

# ELSTREE and BOREHAMWOOD TOWN COUNCIL

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Fairway Hall,  
Brook Close,  
Borehamwood,  
Herts. WD6 5BT

All Committee Members are hereby summoned to attend a meeting of the  
**ENVIRONMENT AND PLANNING COMMITTEE**

which will be held on

**Tuesday 14 March 2017 at 7.00pm**  
in the Meeting Room at Fairway Hall,  
Brook Close, Borehamwood, WD6 5BT  
[Meeting Open to Press & Public]

1. **Apologies:** To receive and accept apologies for absence. At the time of agenda despatch, no apologies have been received.
2. **Declarations of Interest:** To:
  - a) receive declarations of interest from Councillors on items on the agenda;
  - b) receive written requests for dispensations for declarable interests; and
  - c) grant any requests for dispensation as appropriate.
3. **Minutes:** To confirm and sign the Minutes of the meeting held on 14 February 2017.

**- Attached**
4. **Planning Applications:** To consider Planning Applications from Hertsmere Borough Council.

**- Attached**
5. **Planning Decisions:** To receive any decisions reached on applications upon which the Committee submitted comments.

**- Attached**

6. **Street Furniture and Civic Memorials:** To receive update report on:

- Benches
- Notice Boards
- Film Plaques
- Church Clocks
- War Memorials

7. **Allotments:** To consider all sites update report.

8. **Close of Meeting:** To close meeting.



H R O Jones  
Town Clerk  
7 March 2017

Distribution List:

Name	Organisation	post	e-mail	courier
Cllr C Barker	EBTC		X	X
Cllr C Butchins	EBTC		X	X
Cllr R Butler	EBTC		X	X
Cllr A Coleshill	EBTC		X	X
Cllr V Eni	EBTC		X	X
Cllr G Franklin	EBTC		X	X
Cllr Mrs A Mitchell	EBTC		X	X
Cllr Mrs S Parnell	EBTC		X	X
Cllr S Rubner	EBTC		X	X
Cllr E Silver	EBTC		X	X
Cllr G Silver	EBTC		X	X
Cllr Mrs P Strack	EBTC		X	X
Cllr Mrs F Turner	EBTC		X	X
Library	Agenda only	X		
Borehamwood & Elstree Times	Agenda only	X		

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 14 February 2017** at 6.00pm.

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

Also Present: Cllr C Barker

In attendance: H R O Jones – Town Clerk

**70. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

There were none from Committee Members. It was noted that all Councillors had been invited to the meeting from 7.00pm - Minute 74 below (Apologies for absence were received from Cllr Mrs F Turner (Other Business) and Cllr S Rubner (Other Business) for this part of the meeting).

**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 17 January 2017 were signed as a true record by the Chairman.

**73. PLANNING APPLICATIONS**

**It was AGREED that:**

**Hertsmere Borough Council be asked to remove the 21 day expiry date on planning application comments being submitted online by the Town Council (i.e. to allow comments to be submitted online up to the date of determination).**

A total of 31 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.

The Committee made the following observations on the remaining applications:

17/0071/HSE - 22 Tennison Avenue, Borehamwood WD6 2BE  
 Retrospective application for removal of existing detached garage and erection of single storey rear extension

Observation: The Environment and Planning Committee on 14 February 2017 commented that retrospective applications were outside the spirit of planning law.

*[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].*

16/2489/HSE - 42 Ayot Path, Borehamwood WD6 5BL

Erection of detached outbuilding in rear garden for use as a gym for the enjoyment of dwelling house.

Observation: The Environment and Planning Committee on 14 February 2017 sought assurances that the application, if agreed by Hertsmere Borough Council, would be for approved use only.

*[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].*

17/2424/FUL - 183 Balmoral Drive, Borehamwood WD6 2QP

Erection of part single, part two storey rear extension and loft conversion incorporating hip to gable roof alteration to include insertion of rear dormer window to facilitate conversion of existing 1 bed house into 1 x 1 bed flat at ground floor level with 1 x 2 bed maisonette above.

Observation: The Environment and Planning Committee on 14 February 2017 considered the application to be overdevelopment and raised concerns about adequacy of parking provision.

*[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].*

17/0145/VOC - 34 Grosvenor Road, Borehamwood WD6 1BT

Application for removal of condition 4 to allow for clear glass in the side facing dormer window following grant of planning permission 16/2169/HSE.

Observation: The Environment and Planning Committee on 14 February 2017 raised concerns over the privacy of neighbours.

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

17/0007/PD56 - National Westminster House 225 Shenley Road, Borehamwood

Change of use of ground floor rear, first, second and third floors from office (B1a) to residential (C3) to create 91 self-contained flats (87 studio & 4 x 1 bed)

Observation: The Environment and Planning Committee on 14 February 2017 objected to the application on the basis that removal of office space would result in reduction in local employment opportunities and that the proposed flats (87 studio & 4 x 1 bed) did not meet local needs for family sized dwellings (3 and 4 bedroom properties).

