

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 19 July 2016** at 7.00pm.

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

In attendance: H R O Jones – Town Clerk

29. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none.

30. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

31. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Special Environment and Planning Committee held on 5 July 2016 were signed as a true record.

32. PLANNING APPLICATIONS

A total of 24 applications received from the Borough Council were examined, on 17 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:

16/1175/FUL - Borehamwood Shopping Park Theobald Street Borehamwood Hertfordshire
Alterations to site layout and refurbishment of common areas to include replacement paving, furniture and cladding to elevations.

Observation - The Committee supported the enhancement to this area.

16/1154/FUL - 7 Milton Drive, Borehamwood WD6 2BA

Part single, part two storey rear extension to existing property and construction of new, 2 storey, end of terrace 3 bedroom dwelling to include habitable loft accommodation with a rear dormer window

Observation - The Committee felt that the application was an overdevelopment and contrary to the street scene (H8) planning policy.

16/1241/OUT - Land to rear of Wellington Public House, 4 Theobald Street, Borehamwood
Erection of 2 storey block including accommodation in the roof and containing 4 x 1 bed flats, 2 x 2 bed flats with associated parking (Outline application for access, appearance, layout and scale with landscaping reserved) Revised.

Observation - The Committee felt that the family sized units (3 and 4 bedrooms) were more appropriate to meet the local need of the population.

16/1203/LBC - 9 High Street, Elstree WD6 3BY

Change of use from office (A2) to 1 bed dwelling (C3) Listed Building Consent

Observation - The Committee felt that the application posed potential parking difficulties and was concerned that it was in a conservation area and for a listed building.

16/1302/OUT - Land to the south of Aldenham Reservoir, Watford Rd, Elstree

Outline planning application with all matters reserved, aside from access, for a residential development of up to 150 dwellings (use class C3), including affordable, on land to the south of Watford Road, Elstree to aid the creation of Community Interest Company to: acquire Aldenham Reservoir, acquire Aldenham Dam and undertake those arising structural works and allow for the continued use of Aldenham reservoir as a publically accessible destination for sport, recreation and education in perpetuity (Resubmission of Planning application 15/1144/OUT)

Observation - The Committee supported the attempt to secure the reservoir and surrounding area for community enjoyment. However, it recognised that the proposed development could be problematic on land to the south of Watford Road for the purposes of planning law.

16/1289/FUL - 10 Deacons Hill Rd, Elstree WD6 3LH

Erection of new detached 5 bed house adjacent to main dwelling following demolition of existing detached garage.

Observation - The Committee felt that the application was an overdevelopment.

16/1266/HSE - 26 Drayton Road, Borehamwood WD6 2BX

Retrospective application for a single storey side infill extension and rear extension

Observation - The Committee felt that retrospective applications were outside of the spirit of planning law.

33. PLANNING DECISIONS

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

34. EGBS UPDATE

Members received an update report from Cllr Mrs P Strack on matters relating to the Green Belt. It was noted that some Members of the Public had made complaints concerning the smell emanating from certain recycling centres within the Borough area.

35. COMMUNITY INFRASTRUCTURE LEVY (CIL)

The results of the submission of the Council's CIL bids to Hertsmere Borough Council on 13 July 2016 were noted following an update report provided by Cllr Mrs P Strack. It was noted that the Committee would consider expenditure from "Top Sliced" CIL receipts (15%) at a later meeting.

36. CHURCH CLOCKS

Members considered a letter dated 4 July 2016 from Church Warden (St Nicholas Church, Elstree).

It was RESOLVED that:

St Nicholas Church, Elstree be advised to seek funding for the proposed conversion of clock from manual to automatic winding (£4,420 plus VAT) from some or all of the following authorities:

- **Elstree and Borehamwood Town Council (Community Grants application)**
- **Hertsmere Borough Council**
- **Hertfordshire County Council**
- **Hertfordshire Community Foundation**

37. ALLOTMENTS

Stapleton Gardens

Members considered carefully the report from Committee Chairman following the Stapleton Gardens site visit on 15 June 2016 and further correspondence received from Consensus Planning of 29 June 2016 and i-Transport of 30 June 2016 and 8 July 2016. It was felt that no further information was required to agree to the continued development of the site into allotments without the need for a change of use planning application.

It was RESOLVED that:

the instruction be reaffirmed for the Council's Contractor to proceed with work at Stapleton Gardens on the advice of Consensus planning relating to the Agricultural use of the site.

Grounds Team Grass Cutting Programme

The dates of the Grounds Team additional grass cutting programme were noted (first three weeks of August 2016).

Committee Site Visit

The Committee site visit took place at Melrose Allotments on the date of the meeting from between 6.00pm to 6.45pm. Members emphasised the following matters about the site for consideration by the Melrose Allotment Committee:

- The number of non-cultivated plots on site was visibly reduced and most plots looked well maintained;
- The track improvements appeared to be “well bedded in”;
- Some polytunnel structures were noted on site and whilst their dimensions may be within existing regulations, their continued use on site would be monitored for review at an appropriate time;
- The water supply on site appeared to be well used; and
- The area of raised beds near the Council garage was well constructed.

38. CLOSURE

The Meeting closed at 8.20pm pm.

It was noted that the next meeting was scheduled for Tuesday 20 September 2016 at 7.00 pm.

Date:.....

CHAIRMAN.....