

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 25 April 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 March 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
18 April 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 March 2017** at 7.00pm.

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

In attendance: H R O Jones – Town Clerk

79. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none.

80. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

81. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 14 February 2017 were signed as a true record by the Chairman.

82. PLANNING APPLICATIONS

It was noted that Hertsmere Borough Council Planning Department had indicated that the 21 day expiry date of online planning comments was to be maintained.

A total of 25 applications received from the Borough Council were examined, on 18 of which the Committee had no specific objections to make, subject to the views of neighbours.

17/0138/HSE - 10 Barkston Path, Borehamwood WD6 5BB

Conversion of loft to habitable room to include hip to gable roof alteration, rear dormer and one front roof light (Retrospective Application)

Observation: At its meeting on 14 March 2017 the Environment and Planning Committee 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].

17/0312/HSE - 47 Allerton Rd, Borehamwood WD6 4AJ

Demolition of garage and construction of 2 storey side extension to include new integral garage and single storey rear extension

Observation: At its meeting on 14 March 2017 the Environment and Planning Committee approved of this type of development which was seen to meet a parking provision need in the area.

[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].

16/2213/FUL - 38 Cardinal Ave, Borehamwood WD6 1ER

Erection of detached 2 storey 3 bed dwelling adjacent to no 38 Cardinal Avenue

Observation: At its meeting on 14 March 2017 the Environment and Planning Committee expressed strong objection to the application on the basis of overdevelopment, traffic sight lines and the forward building lines for the other buildings on Cardinal Avenue (which would be contravened if the application was granted).

[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].

17/0358/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

Observation: At its meeting on 14 March 2017 the Environment and Planning Committee felt that the description "purposes incidental to the enjoyment of the main dwelling" lacked clarity.

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

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)

Observation: At its meeting on 14 March 2017 the Environment and Planning Committee reiterated comments previously submitted on the application (i.e. those of the 14 February 2017 meeting: an objection 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].

17/0250/FUL - 58 Nicol Way, Borehamwood WD6 2PS

Conversion of existing dwelling into 2 x 1 bed flats

Observation: At its meeting on 14 March 2017 the Environment and Planning Committee objected to the application on the basis of overdevelopment and the loss of a family sized dwelling (which were in need in the local area).

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

17/0433/FUL - Vision House, Station Road, Borehamwood

Demolition of existing building and construction of replacement building to comprise basement level (D1 use) ground and first floor levels (B1 Office use) and creation of 2 bed apartment at second floor level (C3 use) with new glass roof and terrace to provide amenity space

Observation: At its meeting on 14 March 2017 the Environment and Planning Committee raised concerns over the potential negative impact on the water table as a result of basement development.

[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. STREET FURNITURE AND CIVIC MEMORIALS

War Memorials

It was AGREED that:

a letter be submitted by the Town Council to the Borehamwood Branch of the British Legion setting out an alternative proposal for the laying of poppy wreaths at the Borehamwood site (for all but four wreaths to be determined at the discretion of the Legion (one for each side of the memorial) to be removed from the site from 1 March each year and these additional wreaths to be displayed at the Legion’s premises).

85. ALLOTMENTS

It was noted that efforts were underway to encourage an Officer from Hertfordshire County Council Highways 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.

86. CLOSURE

The Meeting closed at 8.00 pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 25 April 2017 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....

ELSTREE AND BOREHAMWOOD TOWN COUNCIL
ENVIRONMENT AND PLANNING COMMITTEE: 25 April 2017
Planning Applications from Hertsmere Borough Council

