

IK8ELSTREE 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 **Thursday 26 September 2019** at 7.00pm.

Present: Cllr C Butchins (Chairman) (in the Chair)
Cllr Mrs S Parnell (Vice Chairman)
Cllr A Collins
Cllr P Kaza
Cllr Mrs P Strack

In attendance: H R O Jones – Town Clerk

32. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none.

33. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

34. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 16 July 2019 were signed as a true record by the Chairman.

35. PUBLIC PARTICIPATION

There was none.

36. ADVICE ABOUT COMMENTING ON PLANS

The Committee received the Hertsmere Borough Council document ‘*Advice About Commenting on Plans*’ produced in September 2019 which included reference to the Hertsmere Local Plan 2012-2027.

37. PLANNING APPLICATIONS

A total of 68 applications received from the Borough Council were examined, on 52 of which the Committee had no specific comments to make, subject to the views of neighbours.

19/1155/HSE - 87 Cowley Hill Borehamwood WD6 5NA

Retention of single storey outbuilding in rear garden (Retrospective application)

Observation: At its meeting on 26 September 2019 the Environment and Planning Committee made the comment that it considered retrospective applications to be outside of the 'spirit' of planning legislation.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

19/1172/FUL - 94 Sullivan Way Elstree WD6 3DJ

Construction of 1 bed single storey dwelling to rear of property to include parking and new access from Fox Close

Observation: At its meeting on 26 September 2019 the Environment and Planning Committee made the comment that it considered the application to be inappropriate and over-development.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

19/1135/FUL - 3 Stangate Crescent Borehamwood WD6 2PZ

Conversion of existing single dwelling into 1 x 3 bed and 1 x 2 bed apartments with changes to fenestration, new access, landscaping, cycle and bin stores (Revised to 19/0343/FUL)

Observation: At its meeting on 26 September 2019 the Environment and Planning Committee commented that it objected to the loss of a family sized dwelling; 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 comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

19/1207/HSE - 34 Wetherby Road Borehamwood WD6 4LH

Demolition of existing front porch and new hard landscaping to front garden (part retrospective application)

Observation: At its meeting on 26 September 2019 the Environment and Planning Committee made the comment that it considered retrospective applications to be outside of the 'spirit' of planning legislation.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

19/1287/FUL - 136 Shenley Road Borehamwood WD6 1EF

Alterations to existing single dwelling to include second floor rear extension and creation of third floor level to provide 3 x 1 bed apartments with new pedestrian entrance onto Shenley Road

Observation: At its meeting on 26 September 2019 the Environment and Planning Committee 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 comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

19/1271/FUL - Organ Hall Farm Theobald Street Borehamwood

Demolition of existing buildings and erection of new office complex and associated facilities, parking and landscaping

Observation: At its meeting on 26 September 2019 the Environment and Planning Committee commented that the proposed development was inappropriate because of the residential nature of the area and because it bordered the Green Belt.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

19/1275/FUL - Elstree Film and TV Studios Shenley Road

Proposed two linked sound stages with ancillary workshops and vehicle delivery areas

Observation: At its meeting on 26 September 2019 the Environment and Planning Committee commented that it applauded the application which would help to promote the local Film and TV industry.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

19/1302/HSE - 17 Stangate Crescent Borehamwood WD6 2PZ

Erection of shed in front garden

Observation: At its meeting on 26 September 2019 the Environment and Planning Committee commented that it felt sheds were inappropriate in front gardens and that this would detract from the street scene.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

19/1317/LBC - St Marys House High Street Elstree

Single storey rear extension

Observation: At its meeting on 26 September 2019 the Environment and Planning Committee queried whether this proposed development was in a conservation area.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

10/0913/HSE - 96 Torworth Road Borehamwood WD6 4ES

Construction of detached outbuilding in rear garden (Retrospective application)

Observation: At its meeting on 26 September 2019 the Environment and Planning Committee made the comment that it considered retrospective applications to be outside of the 'spirit' of planning legislation.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

19/1345/HSE - 17 Delius Close Elstree WD6 3DW

Demolition of existing conservatory and construction of a single storey rear extension (Retrospective Application)

Observation: At its meeting on 26 September 2019 the Environment and Planning Committee made the comment that it considered retrospective applications to be outside of the 'spirit' of planning legislation.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