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

17/0206/VOC - The Stables Allum Lane Elstree

Removal of condition 7 attached to planning permission 14/1550/FUL as all demolition works and most construction works have been completed

Observation: The Environment and Planning Committee on 14 February 2017 called for the summary information on the Hertsmere Borough Council website to be clearer insofar as it should explain the nature of condition 7 for users in the supporting documentation and/or on the application information.

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

17/0234/FUL - Land at Windsor Close, Borehamwood WD6 5ER

Demolition of existing dwellings and construction of 50 flats and houses, 3 x 3 storey blocks of apartments and 2 x 2/3 storey terraces of houses consisting of 15 one-bedroom, 26 two-bedroom and 9 three-bedroom units with access from Warenford Way and Gateshead Road leading to 73 off-street parking spaces, cycle parking, refuse storage and private & communal amenity space.

Observation: The Environment and Planning Committee on 14 February 2017 queried the adequacy of the parking provision and felt that the application did not meet the local needs for family sized dwellings (3 and 4 bedroom properties).

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

17/0147/HSE - 4 Chaucer Grove, Borehamwood WD6 2FF

Retrospective application for conversion of garage to habitable room, including insertion of new front window.

Observation: The Environment and Planning Committee on 14 February 2017 commented that retrospective applications were outside the spirit of planning law.

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

17/0224/HSE - 2 Milton Drive, Borehamwood, WD6 2BB

Erection of two storey side extension; Part single, part two storey rear extension and loft conversion to include a front roof light and rear dormer window.

Observation: The Environment and Planning Committee on 14 February 2017 raised concerns that at the time of the meeting, much of the work appeared to have been carried out and queried, therefore, whether the application was retrospective in nature. The Committee reaffirmed its view that retrospective applications were outside the spirit of planning law.

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

## **74. PLANNING DECISIONS**

There were none.

## **75. STREET FURNITURE AND CIVIC MEMORIALS**

### Benches

Members welcomed the report that the damaged bench in Theobald Street on the corner of Gateshead Road, near the bus shelter, had been repaired. The Council Warden and Fairway Hall Manager were congratulated on their speedy response in addressing the issue and for the good quality of their workmanship. It was noted that the item of furniture was updated on the Town Council's asset register.

Members received a report from Cllr Mrs P Strack and Cllr Mrs S Parnell in respect of a request from Cllr V Eni for the Committee to consider the taking on of responsibility and siting of a bench and plaque commemorating former Sainsbury's employees who were armed services men and women.

**It was AGREED that:**

**Cllr V Eni be asked to consider taking the request to Hertsmere Borough Council for the taking on of responsibility and siting of a bench and plaque commemorating former Sainsbury's employees who were armed services men and women.**

## 76. ALLOTMENTS

It was noted that National Grid had scheduled to inspect the access to Stapleton Gardens at the beginning of March 2017.

**It was AGREED that:**

**an Officer from Hertfordshire County Council Highways be invited to meet the Committee Chairman and Town Council Officers at the Stapleton Gardens site in order to conduct a site visit in respect of access/egress to and from the site and the foliage and condition of street furniture at the location.**

## 77. LOCAL PLAN

Those Members present were of the opinion that Elstree and Borehamwood was currently at “saturation point” and, therefore, none of the proposals in the Hertsmere Local Plan ‘Planning for Growth’ (Issue #1 Winter 2016) document were deemed to be desirable. In particular, it was felt that the local infrastructure would be inadequate to cope with any significant increase in population, noting the traffic flow problems highlighted at Transport Forum meetings as one of several factors of concern.

**It was RESOLVED that:**

**the Town Council’s comments on the Hertsmere Local Plan ‘Planning for Growth’ (Issue #1 Winter 2016) document be submitted as follows:**

- **The Town Council could not see a feasible option to accommodate future growth of any magnitude from any of those listed in the document (Options 1-3). It is, therefore, suggested that none of the options are pursued.**
- **The Town Council asserts that any building that does occur as a result of a new Local Plan should be of the type of housing that meets the local needs of the population. This should, therefore, be of family sized dwellings (3 to 4 bedrooms) and not single occupancy flats. As far as possible, new buildings should be in keeping with the street scene. Tower block developments should not be permitted. In addition, housing should be affordable (i.e. realistically affordable for local inhabitants taking into account their incomes and outgoings).**
- **The Town Council is of the view that the Rowley Lane site (proposed Hotel and Sports facilities) would have been a location where town extension could have taken place if this was required. It is suggested that this site be considered as an option should the site not be developed as currently proposed.**
- **The Town Council would ask Hertsmere Borough Council to reconsider the possibility of developing the land in the triangle from the Fisheries, Watford Road, Elstree to the A41 in view of the timing suggested by the Borough Council to prepare a new Local Plan by early 2019.**

**78. CLOSURE**

The Meeting closed at 7.35 pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 14 March 2017 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....