- 17/0398/FUL 22 Furzehill Road, Borehamwood WD6 2DF
Single storey rear extension to HMO
- 17/0410/FUL 82 Balmoral Drive, Borehamwood WD6 2RB
Conversion of existing dwelling to 1 x 1 bed and 1x2 bed flats
- 17/0052/FUL 79 Hartfield Avenue, Elstree WD6 3JJ
Retrospective application for use of part of house for childminding business
- 17/0332/HSE 55 Furzehill Road, borehamwood WD6 2DJ
Erection of part single part two storey rear extension
- 17/0448/FUL McDonalds Restaurant 213 Shenley Road, Borehamwood
Small single storey side extension to facilitate alterations to "drive thru" booths to include new glazing. Extension to existing patio area and additional furniture & barriers to match existing
- 17/0449/ADV McDonalds Restaurant 213 Shenley Road, Borehamwood
The retention of 1 white McDonalds text sign and 1 yellow 'golden arch' sign and the installation of 1 additional internally illuminated yellow 'golden arch' sign (Application for Advertisement Consent)
- 17/0426/HSE 98 Rossington Avenue, Borehamwood WD6 4LD
Single storey side extension following removal of existing conservatory
- 17/0484/HSE 117 Theobald Street, Borehamwood WD6 4PT
Erection of front extension, conversion of loft to habitable room and roof extension
- 17/0479/CLP 117 Theobald Street, Borehamwood WD6 4PT
Conversion from pitched to gable roof
- 17/0487/HSE 10 Burghley Avenue, Borehamwood WD6 2JF
Conversion of garage to habitable room and new front porch extension
- 17/0492/HSE 3 Belmor, Elstree WD6 3JX
Part single part two storey rear extension with glass Juliette balustrade at first floor level, conversion of loft to habitable room with rear dormer and roof lights to the front and side elevations and new front porch

ELSTREE AND BOREHAMWOOD TOWN COUNCIL
ENVIRONMENT AND PLANNING COMMITTEE: 25 April 2017
Planning Applications from Hertsmere Borough Council - continued

17/0452/HSE	66 Gateshead Road, Borehamwood WD6 4NQ Single storey rear extension & alterations to ground floor windows and doors to include the repositioning of the main entrance door
17/0440/HSE	14 Novello Way, Borehamwood WD6 5RT Single storey rear extension
17/0511/HSE	2 Fairburn Close, Borehamwood WD6 5EZ Conversion of garage to habitable room with first floor front extension above. Single storey rear extension and conservatory
17/0456/HSE	29 Lullington Garth, Borehamwood WD6 2HD Erection of single storey front, side and rear extension following removal of existing attached garage
17/0506/PD42	14A Coates Road, Elstree WD6 3DS Single storey rear extension
17/0514/HSE	32 Barham Avenue, Elstree, WD6 3PN Variation in levels to garden land and erection of new garden fence and planting (Retrospective application – TP/12/0671/Condition 13)
17/0433/FUL	Vision House, Station Road, Borehamwood WD6 1DE Demolition of existing building and construction of replacement building to comprise basement level (D1 use), ground and first floor levels (B1 office use) and creation of 2 bed apartment at second floor level (C3 use) with new grass roof terrace to provide amenity space (amended description) (modified lift shaft)
17/0524/HSE	5 Shakespeare Drive, Borehamwood WD6 2FD Single storey rear extension
17/0547/HSE	37 Drayton Road, Borehamwood WD6 2DA Erection of single storey rear extension following removal of existing conservatory
17/0574/HSE	18 Beechfield Close, Borehamwood WD6 4NT Single storey rear extension
17/06557/HSE	59 Barton Way, Borehamwood WD6 1PQ Single storey rear extension
17/0562/VOC	Elstree Film & TV Studios, Shenley Road, Borehamwood Application for removal of condition 2 (to extend time period) following grant of planning permission TP/13/0011

ELSTREE AND BOREHAMWOOD TOWN COUNCIL
ENVIRONMENT AND PLANNING COMMITTEE: 25 April 2017
Planning Applications from Hertsmere Borough Council - continued

