



ELSTREE and BOREHAMWOOD TOWN COUNCIL

Fairway Hall, Brook Close, Borehamwood, Herts. WD6 5BT
Tel: 020 8207 1382 Fax: 020 8953 7645



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

which will be held on

Tuesday 18 February 2020 at 7.00pm
in the Meeting Room at Fairway Hall,
Brook Close, Borehamwood, WD6 5BT
[Meeting Open to Press & Public]

Part 1 Agenda

1. **Apologies:** To receive and accept apologies for absence. At the time of agenda despatch, there are none.

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 meetings held on 21 January 2020.

- Attached

4. **Public Participation:** To receive questions/statements from the public in relation to items on the agenda (one 3-minute slot for up to 3 Members of the Public). At the Chairman's discretion, this item may be considered at a later part of the agenda.

5. **Planning Applications:** To consider Planning Applications from Hertsmere Borough Council.

- Attached

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

7. **CIL Expenditure:** To note update report and proposed meeting with Hertsmere Borough Council Officers in February 2020.

8. **Closed Cemeteries Update:** To receive update report.

9. **Band Stand Project:** To receive update report.

10. **Close of Meeting:** To close meeting. The next meeting of the Environment and Planning Committee is scheduled for Tuesday 17 March 2020 at 7.00pm in the Council Offices, Fairway Hall, Brook Close, WD6 5BT.



H R O Jones
Town Clerk
11 February 2020

Distribution List:

Name	Organisation	post	e-mail	courier
Cllr S Rubner – Brookmeadow (Town Mayor)	EBTC		X	
Cllr Mrs S Parnell – Hillside (Deputy Mayor)	EBTC - Committee Vice Chairman		X	X
Cllr C Butchins - Hillside	EBTC – Committee Chairman		X	X
Cllr Rebecca Butler - Shenley Road	EBTC		X	
Cllr Richard Butler - Cowley Hill	EBTC		X	
Cllr A Collins - Cowley Hill	EBTC		X	X
Cllr V Eni – Brookmeadow	EBTC		X	
Cllr P Kaza - Kenilworth South	EBTC		X	X
Cllr S Lawrence - Kenilworth North	EBTC		X	
Cllr J Newmark - Kenilworth South	EBTC		X	
Cllr Mrs P Strack – Hillside	EBTC		X	X
Cllr Mrs F Turner - Elstree	EBTC		X	
Cllr M Vince - Cowley Hill	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 Cour Offices, Fairway Hall, Brook Close, Borehamwood on **Tuesday 21 January 2020** at 7.00pm.

Present: Cllr C Butchins (Chairman) (in the Chair)
 Cllr Mrs S Parnell (Vice Chairman)
 Cllr A Collins
 Cllr P Kaza
 Cllr Mrs P Strack

In attendance: H R O Jones – Town Clerk

62. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none.

63. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

64. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 26 November 2019 were signed as a true record by the Chairman.

65. PUBLIC PARTICIPATION

There was none.

66. PLANNING APPLICATIONS

A total of 42 applications received from the Borough Council were examined, on 36 of which the Committee had no specific comments to make, subject to the views of neighbours.

19/1923/E12 - Land East of Rowley Lane Borehamwood

Request for scoping opinion (Environment Impact Assessment)

Observation: At its meeting on 21 January 2020 the Environment and Planning Committee welcomed the application for a scoping report on a development that could create local employment opportunities and enhance the area’s film and television industry.

[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].

19/2017/FUL - Gasworks Cottage 2 Station Road Borehamwood WD6 1DF

Demolition of existing cottage and erection of 4 storey building comprising 2 x 3 bed dwellings & 7 flats (1x3 bed, 5 x2 bed) with 8 parking and associated refuse and cycle stores. Revised application to 19/0819/FUL

Observation: At its meeting on 21 January 2020 the Environment and Planning Committee commented that the application was overdevelopment and raised concerns about lack of amenity space and parking.

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

20/0003/PD56 - Churchill House Stirling Way WD6 2HP

Change of use from Office (B1) to residential (C3) to create 50 studio apartments

Observation: At its meeting on 21 January 2020 and previously on 26 November 2019 the Environment and Planning Committee commented the application was inappropriate development in an employment zone and could have a negative impact on the nearby Farriers Way Estate.

