

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 24 April 2018 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 13 March 2018.

- 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 (including request from Community Hertsmere to consider use of Town Council Top Sliced receipts to fund improvements to Community Shop £2,878 and Allum Lane £2,260).

7. **Allotments:** To receive update report.
8. **Street Furniture and Notice Boards:** To receive update report (including notification from All Saints Church regarding repairs and ongoing maintenance of Church Clock).
9. **Aberford Park Community Centre:** To consider any update reports on options for Town Council involvement in improving Aberford Park following bowling green CIL support.
10. **Close of Meeting:** To close meeting.



H R O Jones
Town Clerk
16 April 2018

Distribution List:

Name	Organisation	post	e-mail	courier
Cllr C Barker	EBTC		X	
Cllr C Butchins	EBTC		X	X
Cllr R Butler	EBTC		X	
Cllr A Coleshill	EBTC		X	
Cllr V Eni	EBTC		X	
Cllr G Franklin	EBTC		X	X
Cllr Mrs A Mitchell	EBTC		X	
Cllr Mrs S Parnell	EBTC		X	X
Cllr S Rubner	EBTC		X	
Cllr E Silver	EBTC		X	X
Cllr G Silver	EBTC		X	
Cllr Mrs P Strack	EBTC		X	X
Cllr Mrs F Turner	EBTC		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 13 March 2018** at 7.00pm.

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

In attendance: H R O Jones – Town Clerk

61. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Cllr Mrs P Strack (Family Matters).

62. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

63. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 13 February 2018 were signed as a true record by the Chairman.

64. PLANNING APPLICATIONS

A total of 34 applications received from the Borough Council were examined, on 29 of which the Committee had no specific objections to make, subject to the views of neighbours.

18/0136/FUL - 34A Shenley Road, Borehamwood WD6 1DR

Retrospective application for retention of self-contained studio flat within the loft space

Observation: At its meeting on 13 March 2018 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].

18/0149/HSE - 5 Redwood Rise, Borehamwood WD6 5LB

Conversion of garage to habitable room (retrospective)

Observation: At its meeting on 13 March 2018 the Environment and Planning Committee raised concerns that retrospective applications were outside the 'spirit' of planning legislation and raised further concerns over the loss of parking as a result of garage conversion.

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

18/0087/FUL - 174 Balmoral Drive, Borehamwood WD6 2QS

Construction of 2 storey side extension to facilitate subdivision of property to create 2 x 2 bed flats adjacent to existing dwelling

Observation: At its meeting on 13 March 2018 the Environment and Planning Committee raised concerns over the loss of a family home 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: Comments were submitted online through the Consultee comments facility].*

18/0407/PD56 - Elstree Tower, Elstree Way, Borehamwood

Change of use from office B1 to residential C3 to provide 142 units

Observation: At its meeting on 13 March 2018 the Environment and Planning Committee regarded the application to be overdevelopment and raised concerns over parking, the adequacy of the local infrastructure to cope with such an increase in the number of residents and commented further 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: Comments were submitted online through the Consultee comments facility].

17/1912/FUL - 2 Furzehill Road, Borehamwood WD6 2DF

Demolition of existing detached dwelling and erection of replacement apartment block comprising 1 x 2 bed and 3 x 3 bed flats with basement car park, cycle store and associated landscaping

Observation: At its meeting on 13 March 2018 the Environment and Planning Committee raised concerns about the street scene and was further concerned about the potential negative effect of a basement development in relation to watertable and flooding.

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

65. PLANNING DECISIONS

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

66. CIL RECEIPTS AND BIDS

Members received a report on a proposal to use CIL top sliced monies on a project to install a permanent band stand at Meadow Park (similar in design to the Aldershot model).

67. ALLOTMENTS

Members received an update report noting that the Town Council had been requested to submit a detailed list of costings to Hertsmere Borough Council for s.106 monies (£20,148.80 via the varied s.106 agreement for application ref. 17/2028/VOC) to assist the Town Council in building the locker shed(s) at Stapleton Gardens and to complete the perimeter fencing and beekeeping area.

68. STREET FURNITURE, CHURCH CLOCKS AND NOTICE BOARDS

It was noted that the new Town Council notice board at the Brook Road side of the Council's carpark would be installed before the end of March 2018. At the time of the meeting, no further information was available about the possibility of a notice board at or near All Saints Church although it was

indicated by Members that a meeting with Rev. Warr and/or Hertfordshire County Council was planned.

It was AGREED that:

- (i) responding to correspondence from Smiths of Derby of 27 February 2017 the Town Council would seek to budget appropriately for improvement works in 2019/20 but that no additional works (other than those carried out on the routine basis) be agreed for the remainder of 2017/18 or 2018/19 unless a case was put forward for urgency (to be considered either as a grant application or for contingency expenditure); and**
- (ii) representatives of All Saints Church be notified of (i) above and advised to make a, no guarantee, community grant application should the works be deemed necessary in the 2018/19 Council Year.**

69. ABERFORD PARK COMMUNITY CENTRE

It was noted that another meeting would take place to consider any possible future involvement by the Town Council in connection with the above site with Hertsmere Borough Council being asked to produce a written proposal.

70. CLOSE OF MEETING

The Meeting closed at 7.55 pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 24 April 2018 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....

