

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 27 November 2018** at 7.00pm.

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

In attendance: H R O Jones – Town Clerk

43. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none.

44. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

45. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 2 October 2018 were signed as a true record by the Chairman.

46. PLANNING APPLICATIONS

A total of 58 applications received from the Borough Council were examined, on 54 of which the Committee had no specific objections to make, subject to the views of neighbours.

18/2020/FUL - 32 Grantham Green Borehamwood WD6 2JJ

Retrospective application for demolition of existing bungalow and erection of replacement two storey two bedroom end of terrace dwelling including rear extension, front porch and rear dormer (revised to 16/1062/FUL).

Observation: At its meeting on 27 November 2018 the Environment and Planning Committee raised concerns that retrospective applications were outside the 'spirit' of planning legislation and called for enforcement to take place in this case. The Council also called for any revised CIL monies owed resulting from the development to be factored into the retrospective nature of the application.

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

18/2039/PD56 - Churchill Hse, Stirling Way, Borehamwood WD6 2HP

Partial change of use of building from Office (B1) to Residential (C3) to create 31 dwellings.

Observation: At its meeting on 27 November 2018 the Environment and Planning Committee queried whether residential properties were suitable in an industrial site such as this one.
[Post Meeting Note: At the time of the meeting, no facility was available to submit online Consultee comments].

18/2055/HSE - 5 Retford Close Borehamwood WD6 5QL

Single storey rear extension (Retrospective Application).

Observation: At its meeting on 27 November 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].

18/2166/FUL - 6 Barham Ave Elstree WD6 3PN

Retention of existing detached house (not built in accordance with permission granted under 16/1223/FUL and retrospective application for detached outbuilding, new paving and tiling to pool area, changing room, Jacuzzi, dwarf wall & installation of zip wire and new A/C enclosure.

Observation: At its meeting on 27 November 2018 the Environment and Planning Committee commented that it would be preferable for the house to be made compliant with the earlier conditions and the 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].

47. PLANNING DECISIONS

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

48. BAND STAND PROJECT

It was noted that no update report from Hertsmere Borough Council in relation to the Band Stand Project was available at the time of the meeting, although it was noted that in a letter dated 21 August 2018 that the Parks & Amenities Manager had confirmed that the project would meet the spending criteria for the Town Council's use of CIL funding. It was noted that the Committee sought answers to the following questions:

- The amount of funding Hertsmere Borough Council sought from Elstree and Borehamwood Town Council;
- The timescale for the transfer of funds;
- The amount of funding Hertsmere Borough Council intended to spend on the project (if any); and
- The anticipated timescale for the completion of the project.

49. STAPLETON GARDENS PLANNING APPLICATION AND S.106 APPLICATION

It was noted that Hertsmere Borough Council had received a revised Planning Application from the Town Council relating to the installation of a container at the above site.

It was also noted that since the last meeting, emergency works (under Clerk's delegated authority) were carried out to repair the kerbing to Stapleton Gardens Allotment site. The work was deemed as an emergency action (under section 11.1a of the Financial Regulations) due to reports of damage to

cars entering and leaving the site with the risk of claims against the Council ensuing and the fact that, on reflection, the initial proposed solution (“grass-crete”) was deemed to be insufficient and unlikely to provide anything but very short term relief.

50. TOWN COUNCIL BENCHES AND NOTICEBOARDS REPLACEMENT PROJECT

It was RESOLVED that:

- (i) the bench installed on Shenley Road (outside Golden Plaice) be approved as part of the refurbishment project and the status of the bench be reviewed by the Committee at its meeting on 12 February 2019;**
- (ii) Full Council on 28 November 2018 be asked to approve up to £59,000 of top sliced CIL receipts to be utilised on the benches and noticeboards replacement project.**

51. CIL QUESTIONNAIRE

It was RESOLVED that:

a further CIL questionnaire be published in the next edition of the Town Crier magazine.

52. CLOSED CHURCHYARDS

It was noted that a request had been received for the Council to install a water tap at the churchyard. It was also noted that the Council had dealt with queries concerning “rough sleepers” at the churchyard. Appropriate referrals had been made to Social Services.

It was RESOLVED that:

a response be issued to the member of the public calling for a water tap to be installed at All Saints Churchyard noting that this was deemed to be undesirable and the possibility of a water butt/watering cans would be investigated.

53. LOCAL PLAN - PLANNING FOR GROWTH

A copy of the draft response to Hertsmere Borough Council on the above consultation was received and comments made by Members regarding a revised draft. These were duly noted and incorporated into the response.

54. CLOSE OF MEETING

The Meeting closed at 9.00pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 15 January 2019 at 9.00 pm in the Meeting Room, Town Council Offices.

[Post Meeting Note: The Committee Chairman called a Special Meeting of the Environment and Planning Committee on 5 December 2018 in order to consider further the Town Council's response to the Local Plan consultation - minute 53 above.]

Date:.....

CHAIRMAN.....