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

19/1812/FUL - Land adjacent to 58 and 74 Leeming Road and 2

Barnsdale Close Borehamwood Redevelopment of site to provide a three-storey block of flats with 9 residential units (3x1 bed and 6x2 bed) and associated parking

Observation: At its meeting on 21 January 2020 the Environment and Planning Committee commented that the application was overdevelopment and raised concerns about depriving neighbouring properties of much needed parking and potential negative impact upon the local retail industry.

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

19/1737/REM - Units 3&4 former J Sainsbury Distribution Depot,
York Crescent Borehamwood WD6 1SN

Application for approval of reserved matters relating to Access, b) appearance, c) landscaping, d) layout and e) scale in relation to the development of units 3 & 4 following approval of 19/0401/OUT for the demolition of existing buildings and erection of new employment units for flexible use within Use Classes B1(c) (light industry) B2 (general industrial) and B8 storage and distribution), including ancillary offices and open air storage, plus alterations to and creation of new accesses from the highway, provision of car parking, service yards and external plant, means of enclosure, acoustic screens, landscaping & lighting

Observation: At its meeting on 21 January 2020 the Environment and Planning Committee commented that the Town Council supported applications that promoted a thriving local economy such as this one.

[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].

19/1275/FUL - Elstree Film & TV Studios, Shenley Road WD6 1JG

Proposed two linked sound stages with ancillary workshops and vehicle delivery areas

Observation: At its meeting on 21 January 2020 the Environment and Planning Committee commented that the Town Council supported applications that promoted a thriving local economy such as this one.

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

67. PLANNING DECISIONS

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

68. CIL EXPENDITURE

It was noted that at its meeting on 15 January 2020, Full Council had authorised the expenditure of up to £1,000 of CIL monies to install a bench at Oak Farm (near bus stop with HCC approval). The estimated cost of the work was to be significantly lower than this sum as the calculation included the possibility of siting a separate bench at Farriers Way. It was understood that the bus route no longer served this location and so the matter would be reconsidered at a later stage. In the meantime, the bench at Oak Farm would be installed (c.£300). In essence, this work was a “bolt on” addition to the benches and notice boards project completed in 2019.

Members and Officers raised matters requiring further clarification from HBC in connection with:

- use of 5% administration CIL monies (including retrospective use);
- the calculation of the April 2019 adjustment in Town Council CIL receipts; and
- the possibility to invest/make best interest on unspent CIL receipts (in line with practice at HBC).

It was RESOLVED that:

a follow up meeting with HBC Officers in connection with CIL and s.106 matters be arranged, if possible, in February 2020 (all Committee Members invited).

69. CLOSED CEMETERIES UPDATE

It was noted that a further meeting with Rev. T Warr in connection with the future management of All Saints closed churchyard was scheduled to take place in February 2020 (all Committee Members were encouraged to attend, if available).

It was further noted that the notice board at All Saints Churchyard had been installed. Members would be considering (subject to church approval) the installation of a ‘golden gravel’ bath in the cemetery. Advice from NALC concerning the powers of Local Authorities to ‘maintain’ plots on closed churchyards was anticipated before the February Committee meeting.

70. BAND STAND PROJECT

It was noted that quotes for the purchase and installation of a Band Stand at Meadow Park were in the process of being sought. A further update report would be available at the Committee meeting scheduled for 18 February 2020.

71. CLOSE OF MEETING

The Meeting closed at 8.05pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 18 February 2020 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....

ELSTREE AND BOREHAMWOOD TOWN COUNCIL
ENVIRONMENT AND PLANNING COMMITTEE: Tuesday 18 February 2020
Planning Applications from Hertsmere Borough Council

