

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 23 May 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 25 April 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. **CIL Receipts and bids:** To receive update report and Committee strategy.
7. **Allotments:** To consider all sites update report.
8. **Street Furniture and Notice Boards:** To receive update report.
9. **Close of Meeting:** To close meeting.



H R O Jones
Town Clerk
15 May 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 25 April 2017** at 7.00pm.

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

In attendance: H R O Jones – Town Clerk

87. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Cllr Mrs P Strack (Other Business).

88. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

89. MINUTES OF THE PREVIOUS MEETING

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

90. PLANNING APPLICATIONS

A total of 49 applications received from the Borough Council were examined, on 37 of which the Committee had no specific objections to make, subject to the views of neighbours.

17/0410/FUL - 82 Balmoral Drive, Borehamwood WD6 2RB
Conversion of existing dwelling to 1 x 1 bed and 1x2 bed Flats

Observation: At its meeting on 25 April 2017 the Environment and Planning Committee commented that the loss of a family sized dwelling (which were in need in the local area) would be an unwelcome development.

[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].

17/0052/FUL - 79 Hartfield Avenue, Elstree WD6 3JJ

Retrospective application for use of part of house for childminding business

Observation: At its meeting on 25 April 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].

17/0514/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)

Observation: At its meeting on 25 April 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].

17/0433/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)

Observation: At its meeting on 25 April 2017 the Environment and Planning Committee reaffirmed its comments as made at its meeting on 14 March 2017 (i.e. over the potential negative impact on the water table as a result of basement development). It was also suggested that the nature of conditions could be set out in the application reports - Condition 13 in this case.

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

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

Observation: At its meeting on 25 April 2017 the Environment and Planning Committee commented that it supported applications of this type that promoted the local film and TV industries.

[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].

17/0553/HSE - Elm Lodge, 4 Lands End, Elstree

Installation of vehicular entrance gate and 1.8m high fence to front of property

Observation: At its meeting on 25 April 2017 the Environment and Planning Committee queried the height of the proposed fence within planning rules.

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

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)

Observation: At its meeting on 25 April 2017 the Environment and Planning Committee commented that retrospective applications were outside the spirit of planning law.

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

17/0680/HSE - 2 Lincoln Court, Borehamwood WD6 2PY

Erection of detached outbuilding in rear (retrospective application)

Observation: At its meeting on 25 April 2017 the Environment and Planning Committee commented that retrospective applications were outside the spirit of planning law.

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

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

Observation: At its meeting on 25 April 2017 the Environment and Planning Committee commented that unit sizes of the type listed in the application were to be welcomed as they met a need for more family sized dwellings locally.

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

17/0717/HSE - 25 Dacre Gardens, Borehamwood WD6 2JR

Erection of single storey side and rear extension following removal of existing garage

Observation: At its meeting on 25 April 2017 the Environment and Planning Committee queried the provision of adequate parking facilities.

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

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))

Observation: At its meeting on 25 April 2017 the Environment and Planning Committee commented that the application was overdevelopment.

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

17/0734/HSE - 16 Todd Close, Borehamwood WD6 1FT

Conversion of garage to habitable room, replacing door with a window

Observation: At its meeting on 25 April 2017 the Environment and Planning Committee queried the provision of adequate parking facilities.

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

91. PLANNING DECISIONS

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

Members expressed disappointment with the decision that prior approval was not required in relation to the National Westminster House, 225 Shenley Road (17/0007/PD56) for the reasons set out in the prior application regarding this site.

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).

92. STREET FURNITURE AND CIVIC MEMORIALS

War Memorials

It was AGREED that:

a meeting be arranged between the Borehamwood Branch of the British Legion and the Town Clerk to discuss the laying of poppy wreaths at the Borehamwood War Memorial site.

93. ALLOTMENTS

It was noted that the completion date for the Stapleton Gardens site was 10 May 2017 (54 plots with 10 water taps). Members applauded the work of the staff and contractors involved in progressing this project. A formal opening of the site would be arranged in June/July 2017.

94. CLOSURE

The Meeting closed at 8.30 pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 23 May 2017 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....

