

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 16 April 2019** at 7.00pm.

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

In attendance: H R O Jones – Town Clerk

89. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Cllr E Silver (Other Business).

90. DECLARATIONS OF COUNCILLORS' INTERESTS

The following declarations of Councillors' interests were made:

| Committee Member | Minute Number | Nature of Interest |
|-------------------------|----------------------|--------------------------------------|
| Cllr G Franklin | (94. 19/0437/FUL) | Disclosable Pecuniary Interest (DPI) |
| Cllr G Franklin | (94. 19/0439/HSE) | Disclosable Pecuniary Interest (DPI) |

Members declaring a Disclosable Pecuniary Interest refrained from taking part in any discussion or decision making processes relating to those items. For consideration of the above items, the Vice Chairman (Cllr C Butchins) took the Chair.

91. MINUTES OF THE PREVIOUS MEETING

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

92. PUBLIC PARTICIPATION

There was none.

93. CIL REQUEST FOR SUPPORT

It was noted that the General Management Committee had previously recommended and Council agreed an award to the The Jewish Life Centre for Community Grant funding of £1,800 in 2018/19 relating to security costs.

It was **RESOLVED** that:

at its meeting on 12 June 2019, Full Council be recommended to approve an award of £15,000 of top sliced (15%) CIL monies to The Jewish Life Centre (Chai Centre) to meet the door entry system costs (infrastructure) of the facility on the following conditions:

- **The Jewish Life Centre reports back to the Committee within 3 months of the award with a report on the success of the facility;**
- **Members of the Town Council be invited to visit The Jewish Life Centre in order to inspect the premises and to learn about the services being provided; and**
- **Relevant copies of receipts/invoices be provided to the Town Council in relation to the aspect of building works to which the award relates (i.e. door entry system).**

94. PLANNING APPLICATIONS

A total of 37 applications received from the Borough Council were examined, on 30 of which the Committee had no specific objections to make, subject to the views of neighbours.

18/2343/FUL - 32 Oddesey Road Borehamwood WD6 5JP

Creation of self contained flat within existing property (Retrospective)

Observation: At its meeting on 16 April 2019 the Environment and Planning Committee raised concerns that retrospective applications were outside 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].

19/0338/FUL - 5 Lullington Garth Borehamwood WD6 2HD

Demolition of existing house and construction of semi-detached 4 bed dwelling with accommodation with the roof space

Observation: At its meeting on 16 April 2019 the Environment and Planning Committee raised concerns that retrospective applications were outside the 'spirit' of planning legislation and queried whether an extension had been previously agreed at this site.

[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].

19/0341/FUL - 15 Oddesey Road Borehamwood WD6 5HZ

Alterations to existing dwelling to include 2 storey side extension, single storey rear extension, conversion of loft to habitable room with new rear dormer to facilitate conversion to 1 x 2 bed and 2 x 1 bed flats.

Observation: At its meeting on 16 April 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: 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

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

Observation: At its meeting on 16 April 2019 the Environment and Planning Committee considered the application overdevelopment, inappropriate for residential use 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 and that there was lack of amenity space.

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

19/0343/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

Observation: At its meeting on 16 April 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: Comments were submitted online through the Consultee comments facility].

19/0407/HSE - Lindum, Potters Lane Borehamwood WD6 5NY

Single storey side and rear extension, alterations to openings & conversion of loft into habitable room with side dormers, rooflights and Juliet balcony(revision to 18/1005/HSE to include front/side elevation). Retrospective Application

Observation: At its meeting on 16 April 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].

19/0437/FUL - Land at 51 Stapleton Road Borehamwood WD6 5BS

Construction of new 3 bed house adjacent to no 51 to create an end of terrace dwelling with associated landscaping and boundary treatments

Observation: At its meeting on 16 April 2019 the Environment and Planning Committee considered the application to be overdevelopment (too small a site) with concerns over amenity space and noting local worries about traffic safety from a petition of local residents.

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

95. PLANNING DECISIONS

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

96. COMMITTEE PROJECTS UPDATE

(a) Band Stand Project

There was no new information to report. The Town Council hoped to receive an update in due course from Hertsmere Borough Council on any actions to help to progress this initiative. The Chairman re-emphasised the Town Council's position that CIL monies would not be committed to this project until the Committee had an opportunity to consider the specifications of the band stand fully.

The initial proposals were deemed unsuitable on the basis that the structure was too small to accommodate a band and the design was inappropriate (the Environment and Planning Committee and Band Stand Committee preferred a traditional model rather than the “flying saucer” design submitted for consideration). It was further noted that recommendations for CIL expenditure required ratification by Full Council.

(b) Stapleton Gardens

It was noted that Hertsmere Borough Council Planning Department had yet to determine the container application. In the meantime, contractors would continue with the remaining fencing work at the instruction of the Council Warden.

(c) Benches and Notice Boards

The Committee noticed progress in implementing the benches and notice rejuvenation project. In particular, the improvement at Aycliffe Road and Elstree Crossroads was applauded.

97. 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 21 May 2019 at 7.00 pm in the Meeting Room, Town Council Offices.

All Members and Officers present conveyed their thanks to the Chairman, Cllr G Franklin, for his chairmanship of the Committee, noting that it would be his last meeting in the Chair.

Date:.....

CHAIRMAN.....