

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 13 March 2018** at 7.00pm.

Present: Cllr G Franklin (Chairman) (in the Chair)
Cllr C Butchins
Cllr Mrs S Parnell
Cllr E Silver

In attendance: H R O Jones – Town Clerk

61. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Cllr Mrs P Strack (Family Matters).

62. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

63. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 13 February 2018 were signed as a true record by the Chairman.

64. PLANNING APPLICATIONS

A total of 34 applications received from the Borough Council were examined, on 29 of which the Committee had no specific objections to make, subject to the views of neighbours.

18/0136/FUL - 34A Shenley Road, Borehamwood WD6 1DR

Retrospective application for retention of self-contained studio flat within the loft space

Observation: At its meeting on 13 March 2018 the Environment and Planning Committee raised concerns that retrospective applications were outside the 'spirit' of planning legislation.

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

18/0149/HSE - 5 Redwood Rise, Borehamwood WD6 5LB

Conversion of garage to habitable room (retrospective)

Observation: At its meeting on 13 March 2018 the Environment and Planning Committee raised concerns that retrospective applications were outside the 'spirit' of planning legislation and raised further concerns over the loss of parking as a result of garage conversion.

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

18/0087/FUL - 174 Balmoral Drive, Borehamwood WD6 2QS

Construction of 2 storey side extension to facilitate subdivision of property to create 2 x 2 bed flats adjacent to existing dwelling

Observation: At its meeting on 13 March 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: Comments were submitted online through the Consultee comments facility].*

18/0407/PD56 - Elstree Tower, Elstree Way, Borehamwood

Change of use from office B1 to residential C3 to provide 142 units

Observation: At its meeting on 13 March 2018 the Environment and Planning Committee regarded the application to be overdevelopment and raised concerns over parking, the adequacy of the local infrastructure to cope with such an increase in the number of residents and commented further 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].

17/1912/FUL - 2 Furzehill Road, Borehamwood WD6 2DF

Demolition of existing detached dwelling and erection of replacement apartment block comprising 1 x 2 bed and 3 x 3 bed flats with basement car park, cycle store and associated landscaping

Observation: At its meeting on 13 March 2018 the Environment and Planning Committee raised concerns about the street scene and was further concerned about the potential negative effect of a basement development in relation to watertable and flooding.

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

65. PLANNING DECISIONS

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

66. CIL RECEIPTS AND BIDS

Members received a report on a proposal to use CIL top sliced monies on a project to install a permanent band stand at Meadow Park (similar in design to the Aldershot model).

67. ALLOTMENTS

Members received an update report noting that the Town Council had been requested to submit a detailed list of costings to Hertsmere Borough Council for s.106 monies (£20,148.80 via the varied s.106 agreement for application ref. 17/2028/VOC) to assist the Town Council in building the locker shed(s) at Stapleton Gardens and to complete the perimeter fencing and beekeeping area.

68. STREET FURNITURE, CHURCH CLOCKS AND NOTICE BOARDS

It was noted that the new Town Council notice board at the Brook Road side of the Council's carpark would be installed before the end of March 2018. At the time of the meeting, no further information was available about the possibility of a notice board at or near All Saints Church although it was

indicated by Members that a meeting with Rev. Warr and/or Hertfordshire County Council was planned.

It was AGREED that:

- (i) responding to correspondence from Smiths of Derby of 27 February 2017 the Town Council would seek to budget appropriately for improvement works in 2019/20 but that no additional works (other than those carried out on the routine basis) be agreed for the remainder of 2017/18 or 2018/19 unless a case was put forward for urgency (to be considered either as a grant application or for contingency expenditure); and**
- (ii) representatives of All Saints Church be notified of (i) above and advised to make a, no guarantee, community grant application should the works be deemed necessary in the 2018/19 Council Year.**

69. ABERFORD PARK COMMUNITY CENTRE

It was noted that another meeting would take place to consider any possible future involvement by the Town Council in connection with the above site with Hertsmeare Borough Council being asked to produce a written proposal.

70. CLOSE OF MEETING

The Meeting closed at 7.55 pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 24 April 2018 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....