee raised concerns about the possible negative social and health effects of extending gambling provision.

[Post Meeting Note: At the time of the meeting, no facility was available to submit online Consultee comments].

17/2333/HSE - Scratchwood House, Barnet Lane, Elstree

Two storey front, side and rear extensions, increase in ridge height, new basement and internal remodelling.

Observation: At its meeting on 16 January 2018 the Environment and Planning Committee raised concerns over the potential impact on the water table by basement development.

[Post Meeting Note: At the time of the meeting, no facility was available to submit online Consultee comments].

17/2344/FUL - Meadow Park, Brook Road, Borehamwood

Installation of new play area & associated footpath to include tree lined greenway route

Observation: At its meeting on 16 January 2018 the Environment and Planning Committee, Members applauded the development of amenity spaces in this area of Borehamwood and noted that assurances had been received that the Town Council Fireworks Display would not be affected.

[Post Meeting Note: At the time of the meeting, no facility was available to submit online Consultee comments].

17/2349/FUL - 15 Oddesey Road, Borehamwood WD6 5HZ

Proposed attached two storey, 2 bed dwelling house with associated parking and landscaping

Observation: At its meeting on 16 January 2018 the Environment and Planning Committee raised concerns that the application contributed to “infilling”.

[Post Meeting Note: At the time of the meeting, no facility was available to submit online Consultee comments].

17/2401/FUL - 58 Nicoll Way, Borehamwood WD6 2PS

Conversion of existing dwelling to 2 x 1 bed flats (Revised)

Observation: At its meeting on 16 January 2018 the Environment and Planning Committee raised concerns over the loss of a family home and commented that family sized dwellings (3 to 4 bedroom) were needed in the Community in line with Hertsmere Borough Council’s Core Strategy 2.47-2.50;9.9.

[Post Meeting Note: At the time of the meeting, no facility was available to submit online Consultee comments].

17/2352/FUL - Jasmine Court, Whitehouse Avenue, Borehamwood

Conversion of garage and internal alterations at ground floor level to provide additional bedroom & living area to existing flat; second floor extension and internal alterations to create additional 1x1 bed flat; conversion of loft to provide 1x1 bed flat

Observation: At its meeting on 16 January 2018 the Environment and Planning Committee raised concerns over parking and the loss of a family home and commented that family sized dwellings (3 to 4 bedroom) were needed in the Community in line with Hertsmere Borough Council’s Core Strategy 2.47-2.50;9.9.

[Post Meeting Note: At the time of the meeting, no facility was available to submit online Consultee comments].

17/2475/FUL - Majestic House, 16-18 Shenley Rd, Borehamwood

Demolition of existing building & construction of 4 storey detached building comprising A1 retail at ground floor with residential units above comprising 11 x 1 bed and 3 x 2 bed flats

Observation: At its meeting on 16 January 2018 the Environment and Planning Committee considered the application to be overdevelopment and raised concerns over parking and the loss of a family home

and commented that family sized dwellings (3 to 4 bedroom) were needed in the Community in line with Hertsmere Borough Council's Core Strategy 2.47-2.50; 9.9.

[Post Meeting Note: Comments were submitted online through the Consultee comments facility].

17/2498/FUL - Rear Backlot, Elstree Film & TV Studios, Shenley Rd Borehamwood

Temporary permission for a period of up to 10 years for the erection of building facades, associated structure, storage, areas of hard and soft landscaping & associated works, in connection with the existing use of the site for film and tv production

Observation: At its meeting on 16 January 2018 the Environment and Planning Committee welcomed the development of the local film and tv industry.

[Post Meeting Note: Comments were submitted online through the Consultee comments facility].

17/2493/OUT - Land off Cowley Hill, Borehamwood

Outline planning application or the provision of a 2 form entry primary school to include access (all other matters reserved)

Observation: At its meeting on 16 January 2018 the Environment and Planning Committee, voting 4 in favour and 1 against, Members approved of the application on the basis that this could protect Maxwell Community Centre (Cllr G Franklin asked for his vote against to be recorded).

[Post Meeting Note: Comments were submitted online through the Consultee comments facility].

46. PLANNING DECISIONS

Details were received of decisions by the Borough Council relating to applications on which the Committee had submitted comments.

It was AGREED that:

Hertsmere Borough Council be asked to provide information on what enforcement measures were in place in connection with the following application:

17/1938/HSE	Refuse Permission	34 Alban Crescent, Borehamwood WD6 5JF
		Single storey rear extension (retrospective)

47. CIL RECEIPTS AND BIDS

It was noted that at the time of the meeting Town Council CIL receipts were £318,892.84. It was understood that as yet, no CIL monies had been deployed by Hertsmere Borough Council. Clarification had been sought from the Planning Department concerning CIL related matters.

It was RESOLVED that:

at its meeting on 17 January 2018, Full Council be recommended to approve the following CIL expenditure from the Town Council's receipts of top sliced (15%) monies:

- **£60,000 for match funded project to be arranged by Hertsmere Borough Council for Bowling Green in Aberford Park (artificial surface with "off the street" availability for use).**

48. ALLOTMENTS

Stapleton Gardens

It was noted that whilst Hertsmere Borough Council had indicated that s.106 monies (c.£20,000) might be available to assist the Town Council in building the locker shed(s) at Stapleton Gardens and to complete the perimeter fencing and beekeeping area, no update had as yet been received.

49. STREET FURNITURE AND NOTICE BOARDS

It was AGREED that:

- (i) the notice board proposed at the Brook Road side of the Council's car park be approved for installation (to be in keeping with design of item at Railway Station); and**
- (ii) the Committee be updated on any response from All Saints Church in connection with the possibility of a suitable notice board being installed at that site.**

50. CLOSE OF MEETING

The Meeting closed at 8.30 pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 13 February 2018 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....