- | | |
|-------------------|---|
| 20/0054/FUL | 134 Stanborough Ave Borehamwood WD6 5LR
Conversion of existing 3 storey dwelling into 3 x self-contained flats (1x2 bed and 2 x 1 bed) to include Access, parking and bin store |
| 20/0067/FUL | Elstree UTC Studio Way Borehamwood
Installation of new perimeter fencing, remodelled vehicular rear entrance with drop off roundabout, pedestrian entrance gate to the front, and creation of new multi-use games area |
| 20/0076/HSE | 33 Kenilworth Drive Borehamwood WD6 1QL
Part single/part two storey side and rear extensions and new front porch |
| 20/0075/HSE | 20 Studio Way Borehamwood WD6 5NN
Construction of two storey side extension (revised) |
| 20/0083/HSE | 2 Grange Road Elstree WD6 3LY
Single storey rear extension & installation of 2 roof lights to existing rear roof slope |
| 18/2269/FUL (sic) | Land Adjacent Haven Court Glenhaven Ave Borehamwood WD6 1BB
Demolition of existing buildings and erection of part 5 storey, part single storey building to provide 27 affordable housing units comprising 9 x 1 bed flats, 1 x 2 bed, 3 x 2 bed duplexes and 2 x 3 bed flats. Provision of 25 car parking spaces and 36 cycle spaces. Provision of refuse of refuse and recycling storage. Upgrade of existing unmade road |
| 20/0100/HSE | 53 Masefield Ave Borehamwood WD6 2HH
Single storey side and rear extensions and new front Porch |
| 20/0109/FUL | Elm Lodge, 4 Lands End Elstree WD6 3DL
Demolition of existing detached dwelling and construction of a new detached two-storey, five bed dwelling with associated landscaping and ancillary works |
| 20/0108/HSE | 10 Woodlands Close Borehamwood WD6 1SX
Demolition of existing brick outbuilding and Construction of part single/part two storey rear extension and single storey front extension to include side and rear roof lights, removal of chimney stack, alterations to fenestration and associated landscaping |

ELSTREE AND BOREHAMWOOD TOWN COUNCIL
ENVIRONMENT AND PLANNING COMMITTEE: Tuesday 18 February 2020
Planning Applications from Hertsmere Borough Council continued

20/0093/HSE	25 Melrose Ave Borehamwood WD6 2BH Demolition of existing conservatory and construction of single storey rear extension to include replacement of existing flat roof with new pitched roof
20/0104/HSE	7 Allum Lane Elstree WD6 3LU Conversion of loft to habitable room to include modification of front and rear dormers and associated alterations to fenestration. Front boundary works to include new front boundary wall with brick piers, electric entrance gates, pedestrian access and hard landscaping
20/0036/HSE	54 Carrington Ave Borehamwood WD6 2HA Construction of single storey front, side and rear Extension
20/0129/PD42	2 Crown Road Borehamwood WD6 5JH Single storey rear extension
20/0057/OUT	Former Police Station Elstree Way Borehamwood Demolition of former police station and construction of 1 seven storey and 1 eight storey building containing 96 flats with associated bin & bike storage and car parking (outline application to include access, appearance, layout & scale with landscaping matters reserved)
20/0138/HSE	45 Links drive Elstree WD6 3PP Conversion of loft to habitable room with rear dormer and associated roof alterations to include increase in ridge height (revised)
20/0136/HSE	99 Cowley Hill Borehamwood WD6 5NA Construction of single storey rear extension
20/0112/HSE	122 Allerton Road Borehamwood WD6 4AQ Erection of new front porch
20/0176/FUL	67 Thornbury Gardens Borehamwood WD6 1RD Construction of two storey 1 bed house adjacent to 67 Thornbury Gardens to create an end of terrace Dwelling. Revised application to 19/1683/FUL
20/0174/PD42	42 Cranes Way Borehamwood WD6 2ES Single storey rear extension

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ENVIRONMENT AND PLANNING COMMITTEE: Tuesday 18 February 2020
Planning Applications from Hertsmere Borough Council continued

- 19/1531/FUL
Former day Care Centre Grosvenor Road
Borehamwood
Demolition of the derelict structure of the former day Care centre and unused toilet block. Erection of 15 x 2 bed (4 person) apartments in 2 x 2/3 storey blocks
With 15 x car parking spaces, bin storage and amenity Space (Planning Meeting 20.2.20)
- 18/2269/FUL
Land Adjacent Haven Court Glenhaven Ave
Borehamwood WD6 1BB
Demolition of existing buildings and erection of part 5 Storey, part single storey building to provide 27 units
Comprising 9 x 1 bed flats, 13 x 2 bed flats, 3 x 2 bed Duplexes and 2 x 3 bed flats. Provision of 25 car Parking spaces and 36 cycle spaces. Provision of Refuse and recycling storage. Upgrading of existing Unmade road – amended plans (Planning Meeting 20.2.2020)
- 19/2017/FUL
Gasworks Cottage 2 Station Rd B/wood WD6 1DF
Demolition of existing cottage and erection of 4 storey Building comprising 2 x 3 bed dwellings & 7 flats (1 X 3 bed, 1 x 1 bed) (Planning Meeting 20.2.10)