

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 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.....