ELSTREE AND BOREHAMWOOD TOWN COUNCIL
ENVIRONMENT AND PLANNING COMMITTEE: 24 April 2018
Planning Applications from Hertsmere Borough Council

8/0474/HSE	33 Manor Way, Borehamwood WD6 1QR Single storey front extension & part single, part two storey rear extensions
18/0513/HSE	87 Cowley Hill, Borehamwood WD6 5NA Erection of two storey side extension, single storey side extension to rear of existing garage, part single, part two storey rear extension; conversion of left to habitable room to include hip to gable roof alteration. creation of additional pitched roof to front and two rear rooflights; removal of existing chimney stacks and external façade changes
18/0363/FUL	11 Brodewater Road, Borehamwood WD6 5AJ Retention of 2 storey side and rear extension to facilitate creation of a 2 bed dwelling (Retrospective application)
18/0491/HSE	53 Lullington Garth, Borehamwood WD6 2HD Part single part two storey front, side and rear extension following demolition of detached garage
18/0498/FUL	1 & 2 New Road Elstree WD6 3HB Conversion of lofts into habitable rooms with rear dormers and 4 front rooflights
18/0515/VOC	Land south of Elstree and Borehamwood Station and Adjacent to Coleridge Way and Byron Avenue, Borehamwood Variation of conditions 17 (land contamination), 18 (validation report for remedial works), 20 (construction management plan), 22 (drainage impact strategy) & 23 (surface water drainage scheme) to amend the wording & removal of conditions 21 (surface water run off) & 24 (drainage strategy) attached to planning permission 17/2028/VOC)
18/0527/HSE	35 Rodgers Close, Elstree WD6 5HN Single storey rear extension with raised decking to rear garden
18/0568/PD42	7 Clare Close, Elstree WD6 3NJ Single storey rear extension
18/0581/PD42	3 Whitehouse Ave, Borehamwood WD6 1HA Single storey rear extension
18/0611/FUL	11 Sinderby Close, Borehamwood WD6 4JZ Retrospective application for erection of outbuilding to be used as a children's day nursery (class D1)
18/0517/HSE	67 Whitehouse Ave, Borehamwood WD6 1HA First floor side extension and part single part 2 storey rear extension

ELSTREE AND BOREHAMWOOD TOWN COUNCIL
ENVIRONMENT AND PLANNING COMMITTEE: 24 April 2018
Planning Applications from Hertsmere Borough Council continued

18/0503/FUL	Unit 10 Hamilton business Park, Stirling Way, Borehamwood Creation of first and second floors to be used as showroom and office space
17/2474/FUL	Land Rear of Bevan House & 63-73 Grantham Green, Borehamwood Construction of 18 flats, 6x1 bed, 5x2 bed, 1x3 bed (market housing) & 5 x 1 bed, 1x2 bed (affordable housing) with access from Ripon Way and Cranes Way, associated landscaping and parking following demolition of the existing garages
18/0569/HSE	1 Nash Close, Elstree WD6 3LE Single storey front extension and first floor rear extension
18/0596/PA1	Land at Coleridge Way, Borehamwood Erection of three storey building containing 7 x 1 bed apartments and 11 x 2 bed apartments (pre-application advice)
18/0585/HSE	2 Featherstone Gardens, Borehamwood WD6 2LW Erection of single storey side extension and rear conservatory
18/0610/FUL	Yavneh College, Hillside Avenue, Borehamwood Creation of first floor to provide additional temporary primary school accommodation containing classrooms, offices, stores, communal area and WCs, comprising of modular units to accommodate up to 60 additional pupils
18/0599/HSE	14 Stapleton Road, Borehamwood WD6 5BP Single storey side and rear extension
18/0575/HSE	2 Schubert Road, Elstree WD6 3DN Single storey rear extension
18/0660/PRAP	Elstree and Borehamwood Railway Station, Shenley Road Construction of a new single storey extension to the existing station building, internal reconfiguration of the entrance building to improve booking hall, ticket office, toilets, staff facilities and retail units, and construction of a new glazed screen bike storey (prior notification)
18/0579/HSE	47 Hartfield Ave, Elstree WD6 3JJ Conversion of garage to habitable room with infill extension to front
18/0659/PD42	67 Cardinal Ave, Borehamwood WD6 1EN Single storey rear extension

ELSTREE AND BOREHAMWOOD TOWN COUNCIL
ENVIRONMENT AND PLANNING COMMITTEE: 24 April 2018
Planning Applications from Hertsmere Borough Council continued

- | | |
|--------------|---|
| 17/2498/FUL | Rear backlot, Elstree Film & TV Studios, Shenley Rd, Borehamwood
Temporary permission for a period of up to 10 years for the erection building facades, associated structures, storage, areas of hard and soft landscaping and associated works in connection with the existing use of the site for film and TV production |
| 18/0578/FUL | 1 Leeming Road, Borehamwood WD6 4EB
Change of use from vacant suit generis unit to pizza takeaway (A5) to include installation of extractor to rear |
| 18/0613/HSE | 6 Barham Ave, Elstree WD6 3PN
Retrospective application for construction of detached outbuilding adjacent to main dwelling for use as a gym |
| 18/0613/HSE | 25 Rodgers Close, Elstree WD6 3HN
First floor rear extension and raising of the roof height to facilitate conversion of loft to habitable |
| 18/0607/HSE | 25 Rodgers Close, Elstree WD6 3HN
First floor rear extension and raising of the roof height to facilitate conversion of loft to habitable room with additional window to front elevation and roof lights to both sides |
| 18/0617/HSE | 351 Shenley Road, Borehamwood WD6 1TN
Erection of single storey rear extension following removal existing conservatory and chimney stack |
| 18/0664/PD42 | 14 Edulf Road, Borehamwood WD6 5AD
Single storey rear extension |
| 18/0661/PD42 | 47 Brook Road, Borehamwood WD6 5HJ
Single storey rear extension |
| 18/0662/PD42 | 46 The Champions, Borehamwood WD6 5QD
Single storey rear extension |