

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 21 May 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: 2 Members of the Public
H R O Jones – Town Clerk

01. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none

02. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

03. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 16 April 2019 were signed as a true record by the Chairman.

04. PUBLIC PARTICIPATION

There was none.

05. CIL REQUEST FOR SUPPORT

(i) CIL update report

CIL balances were noted:

May 19	£	265,190.13	£	2,347.40	Benches / Notice Board Project #10
May 19	£	263,097.93	£	2,092.20	Benches / Notice Board Project #11
May 19	£	262,785.48	£	312.45	Benches / Notice Board Project #12

**Committed
Expenditure**

	Up to	
28-Nov-18	£ 59,000.00	Benches / Notice Boards
16-Jan-19	£ 25,000.00	Stapleton Container / Fencing
12-Jun-19	£ 15,000.00	Jewish Life Centre

It was noted that Full Council would consider approval of the Jewish Life Centre item on 12 June 2019 and that this was recommended by the Committee at this stage.

(i) Request from Communities First

It was noted that the speaker scheduled to attend the meeting to support the application/request had been unable to do so because of sickness. The Committee raised a number of preliminary queries including issues surrounding the scope of the project, contingency arrangements in the event of the organiser being unable to manage and evidence of community need. On balance, it was felt the item should be deferred pending further information.

It was RESOLVED that:

Communities First be invited to resubmit its request with further information by way of a presentation at a mutually convenient date of the Environment and Planning Committee.

06. PLANNING APPLICATIONS

A total of 28 applications received from the Borough Council were examined, on 24 of which the Committee had no specific comments to make, subject to the views of neighbours.

19/0503/FUL - 174 Balmoral Drive, Borehamwood WD6 2QS

Construction of first floor side extension to create 2 x 1 bed flats adjacent to existing dwelling
(Revised Application)

Observation: At its meeting on 21 May 2019 the Environment and Planning Committee considered the application to be overdevelopment, raising concerns about lack of amenity space, lack of parking provision, lack of access to public transport 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].

19/0652/HSE - 3B Arundel Drive Borehamwood WD6 2LE

Conversion of garage to habitable room to include new window to front elevation

Observation: At its meeting on 21 May 2019 the Environment and Planning Committee raised concerns over loss of parking due to a garage conversion.

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

19/0321/FUL - Land at Windsor Close 1-15 Windsor Close and 80-104 Gateshead Road and 1-15 Stannington Path Borehamwood

Demolition of existing 39 dwellings. Redevelopment of site to provide 43 affordable residential units comprising 11 two-storey, three bed houses and 26 two bed flats within two and three storey blocks plus the provision of 57 car parking spaces

Observation: At its meeting on 21 May 2019 the Environment and Planning Committee welcomed the provision of affordable units.

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

19/0728/HSE - 42 Alban Crescent Borehamwood WD6 5JF

Retention of side gate and outbuilding to rear of garden (Retrospective)

Observation: At its meeting on 21 May 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].

07. PLANNING DECISIONS

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

08. COMMITTEE PROJECTS UPDATE

(a) Band Stand Project

The Town Council hoped to receive an update in due course from Hertsmere Borough Council on any actions to help to progress this initiative. A series of concerts had been planned using the temporary shelters commencing on 30 June 2019 (details to be supplied in forthcoming Town Crier magazine).

(b) Benches and Notice Boards

The Committee noted progress in implementing the benches and notice board rejuvenation project. A written report would be submitted to the next meeting.

09. ALLOTMENTS UPDATE

It was noted that written reports would be submitted to the next meeting for consideration of the Fee scale for Allotment rents for the year commencing 1 October 2019, the Stapleton Gardens site and the Grounds Team grass cutting programme for the Summer months.

It was RESOLVED that:

subject to logistical arrangements being satisfactory, the 2019 Environment and Planning Committee site Visit take place in Autumn/Winter 2019 comprising of a tour of the new benches/notice boards and Allum Lane Allotments site (minibus to be hired).

10. 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 18 June 2019 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....