ELSTREE AND BOREHAMWOOD TOWN COUNCIL
ENVIRONMENT AND PLANNING COMMITTEE: 23 May 2017
Planning Applications from Hertsmere Borough Council

- 17/0698/HSE 131 Arundel Drive, Borehamwood WD6 2LZ
Erection of replacement front porch
- 17/0811/HSE 12 Clarendon Road, Borehamwood WD6 1BH
Conversion of garage to habitable room, replacing door with a window and insertion of new side window
- 17/0804/HSE 29 Tennison Avenue, Borehamwood WD6 2BG
Erection of single storey side and rear extension
- 17/0787/HSE 20 Kenilworth Drive, Borehamwood WD6 1QW
Single storey front extension & part single, part two storey rear extension
- 17/0569/HSE 310 Shenley Road, Borehamwood WD6 1TT
Single storey front extension, 2 storey side and part single, part 2 storey rear extensions
- 17/0667/FUL 32 Oddesey Road, Borehamwood WD6 5JP
Erection of detached two storey, 2 bed house incorporating a sunken basement; associated landscaping, car parking and access on the land to the rear of existing dwelling
- 17/0834/HSE 35 Hillside Avenue, Borehamwood WD6 1HQ
Erection of part single part two storey side extension
- 17/0825/VOC Site of former Isopad House, Shenley Road, Borehamwood
Variation of condition 19 (tree planting) attached to TP13/1307 to amend plan previously approached under application 15/0217/DOC
- 17/0830/HSE 78 The Champions, Borehamwood WD6 5QE
Single storey rear extension
- 17/0828/HSE 87 Sullivan Way, Elstree WD6 3DG
Single storey side extension following removal of existing storage/utility room
- 17/0750/ADV Spire BMW Mini, Stirling Way, Borehamwood
Installation of 1 freestanding, internally illuminated pylon sign; 1 internally illuminated fascia sign & 1 internally illuminated LED video display screen (Application for Advertisement Consent)
- 17/0767/FUL Yavneh College, Hillside Ave, Borehamwood
Two form entry primary school building with associated parking, external play area and new pedestrian entrance

ELSTREE AND BOREHAMWOOD TOWN COUNCIL
ENVIRONMENT AND PLANNING COMMITTEE: 23 May 2017
Planning Applications from Hertsmere Borough Council

17/0862/HSE	29 Lullington Garth, Borehamwood WD6 2HD Removal of existing garage and erection of single storey front extension; two storey side extension and part single, part two storey rear extension to include first floor Juliette balcony (revised)
17/0831/HSE	31 Wetherby Road, Borehamwood WD6 4LH Erection of front porch and single storey rear extension
17/0805/HSE	6 Ascot Close, Borehamwood WD6 3JH Retrospective application for playhouse in rear garden and installation of privacy screens to prevent overlooking
17/0857/HSE	8 Clare Close, Elstree WD6 3NJ Single storey side extension (retrospective application)
17/0642/HSE	1 West View Gardens, Elstree WD6 3DD Part single part two storey side extension
17/0572/ADV	23 Leeming Road, Borehamwood WD6 4EB Retrospective application for installation of 1 non-illuminated fascia sign (advertisement consent)
17/0928/PD42	67 Sullivan Way, Elstree WD6 3DG Single storey rear extension
17/0893/HSE	13 Oakwood Avenue, borehamwood WD6 1SP Erection of new front porch; conversion of garage to habitable roof and increase in height of roof to existing side extension; single storey rear extension
17/0930/PD42	151 Theobald Street, Borehamwood WD6 4NW Single storey rear extension
17/0935/FUL	21 Elstree Hill North, Elstree WD6 3EL Single storey side extension
17/0899/FUL	Site of former Oaklands College Borehamwood Campus Elstree Way, Borehamwood Erection of a part three/part four story mixed use building comprising a 300.15m ² ground floor education facility and 13 residential apartments (8 private and 5 shared ownership) above and associated car parking and landscaping

Notifications of Planning Decisions from Hertsmere Borough Council

Application No	Decision	Description
16/0802/FUL	Refuse Permission	Instalcom House, Manor Way, Borehamwood WD6 1QH Demolition of existing buildings and yard and erection of 29 residential units comprising 18 x 2 bed flats, 3 x 2 bed houses including associated car parking and landscaping
17/0430/FUL	Grant Permission	39 Beech Drive, Borehamwood WD6 4QX Single storey rear conservatory
17/0052/FUL	Refuse Permission	79 Hartfield Ave, Elstree WD6 2JJ Retrospective application for use of part of house for childminding business