

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 18 June 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: H R O Jones – Town Clerk

11. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none

12. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

13. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 21 May 2019 were signed as a true record by the Chairman.

14. PUBLIC PARTICIPATION

There was none.

15. PLANNING APPLICATIONS

A total of 31 applications received from the Borough Council were examined, on 25 of which the Committee had no specific comments to make, subject to the views of neighbours.

19/0793/FUL - 7-9 Leeming Road Borehamwood WD6 4EB
Alterations to front elevation to include redecoration of shop front windows, entrance doors and pilasters and soffits, installation of new trolley bay railings and 3 cycle rack railings to front of store and new gate to the rear

Observation: At its meeting on 18 June 2019 the Environment and Planning Committee made the comment that it supported improvements to the retail environment provided that these were compliant with existing planning legislation.

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

19/0818/HSE - 64 Masfield Ave Borehamwood WD6 2HQ

Demolition of existing garage and construction of single storey side and rear extension to include removal of chimney stack and alterations to rear fenestration

Observation: At its meeting on 18 June 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].

19/0636/HSE - 2 Robeson Way Borehamwood WD6 5RY

Conversion of garage to habitable space (part retrospective application)

Observation: At its meeting on 18 June 2019 the Environment and Planning Committee raised concerns over loss of parking due to a garage conversion. The Committee also raised concerns that retrospective applications were outside the 'spirit' of planning legislation.

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

19/0819/FUL - Gasworks Cottage 2 Station Road Borehamwood, WD6 1DF

Demolition of existing cottage and erection of 4 storey building comprising 2 x 3 bed dwellings & 7 flats (1 x 3 bed, 5 x 2 bed, 1x 1 bed) with 6 parking spaces and associated refuse & cycle stores

Observation: At its meeting on 18 June 2019 the Environment and Planning Committee considered the application to be overdevelopment, raising concerns about the loss of an iconic and historic local landmark with a proposed building not in keeping with the street scene (H8). In addition, it was felt that there was insufficient parking provision to accommodate the development.

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

19/0883/FUL - International Christian Fellowship Manor Way, Borehamwood

Construction of a new entrance lobby, accessible toilet facility and 2 new parking spaces

Observation: At its meeting on 18 June 2019 the Environment and Planning Committee made the comment that it commended improvements to local places of worship.

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

19/0931/HSE - 71 Chandos Rd Borehamwood WD6 1UY

Conversion of garage to habitable room and single storey front extension to include 2 side rooflights

Observation: At its meeting on 18 June 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].

16. PLANNING DECISIONS

Details were received of decisions by the Borough Council relating to applications on which the Committee had submitted comments. The Committee approved of the Determining Authority's decisions to refuse permission to the following applications:

- 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); and
- 19/0437/FUL - Land at 51 Stapleton Rd 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.

17. ALLOTMENTS UPDATE

Members welcomed the news that beekeeping had commenced at the Stapleton Gardens allotment site.

It was RESOLVED that:

- (i) **the allotment fee scale for 2019/20 (commencing 1 October 2019) be set at £5.00 per pole per year with the concessionary fees (50% reduction for Senior Citizens i.e. 60+);**
- (ii) **the allotment fee scale for 2020/21 (commencing 1 October 2020) be set at £5.00 per pole per year with the concessionary fees (50% reduction for Senior Citizens i.e. 60+); and**
- (iii) **the allotment fee scale for 2021/22 (commencing 1 October 2021) be considered at the Environment and Planning Committee meeting in June 2020.**

18. GROUNDWORK UPDATE

The report before Members was received.

It was RESOLVED that:

Hertsmere Borough Council be asked to clarify its responsibilities (in order that the Town Council could consider devolution of services) in respects of (a) High Street Planters, and (b) the perimeter of War Memorial area in Borehamwood.

19. PROJECTS UPDATE

- (i) Benches and Noticeboards

The report before Members was received and it was noted that some of the benches and notice boards would be inspected at the forthcoming Committee site visit. It was reported that the new street furniture had been applauded by the Leader of the Borough Council.

- (ii) CIL Report

Members noted the CIL balances since the previous meeting. Following additional bench installation and the award to the Jewish Life Centre approved by Full Council on 12 June 2019, the available balance at the time of the meeting was £244,885.98. A resubmission of a bid had not yet been received by Communities First relating to the 'Men in Sheds' project. It was further noted that up to

£45,000 had been provisionally earmarked for the Band Stand project (subject to approval of specifications by the Committee and a resolution by Full Council).

(iii) Committee Site Visit Report

It was noted that the site visit was scheduled to take place on 10 September 2019 (Members meeting at Town Council Offices car park to car share – with visit including a selection of noticeboards and benches and the Allum Lane allotment site).

20. CLOSE OF MEETING

The Meeting closed at 9.00pm.

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

Date:.....

CHAIRMAN.....