

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 26 November 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: S Alford (EBRA)
H R O Jones – Town Clerk

51. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none.

52. DECLARATIONS OF COUNCILLORS' INTERESTS

The following declarations of Councillors' interests were made:

Committee Member	Minute Number	Nature of Interest
Cllr A Collins	57(ii)	Disclosable Pecuniary Interest (DPI)

Members declaring an Interest left the room and refrained from taking part in any discussion or decision-making processes relating to that item.

53. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 22 October 2019 were signed as a true record by the Chairman.

54. PUBLIC PARTICIPATION

There was none.

55. PLANNING APPLICATIONS

A total of 23 applications received from the Borough Council were examined, on 18 of which the Committee had no specific comments to make, subject to the views of neighbours.

19/1683/FUL - 67 Thornbury Gardens Borehamwood WD6 1RD

Construction of two storey, 2 bed house adjacent to 67 Thornbury Gardens to create an end of terrace dwelling

Observation: At its meeting on 26 November 2019 the Environment and Planning Committee commented that the application was overdevelopment and raised concerns about lack of amenity space and parking.

[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].

19/1737/REM - Former J Sainsbury Distribution Depot Units 3&4 York Crescent Borehamwood

Application for approval of reserved matters relating to Access, (b) Appearance, (c) Landscaping, (d) Layout and (e) scale in relation to the development of Units 3 & 4 following approval of 19/0401/OUT for the demolition of existing buildings and erection of new employment units for flexible use within Use Classes B1 (c) (light industry), B2 (general industrial) and B8 (storage & distribution), including ancillary offices and open air storage, plus alterations to and creation of new accesses from the highway; provision of car parking, service yards and external plant; means of enclosure, acoustic screens, landscaping and lighting

Observation: At its meeting on 26 November 2019 the Environment and Planning Committee commented that the Town Council supported applications that promoted a thriving local economy such as this one.

[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].

19/1760/FUL - 7 Clarendon Road Borehamwood WD6 1BD

Change of use of ground floor from offices (B1) to residential (C3) to reconvert back to one single dwelling (Retrospective Application)

Observation: At its meeting on 26 November 2019 the Environment and Planning Committee commented that the Town Council supported the creation of family accommodation but noted that retrospective applications were outside the 'spirit' of planning regulations.

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

19/1829/PD56 - Churchill House Stirling Way Borehamwood

Change of use from Office (B1) to residential (C3) to create 57 studio apartments

Observation: At its meeting on 26 November 2019 the Environment and Planning Committee commented the application was inappropriate development in an employment zone and could have a negative impact on the nearby Farriers Way Estate.

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

19/1794/FUL - Unit 1CA (Aldi Stores Ltd) Borehamwood Shopping Park Theobald Street WD6 4PR
Installation of plant equipment to rear (Retrospective Application)

Observation: At its meeting on 26 November 2019 the Environment and Planning Committee commented that the Town Council supported the application provided it caused no noise nuisance to neighbouring properties at the rear of the store. However, it noted that retrospective applications were outside the 'spirit' of planning regulations.

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

56. PLANNING DECISIONS

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

57. CIL EXPENDITURE

The Committee received an update report following a meeting with Hertsmere Borough Council Officers on 13 November 2019. It was noted that clarity would be provided on the 5% administration cost associated with ‘top sliced’ CIL monies.

Cllr A Collins left the room.

The Committee then considered a referral from the General Management Committee meeting of 7 November 2019 (Minute 54 (vii)) – Community Grant).

It was RESOLVED that:

at its meeting on 27 November 2019, Full Council be recommended to approve CIL expenditure for the St Michael and All Angels Church of £5,046.56 to contribute towards the cost of heat retention double glazing, windows blinds and other works as detailed in the grant application submitted to the General Management Committee on 7 November 2019.

Cllr A Collins returned to the meeting.

58. CLOSED CEMETERIES UPDATE

It was noted that a meeting with Rev. T Warr in connection with the future management of All Saints closed churchyard was scheduled to take place on 2 December 2019 (all Committee Members were encouraged to attend, if available).

59. EXCLUSION OF PRESS AND PUBLIC

It was RESOLVED that:

under the Public Bodies (Admission to Meetings) Act 1960 S1 (2) the press and public be excluded from the meeting whilst preliminary competitive quotes and contractors for provision of goods and services were discussed.

60. BAND STAND PROJECT

It was noted that the Town Council had been granted a licence to obtain quotes for works in connection with the above topic by Hertsmere Borough Council.

It was RESOLVED that:

the Town Clerk be authorised to seek three independent quotes from the companies submitted to the meeting (threshold of £59,000) for submission to Full Council for approval (subject to prior approval of design by Hertsmere Borough Council) for CIL ‘top sliced’ expenditure to carry out the installation of a permanent Band Stand at Meadow Park, Borehamwood.

61. CLOSE OF MEETING

The Meeting closed at 7.45pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 21 January 2020 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....