

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 12 February 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: N Shuker - Band Stand Committee
A Grady - Band Stand Committee
H R O Jones – Town Clerk

70. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none.

71. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

72. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 15 January 2019 were signed as a true record by the Chairman.

73. CIL UPDATE

(a) Band Stand Project

A presentation was received by Band Stand Project Members.

It was RESOLVED that:

- (i) **Hertsmere Borough Council be asked to seek a further quote for works from the Company responsible for the Aldershot Band Stand Model taking into account ground works and electrical supply factors;**
- (ii) **Hertsmere Borough Council be asked to present a proposal to the Environment and Planning Committee once (i) above was completed; and**
- (iii) **Hertsmere Borough Council be notified that the Town Council sought to support a more traditional in appearance Band Stand rather than the draft proposal thus far submitted (Science Fiction theme).**

(b) The Chai Centre (Jewish Life Centre)

It was noted that Rabbi Chaim of the Chai Centre (Jewish Life Centre) had attended the General Management Committee meeting on 7 February 2019 to present proposals for Town Council funding options (Community Grants and CIL funding). It was further noted that the Environment and Planning Committee would consider possible CIL funding once Hertsmere Borough Council had been provided with a written application for the same.

(c) Boreham Wood Football Club

Copies of the North Stand Development project by Boreham Wood Football Club were received. Members unanimously applauded the intentions behind the proposal, especially in naming the stand 'The Town Council stand'.

It was RESOLVED that:

At its meeting on 13 March 2019, Full Council be recommended to agree £150,000 to be awarded from CIL top sliced funds to Boreham Wood Football Club for the purpose of contributing to the costs of building a new North Stand at the Meadow Park site (on the basis of the submission sent to the Town Council by the Club).

(d) Health Hub and CCTV

It was noted that representatives of the NHS Herts Valleys CCG had declined an invitation to make a presentation to Full Council in relation to the Health Hub. No further information on the Health Hub or the CCTV proposal had been submitted to the Town Council since the previous Environment and Planning Committee meeting and there was, therefore, nothing to consider at this stage.

(e) Stapleton Gardens

Progress with the planning application to install the Container Unit and fencing on site was noted (funding previously agreed by Full Council for top sliced CIL expenditure).

(f) Benches and Notice Boards Project

It was RESOLVED that:

following the three month review, the bench installed on Shenley Road, Borehamwood (outside The Golden Plaice) be kept in situation as a permanent feature on the basis that no complaints had been received by the Council concerning anti-social behaviour during the trial.

74. PLANNING APPLICATIONS

A total of 22 applications received from the Borough Council were examined, on 16 of which the Committee had no specific objections to make, subject to the views of neighbours.

19/0043/FUL - Reviva Waste composting site Elstree Hill South

Change of use of building and land from green waste recycling and composting operations to B8 uses, storage and distribution, including the siting of associated temporary welfare facilities and offices
Observation: At its meeting on 12 February 2019 the Environment and Planning Committee strongly objected to the application, raising concerns over heavy vehicle traffic and on the basis that it appeared to be contrary to the national policy planning framework. The Committee supported the comments submitted individually by a Town Councillor as follows:

“It is unclear how much additional traffic will be generated in the area and any increase is likely to impact disproportionately on roads already saturated at many times.

There is no clear indication of what B8 storage will involve.

There is no clear indication of who else will be operating out of the site other than the applicant, presumably.

If in multiple occupancy how will any breaches of planning law be monitored and allocated to a particular business unit?

This development in the green belt is inappropriate, undesirable and unsuitable and probably against the NPPF as well as likely to be an ugly eyesore in open country”

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

19/0089/FUL - 112 Shenley Rd Borehamwood WD6 1EB

Change of use from shop (class A1) to restaurant and café (class A3)

Observation: At its meeting on 12 February 2019 the Environment and Planning Committee commented that there was sufficient existing provision of food outlets in this area.

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

19/0074/HSE - 47 Coleridge Way Borehamwood WD6 2AE

Conversion of garage to habitable room

Observation: At its meeting on 12 February 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].

19/0149/VOC - 34 Stretton Way Borehamwood WD6 4AW

Application for variation of condition 3 to allow for the amended wording “shall be classified as a house of multiple occupation (sui generis) and be occupied by no more than ten persons” following grant of planning permission TP/13/1459

Observation: At its meeting on 12 February 2019 the Environment and Planning Committee commented that the application was overdevelopment

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

19/0172/FUL - Old Barn House St Marys Terrace High St Elstree

Conversion of existing roof space to provide 1 bed residential dwelling (Class C3) to include installation of 4 roof lights

Observation: At its meeting on 12 February 2019 the Environment and Planning Committee raised concerns over development in the Green Belt area

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

19/0173/FUL - Old Barn House St Marys Terrace High St Elstree

Change of use from an office (B1) to residential (C3) to create one bed ground floor flat

Observation: At its meeting on 12 February 2019 the Environment and Planning Committee raised concerns over development in the Green Belt area

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

75. PLANNING DECISIONS

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

76. PUBLIC PARTICIPATION

There was none.

77. CLOSE OF MEETING

The Meeting closed at 8.20pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 12 March 2019 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....