

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 24 April 2018** at 7.00pm.

Present: Cllr G Franklin (Chairman) (in the Chair)
Cllr V Eni (Substitution)
Cllr Mrs S Parnell
Cllr E Silver
Cllr Mrs P Strack

In attendance: H R O Jones – Town Clerk

71. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Cllr C Butchins (Other Business) (Cllr V Eni substituted).

72. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

73. MINUTES OF THE PREVIOUS MEETING

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

74. PLANNING APPLICATIONS

A total of 10 applications received from the Borough Council were examined, on 30 of which the Committee had no specific objections to make, subject to the views of neighbours.

18/0363/FUL - 11 Brodewater Road, Borehamwood WD6 5AJ

Retention of 2 storey side and rear extension to facilitate creation of a 2 bed dwelling (Retrospective application)

Observation: At its meeting on 24 April 2018 the Environment and Planning Committee raised concerns that retrospective applications were outside the 'spirit' of planning legislation.

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

18/0515/VOC - Land south of Elstree and Borehamwood Station and Adjacent to Coleridge Way and Byron Avenue, Borehamwood

Variation of conditions 17 (land contamination), 18 (validation report for remedial works), 20 (construction management plan), 22 (drainage impact strategy) & 23 (surface water drainage scheme) to amend the wording & removal of conditions 21 (surface water run off) & 24 (drainage strategy) attached to planning permission 17/2028/VOC)

Observation: At its meeting on 24 April 2018 the Environment and Planning Committee reaffirmed its view that the application constituted overdevelopment.

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

18/0511/FUL - 11 Sinderby Close, Borehamwood WD6 4JZ

Retrospective application for erection of outbuilding to be used as a children's day nursery (class D1)

Observation: At its meeting on 24 April 2018 the Environment and Planning Committee raised concerns that retrospective applications were outside the 'spirit' of planning legislation and raised further concerns over the adequacy of parking provision.

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

17/2474/FUL - Land Rear of Bevan House & 63-73 Grantham Green, Borehamwood

Construction of 18 flats, 6x1 bed, 5x2 bed, 1x3 bed (market housing) & 5 x 1 bed, 1x2 bed (affordable housing) with access from Ripon Way and Cranes Way, associated landscaping and parking following demolition of the existing garages.

Observation: At its meeting on 24 April 2018 the Environment and Planning Committee commented that it was in favour of developing this site but regretted that the plans proposed did not appear to address local needs, especially in relation to infrastructure and making best use of limited resources.

Firstly, the unit size was not compliant with the existing local plan, which required more family sized units. Secondly, it appeared that little consideration had been given to including much needed infrastructure into the development such as a doctor's surgery or additional retail availability.

In addition, concerns were raised over parking. The site was felt to be inappropriate for the type of development proposed.

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

18/0596/PA1 - Land at Coleridge Way, Borehamwood

Erection of three storey building containing 7 x 1 bed apartments and 11 x 2 bed apartments (pre-application advice).

Observation: At its meeting on 24 April 2018 the Environment and Planning Committee commented that it objected to the height of the proposed building (three storeys) and the unit size; commenting 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].

18/0510/FUL - Yavneh College, Hillside Avenue, Borehamwood

Creation of first floor to provide additional temporary primary school accommodation containing classrooms, offices, stores, communal area and WCs, comprising of modular units to accommodate up to 60 additional pupils.

Observation: At its meeting on 24 April 2018 the Environment and Planning raised concerns over the potential impact upon traffic flow.

[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 building facades, associated structures, storage, areas of hard and soft landscaping and associated works in connection with the existing use of the site for film and TV production.

Observation: At its meeting on 24 April 2018 the Environment and Planning reaffirmed its commitment to promoting the local film and television industry and, therefore, supported the application.

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

18/0613/HSE - 6 Barham Ave, Elstree WD6 3PN

Retrospective application for construction of detached outbuilding adjacent to main dwelling for use as a gym.

Observation: At its meeting on 24 April 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].

18/0668/REM - Land to the rear of The Wellington Public House, Theobald Street, Borehamwood WD6 4SE

Application for approval of reserved matters relating to landscaping, following approval of 17/1570,OUT – erection of 2 storey detached building comprising 6 flats (5x1 bed, 1x2 bed). Outline application to include access, appearance, layout & scale with landscaping reserved.

Observation: At its meeting on 24 April 2018 the Environment and Planning Committee commented that it considered the application to be gross overdevelopment and objected to the proposed unit sizes; commenting 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].

15/1508/FUL - The Crown, 1 Shenley Road, Borehamwood

Application to modify a planning obligation dated 4.8.2016 relating to schedule 2 clause 3 (to allow all housing units to be sold at market rate) pursuant to planning application 15/1508/FUL for conversion and extension of upper floors of existing building to create 9 self-contained flats (4x1 bed & 5x2 bed) with associated car parking, refuse and cycle storage.

Observation: At its meeting on 24 April 2018 the Environment and Planning Committee commented that it considered the application to be overdevelopment and objected to the proposed unit sizes; commenting 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. Concerns were also raised over the change in affordable housing clauses.

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

75. PLANNING DECISIONS

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

76. CIL RECEIPTS AND BIDS

Members received a report on a proposal to use CIL top sliced monies by Community Hertsmere for improvements to local Community Halls.

It was AGREED that:

Community Hertsmere be notified that, as at the time of the meeting, no mechanism or policy was in place at the Town Council for awarding ‘grants’ by way of the CIL receipts and that clarification had been sought from Hertsmere Borough Council concerning legitimate CIL use (especially for Community Hall improvements).

77. ALLOTMENTS

Members received an update report noting that the Town Council was in the process of submitting a planning application to Hertsmere Borough Council for two storage containers at Stapleton Gardens.

78. STREET FURNITURE, CHURCH CLOCKS AND NOTICE BOARDS

It was noted that following a meeting between Cllr Mrs P Strack and Rev. Warr, it was understood that no realistic prospect of erecting a Town Council notice board at or near All Saints existed at the present time and that the matter would, therefore, be put on file.

79. ABERFORD PARK COMMUNITY CENTRE

It was noted that Hertsmere Borough Council had been asked to produce a written proposal regarding the above site’s future development.

80. CLOSE OF MEETING

The Meeting closed at 8.25pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 22 May 2018 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....