19/0188/FUL - Churchill House Stirling Way Borehamwood WD6 2HP

Erection of two storey roof extension with a stepped-back third storey, providing 46 residential units (28 x 1 bed & 18 2 bed) with associated amenity space at roof level, car and cycle parking and refuse provision

Observation: At its meeting on 26 September 2019 the Environment and Planning Committee commented that the proposed development was inappropriate in an employment area and 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 comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

19/1379/HSE - 64 Masefield Avenue Borehamwood WD6 2HQ

Demolition of existing garage and construction of 2 storey side and single storey rear extension to include removal of chimney stack and alterations to rear fenestration. Revised application

Observation: At its meeting on 26 September 2019 the Environment and Planning Committee commented that there was a potential lack of parking availability for the proposed development.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

19/1493/HSE - 22 The Rise Elstree WD6 3JU

Retrospective application for the demolition of existing dwelling and erection of a replacement detached 4 bedroom house with accommodation in the roof space and erection of outbuilding to rear garden (revised application with changes to fenestration, front entrance canopy and column, and rear patio with fire pit)

Observation: At its meeting on 26 September 2019 the Environment and Planning Committee made the comment that it considered retrospective applications to be outside of the 'spirit' of planning legislation.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

38. PLANNING DECISIONS

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

39. POTENTIAL SITES FOR HOUSING AND EMPLOYMENT

It was noted that the Council would be consulted again on sites for Housing and Employment as part of the Local Plan consultation process. In the meantime, because sites had been put forward on a notional basis, it was felt that the Committee should comment in addition at this stage.

It was **RESOLVED** that:

Hertsmere Borough Council be notified of the Environment and Planning Committee's following comments in relation to notional sites for housing (as part of the Local Plan):

	<u>Notional Site</u>	<u>Environment and Planning Committee Comment</u>
1	Land Adjacent to Lismirrane Watford Rd Elstree 145 homes - Green Belt	Inappropriate Site due to being in Employment Zone
2	Allum Lane South Elstree 50 homes	Inappropriate Site due to being in Green Belt
3	Woodcock Hill Village Green Barnet lane Borehamwood 105 homes - Green Belt and Village Green status	Inappropriate Site due to being in Green Belt and with Village Green Status
4	Radlett Golf Club Watling St Elstree 830 homes - Green Belt	Inappropriate Site due to being in Green Belt
5	Grosvenor Rd Borehamwood 19 homes - Brownfield.	No comment

40. PROJECTS UPDATE

Benches and Noticeboards

The Committee noted that a further report on Benches and Noticeboards would be submitted to the October 2019 meeting following a site inspection.

Wooden Street items and signage on Shenley Road

It was noted that, with Hertsmere Borough Council's approval, the Town Council would ask for Hertfordshire County Council to remove redundant/damaged items of street furniture from Shenley Road.

Band Stand on Meadow Park

It was noted that a meeting had been scheduled for 3 October 2019 with Hertsmere Borough Council to progress this issue.

War Memorials

It was noted that the Street Scene Department at Hertsmere Borough Council had been requested to provide details of maintenance provision at the Borehamwood War Memorial site surroundings. This information indicated that:

“...the hard surfaces are highways, the bedding, grass maintenance and weed control are undertaken by HBC through a contract. If EBTC wish to undertake the work on a voluntary basis HBC would agree to this request...”

It was noted that the matter would be reconsidered at a future meeting.

Closed Cemeteries – All Saints Cemetery

It was RESOLVED that:

- (i) a notice board be installed at All Saints Cemetery to alert the public to cemetery news and Town Council works on site;**
- (ii) the report prepared by Cemetery Development Services be forwarded, once received, to Rev T Warr to ascertain a plan for ongoing management of headstones and plots on site;**
- (iii) the Town Council Grounds Team undertake further works to paint railings, define pathways, clear ant hills and remove green waste from the site; and**
- (iv) quotes be obtained for plastic/pebble (i.e. non gravel) pathways to be laid on site for consideration by the Committee.**

CIL report

It was noted that Communities First had not provided a business plan and resubmission for CIL monies at the time of the meeting. The matter was, therefore, put on hold until such time as these documents were forthcoming.

41. CLOSE OF MEETING

The Meeting closed at 8.30pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 22 October 2019 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....