

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 15 January 2019** 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

**60. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

There were none.

**61. DECLARATIONS OF COUNCILLORS' INTERESTS**

There were none.

**62. MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting of the Environment and Planning Committee held on 27 November 2018 and Special Meeting of the Environment and Planning Committee held on 5 December 2018 were signed as a true record by the Chairman.

**63. PLANNING APPLICATIONS**

A total of 34 applications received from the Borough Council were examined, on 26 of which the Committee had no specific objections to make, subject to the views of neighbours.

18/2222/HSE - 71 Wordsworth Gardens Borehamwood WD6 2AB

Conversion of garage to habitable room with insertion of window to front elevation

Observation: At its meeting on 15 January 2019 the Environment and Planning Committee commented that the loss of a garage could have a negative impact on parking provision.

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

18/2231/HSE - 17 Thornbury Gardens Borehamwood WD6 1RB

Single storey front, side and rear extensions - Retrospective Application

Observation: At its meeting on 15 January 2019 the Environment and Planning Committee commented 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].*

18/2269/FUL - Land adjacent Haven Court, Glenhaven Ave Borehamwood

Demolition of existing buildings and erection of part 5 storey, part single storey building to provide 27 affordable housing units comprising 9x 1 bed flats, 13x bed flats, 3x2 bed duplexes and 2 x 3 bedroom flats. Provision of 25 car parking spaces and 36 cycle spaces Provision of refuse and recycling storage. Upgrading of existing unmade road

Observation: At its meeting on 15 January 2019 the Environment and Planning Committee commented that the application was comprised of an insufficient number of family sized dwellings (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.) and that the bicycle parking provision was unnecessarily excessive and unrealistic.

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

18/2199/FUL - 34 Kimbolton Green Borehamwood WD6 2NQ

Single storey front extension, part single part 2 storey side extensions to facilitate conversion of single dwelling to 2 x 3 bed flats

Observation: At its meeting on 15 January 2019 the Environment and Planning Committee commented that the application was overdevelopment.

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

18/2278/FUL - Flat 1 Jasmine Court Whitehouse Ave Borehamwood

Conversion of garage to habitable room and internal alterations to existing ground floor flat

Observation: At its meeting on 15 January 2019 the Environment and Planning Committee commented that the loss of a garage could have a negative impact on parking provision.

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

18/2318/FUL - Land at Coleridge Way Borehamwood

Erection of apartment block containing 18 x 2 bed apartments to include parking, access, amenity and landscaping

Observation: At its meeting on 15 January 2019 the Environment and Planning Committee commented that the application was overdevelopment.

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

18/2411/HSE -24 Chaucer Grove, Borehamwood WD6 2FF

Conversion of garage into a habitable room to include internal alterations

Observation: At its meeting on 15 January 2019 the Environment and Planning Committee commented that the loss of a garage could have a negative impact on parking provision.

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

18/2400/HSE - 31 Stevenage Crescent, Borehamwood WD6 4NS

Construction of rear outbuilding to facilitate granny Annexe

Observation: At its meeting on 15 January 2019 the Environment and Planning Committee commented that the site was unsuitable for a separate dwelling and raised concerns over emergency access.

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

#### **64. PLANNING DECISIONS**

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

#### **65. CIL UPDATE**

The update report on applications and queries regarding top sliced CIL findings was received.

**It was RESOLVED that:**

- (i) a response to the Hertsmere Borough Council Chief Executive's letter of 30 November 2018 be issued, noting that further information was required on the Health Hub and CCTV issues before consideration could be given to financial support by the Town Council and that representatives of the NHS Herts Valleys CCG would be invited to make a presentation to Full Council (if available);**
- (ii) Rabbi Chaim of the Chai Centre (Jewish Life Centre) be invited to attend the General Management Committee meeting on 7 February 2019 to present proposals for Town Council funding options (Community Grants and CIL funding); and**
- (iii) Full Council on 16 January 2018 be recommended agree expenditure of top Sliced CIL funding for the Stapleton Gardens rejuvenation (in lieu of s.106 being unavailable at the present time) - storage container and fencing.**

#### **66. PUBLIC PARTICIPATION**

There was none.

#### **67. 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 competitive quotes for goods and services were discussed.**

#### **68. TOWN COUNCIL BENCHES AND NOTICEBOARDS REPLACEMENT PROJECT**

It was noted that the threshold to agree a contractor for CIL expenditure was agreed by Full Council on 28 November 2018 for the Town Council notice boards and benches rejuvenation project. Members considered three competitive quotes.

**It was RESOLVED that:**

**the quote for works supplied by Greenbarnes Ltd for the Town Council notice boards and benches rejuvenation project be approved as set out in the quotation (£52,484 - Ref No. 21445/1) supplied - purchase and installation and disposal of existing items x40 benches x8 double panelled notice boards (A/C code 329 - CIL Fund).**

**69. 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 12 February 2019 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....