ELSTREE AND BOREHAMWOOD TOWN COUNCIL  
**ENVIRONMENT AND PLANNING COMMITTEE: 14 March 2017**  
**Planning Applications from Hertsmere Borough Council**

- |             |  |
|-------------|--|
| 17/0252/HSE | 42 Theobald Street, Borehamwood WD6 4SE<br>Conversion of loft to habitable room with raised ridge, rear dormer and two front roof lights   |
| 17/0138/HSE | 10 Barkston Path, Borehamwood WD6 5BB<br>Conversion of loft to habitable room to include hip to gable roof alteration, rear dormer and one front roof light<br>(Retrospective Application)   |
| 17/0290/HSE | 57 Masefield Avenue, Borehamwood, WD6 2HH<br>Conversion of existing garage into habitable room and new front porch   |
| 17/0312/HSE | 47 Allerton Rd, Borehamwood WD6 4AJ<br>Demolition of garage and construction of 2 storey side extension to include new integral garage and single storey rear extension  |
| 17/0302/VOC | Unit 290 Centennial Park, Centennial Ave, Elstree<br>Variation of condition 4 attached to 16/1878/FUL to amend the approved plans to allow for alterations to the entrance porch, lift core, external cladding, window openings, plant enclose and car parking |
| 17/0297/FUL | Unit 7 Atlantic Business Centre, Stirling Way, Borehamwood<br>Change of use from B1-B8 to B1a office and extension of internal mezzanine floor, new glazed external canopy, replacement of first floor brick wall cladding, re-profiled and re-sheeted roof    |
| 16/2213/FUL | 38 Cardinal Ave, borehamwood WD6 1ER<br>Erection of detached 2 storey 3 bed dwelling adjacent to no 38 Cardinal Avenue   |
| 17/0303/HSE | 50 Haggerston Road, Borehamwood WD6 4BX<br>Proposed replacement front porch  |
| 17/0326/HSE | Reservoir House, Aldenham Road, Elstree<br>Erection of single storey part side and rear extension  |
| 17/0339/HSE | 6 Norfolk Gardens, Borehamwood WD6 2LR\<br>Erection of new front porch   |
| 17/0249/FUL | Car Park off Denham Way, Borehamwood WD6 5RJ<br>Removal of existing gate and installation of replacement metal height barrier and gate at car park entrance  |

ELSTREE AND BOREHAMWOOD TOWN COUNCIL  
ENVIRONMENT AND PLANNING COMMITTEE: 14 March 2017  
Planning Applications from Hertsmere Borough Council – continued

- 17/0249/FUL 141 Furzehill Rd, Borehamwood WD6 2DR  
Variation of condition 10 (plans) attached to 15/0567/FUL to allow for changes to the proposed front gable and rear dormer windows
- 17/0358/HSE 65 Drayton Road, Borehamwood WD6 2DA  
Erection of single storey outbuilding in rear garden for purposes incidental to the enjoyment of the main dwelling
- 17/0364/HSE 153 Furzehill Road, Borehamwood WD6 2DR  
Erection of single storey rear extension following removal of existing conservatory
- 17/0346/FUL 1 Shenley Road, Borehamwood WD6 1AA  
Conversion and extension of upper floors of existing building to create 9 self contained flats (4 x 1 bed and 5 x 2 bed) with associated car parking, refuse and cycle storage
- 17/0007/PD56 National Westminster House, 225 Shenley Road, Borehamwood WD6 1TE  
Change of use of ground floor rear, first, second and third floors from office (B1a) to residential (C3) to create 91 self contained flats (87 studio and 4 x 1 bed)
- 17/0379/HSE 24 Furzehill Road, Borehamwood WD6 2DF  
Erection of single storey rear extension
- 17/0371/HSE 40 Rutherford Close, Borehamwood WD6 5RZ  
Erection of single storey rear and infill extension
- 17/0250/FUL 58 Nicol Way, Borehamwood WD6 2PS  
Conversion of existing dwelling into 2 x 1 bed flats
- 17/0404/HSE 26 Carrington Avenue, Borehamwood WD6 2HA  
Erection of first floor side extension
- 17/0394/HSE 23 Alconbury Close, Borehamwood WD6 4QG  
Erection of single storey side infill extension

**Notifications of Planning Decisions from Hertsmere Borough Council**

<b>Application No</b>	<b>Decision</b>	<b>Description</b>
16/2489/HSE	<b>Grant Permission</b>	42 Ayot Path, Borehamwood WD6 5BL Raising of ground level and erection of detached outbuilding in rear garden (amended description)
17/0045/HSE	<b>Grant Permission</b>	1 Arundel Drive, borehamwood WD6 1LE Demolition of existing garage and construction of part single part two storey side extension
17/0060/HSE	<b>Grant Permission</b>	90 Deacons Hill Road, Elstree WD6 3JQ Single storey rear extension