

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 March 2019** at 7.00pm.

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

In attendance: 1 Member of the Public
H R O Jones – Town Clerk

78. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Cllr G Franklin (Committee Chairman) (Other Business).

79. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

80. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 12 February 2019 were signed as a true record by the Chairman.

81. CIL UPDATE

Members received an update report about applications and expressions of interest to the Town Council for contributory CIL funding.

It was noted that the balance of CIL (Top Sliced 15%) to be submitted to HBC representing expenditure to the end of the Financial Year (31 March 2019) was as follows:

Date		Income	Balance	Expenditure	Activity
Apr 16		£ 4,695.82	£ 4,695.82		
Oct 16		£ 1,043.78	£ 5,739.60		
Apr 17		£ 310,902.34	£ 316,641.94		
Oct 17		£ 2,250.90	£ 318,892.84		
Jan 18			£ 258,892.84	£ 60,000.00	Artificial Bowling Green

Apr 18		£ 126,653.95	£ 385,546.79		
Oct 18		£ 5,736.03	£ 391,282.82		
Mar 19			£ 241,282.82	£ 150,000.00	North Stand Boreham Wood Football Club (subject to approval by Council 13/03/19)
Mar 19			£ 237,658.32	£ 3,624.50	Benches / Notice Board Project #01

It was further noted that committed expenditure had previously been agreed as follows:

Council	28-Nov-18	Up to £ 59,000.00	Benches / Notice Boards	Green Barnes (Contractor)
Council	16-Jan-19	Up to £ 25,000.00	Stapleton Container / Fencing	Coopers (Contractor)

It was further noted that, other items for the Committee to consider and make appropriate recommendations to Full Council once more information was available could include:

- Band Stand (details to be provided by HBC) - to a maximum of £45,000;
- Jewish Life Centre (details to be provided by Jewish Life Centre);
- NHS Health Hub (details to be provided by HBC);
- CCTV (details to be provided by HBC); and
- Men in Sheds Project (details to be provided by Community Hertsmere).

It was RESOLVED that:

Community Hertsmere be asked to provide more comprehensive details of the Men in Sheds Project to be considered by the Environment and Planning Committee at a future meeting for possible support from the CIL (Top Sliced 15%) fund.

82. PLANNING APPLICATIONS

A total of 28 applications received from the Borough Council were examined, on 22 of which the Committee had no specific objections to make, subject to the views of neighbours.

19/0157/FUL - Prestige House Station Road Borehamwood

Demolition of office building & erection of 4 storey residential building comprising 10x1 and 2 bed flats

Observation: At its meeting on 12 March 2019 the Environment and Planning Committee considered the application inappropriate and 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: Comments were submitted online through the Consultee comments facility].

19/0160/HSE - 4 Manor Way Borehamwood WD6 1QQ

Retention of existing outbuilding (Retrospective)

Observation: At its meeting on 12 March 2019 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].

19/0213/FUL - Former garage site south of 77 Eldon Ave, Borehamwood

Demolition of 24 garages and erection of 3 storey block of 11x2bed apartments with associated parking and landscaping

Observation: At its meeting on 12 March 2019 the Environment and Planning Committee considered the application inappropriate because of inadequate parking facilities and 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: Comments were submitted online through the Consultee comments facility].

18/1178/FUL - National Westminster House, 225 Shenley Rd, Borehamwood WD6 1TE

Proposed change of use of part ground floor office (use class B1z) and associated car park to vehicle rental premises incorporating external vehicle storage, vehicle wash bay, car parking and associated office (sui generis)

Observation: At its meeting on 12 March 2019 the Environment and Planning Committee reiterated its comments made on 17 July 2018; namely, that it considered the application to be badly sited with concerns raised over nuisance to neighbouring residents and places of work and problems associated with traffic and parking.

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

17/2260/MPO - Borehamwood Shopping Park, Theobald Street, Borehamwood

Application to replace an old planning obligation dated 18.8.86 (made under former Section 52) with new planning obligation under S.106. pursuant to TP/86/0091 (demolition of a building and erection of Class 1 retail development with associated parking, pedestrian servicing and landscaped areas inc no more than 60,000 sq ft retail food use). The effect of the replacement planning obligation is to allow for flexibility in charges for car parking

Observation: At its meeting on 12 March 2019 the Environment and Planning Committee reiterated its comments made on 19 June 2018; namely, that it considered the application inappropriate because there was a genuine need for free of charge car parking spaces in the shopping park to promote a thriving local economy.

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

18/1431/HSE - 97 Buckingham Road Borehamwood WD6 2QX

Retention of rear outbuilding – Retrospective Application

Observation: At its meeting on 12 March 2019 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].

83. PLANNING DECISIONS

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

84. PUBLIC PARTICIPATION

There was none.

85. TREE WORKS: ALL SAINTS CHURCHYARD

It was noted that a Best Value Review (including three separate site visits) had been undertaken to obtain competitive quotes for works required to tree safety at All Saints and St Nicholas Churchyards.

It was RESOLVED that:

Future Nature Tree Surgery be appointed as the contractor to undertake tree works at All Saints and St Nicholas Churchyards - £1,960 (coded to 2337/203 £1,360 and 2339/203 £600 respectively).

86. ALLOTMENT SITE REPORT

It was noted that the Town Council had been successful in making a bid to Hertfordshire Road Safety Partnership for a Speed Indicator Device (SID) and Socket on Stapleton Road.

87. TEDDY'S TRAILS

It was noted that a Best Value Review had been undertaken to obtain competitive quotes for the design and printing (x1,000 copies) of the Teddy's Trail book. It was intended that the book would be for sale at designated outlets (seeking to recover the costs of design and production). Members applauded the hard work of Mr J Cartledge in preparing this book that would also help to promote tourism in Elstree and Borehamwood.

It was RESOLVED that:

Subject to approval from Full Council to release up to £8,000 from the EMR (Account Code 325 - Community Wellbeing), following a Best Value Review, Kellmatt Commercial Printing and Design be appointed as the contractor to undertake work to design and print (1,000 copies) of the Teddy's Trail Books with the pricing of the book to be agreed by the Town Clerk and J Cartledge to seek to recover production costs.

88. CLOSE OF MEETING

The Meeting closed at 8.00pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 16 April 2019 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....