- | | |
|--------------|---|
| 17/0618/PD42 | 10 Stretton Way, Borehamwood WD6 4AW
Single storey rear extension following removal of existing conservatory |
| 17/0590/HSE | 1 Brampton Terrace, Borehamwood WD6 5QQ
Erection of single storey side extension and first floor side extension |
| 17/0602/PD42 | 67 Sullivan Way, Elstree WD6 3DG
Single storey rear extension |
| 17/0649/PD42 | 11 Mildred Avenue, Borehamwood WD6 1ET
Extension of existing single storey rear extension |
| 17/0553/HSE | Elm Lodge, 4 Lands End, Elstree
Installation of vehicular entrance gate and 1.8m high fence to front of property |
| 17/0595/HSE | 19 Broughinge Road, Borehamwood WD6 5AH
Single storey front extension; two storey side extension and part single, part two storey rear extension |
| 17/0466/FUL | 77 Robeson Way, Borehamwood WD6 5RY
Retrospective application for the change of use of a garden outbuilding (C3) to a storage/distribution building (B8) |
| 17/0664/HSE | 90 Rossington Avenue, Borehamwood WD6 4LD
Relocation of entrance and erection of front porch. Part single part two storey rear extension |
| 17/0470/OUT | Hillside, Potters Lane, Borehamwood
Division of plot and erection of self-contained 2 bedroom chalet style bungalow with attached single garage and hard standing (Outline planning application – details of scale, access, layout and formation of new access to service existing dwelling) |
| 17/0680/HSE | 2 Lincoln Court, Borehamwood WD6 2PY
Erection of detached outbuilding in rear (retrospective application) |
| 16/0802/FUL | Instalcom House, Manor Way, Borehamwood WD6 1QH
Demolition of existing buildings and yard and erection of 29 residential units, comprising 18x2 bed flats, 3x2 bed houses and 8x3 bed houses including associated car parking and landscaping |

ELSTREE AND BOREHAMWOOD TOWN COUNCIL
ENVIRONMENT AND PLANNING COMMITTEE: 25 April 2017
Planning Applications from Hertsmere Borough Council – continued

- 17/0636/FUL 26 Deacons Hill Road, Elstree wd6 3lh
Demolition of existing dwelling and erection of replacement 2 storey, detached, 5 bed dwelling to include habitable loft accommodation with rooflights to front and both side elevations and a rear dormer window
- 17/0640/HSE 1 Aycliffe Road, Borehamwood WD6 4JP
Erection of new front porch and single storey and rear extension (revised application)
- 17/0682/HSE 12 Melrose Avenue, Borehamwood WD6 2BJ
Erection of 2 storey front extension with new entrance porch, conversion of loft to habitable room with insertion of roof lights to the front and side elevations and rear dormer with Juliet balcony. External works to front driveway
- 17/0717/HSE 25 Dacre Gardens, Borehamwood WD6 2JR
Erection of single storey side and rear extension following removal of existing garage
- 17/0678/HSE 1 Hadley Close, Elstree WD6 3LB
Erection of two storey side extension
- 17/0687/FUL 8 Berwick Road, Borehamwood WD6 4BQ
Erection of single storey front extension & three storey side extension to facilitate conversion of existing dwelling into 2 flats (1x2 bed flat at ground floor and 1x3 bed flat over first and second floors)

Erection of single storey front extension & three storey side extension to facilitate conversion of existing dwelling into 2 x 2 bed flats (amended description)
- 17/0734/HSE 16 Todd Close, Borehamwood WD6 1FT
Conversion of garage to habitable room, replacing door with a window

Notifications of Planning Decisions from Hertsmere Borough Council

Application No	Decision	Description
17/0145/VOC	Refuse Permission	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
17/0206/VOC	Refuse Permission	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
17/0147/HSE	Grant Permission	4 Chaucer Grove, Borehamwood WD6 2FF Retrospective application for conversion of garage to habitable room including insertion of new front window
17/0071/HSE	Grant Permission	22 Tennison Avenue, Borehamwood WD 2BE Retrospective application for removal of existing detached garage and erection of single storey rear extension (Revised Application) Landscaping scheme receive 30.3.17 for 1.8m closeboard timber boundary fencing
17/0312/HSE	Grant Permission	47 Allerton Road, Borehamwood WD6 4AJ Demolition of existing garage and construction of 2 storey side extension to include new integral garage and single story rear extension
17/0138/HSE	Refuse Permission	10 Barkston Path, Borehamwood WD6 5BB Conversion of loft to habitable room to include hip to gable roof alteration, rear dormer and one front rooflight (retrospective application)
16/2213/FUL	Refuse Permission	38 Cardinal Avenue, Borehamwood WD6 1ER Erection of detached 2 storey, 3 bed dwelling adjacent to no 38 Cardinal Avenue
16/1035/FUL	Grant Permission	Avenir House Studio Way Borehamwood WD6 5NN Redevelopment of the site for 53 “assisted living” extra care – use Class C2) for the elderly with associated communal facilities, parking & landscaping (amended description 6.12.16)