

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 18 February 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

72. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none.

73. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

74. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 21 January 2020 were signed as a true record by the Chairman.

75. PUBLIC PARTICIPATION

There was none.

76. PLANNING APPLICATIONS

A total of 28 applications received from the Borough Council were examined, on 20 of which the Committee had no specific comments to make, subject to the views of neighbours.

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

Observation: At its meeting on 18 February 2020 the Environment and Planning Committee raised concerns about the loss of a family dwelling and felt that the application was inappropriate for the area.

[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].

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 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
Observation: At its meeting on 18 February 2020 the Environment and Planning Committee felt that the application was overdevelopment raised concerns about parking provision and stated that 36 cycling spaces was possibly an unrealistic expectation.
[Post Meeting Note: Comments were submitted online through the Consultee comments facility].

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)
Observation: At its meeting on 18 February 2020 the Environment and Planning Committee felt that the application was overdevelopment, raised concerns about an 8 storey tall building (querying whether this was in line with the Elstree Corridor policy) and felt that parking provision was insufficient.
[Post Meeting Note: Comments were submitted online through the Consultee comments facility].

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
Observation: At its meeting on 18 February 2020 the Environment and Planning Committee re-emphasised the comments made on 26 November 2019 that it considered the application to be overdevelopment and raised concerns about lack of amenity space and parking.
[Post Meeting Note: Comments were submitted online through the Consultee comments facility].

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)
Observation: At its meeting on 18 February 2020 the Environment and Planning Committee felt that the application was overdevelopment and an inappropriate location for the type of envisaged service.
[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 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)
Observation: At its meeting on 18 February 2020 the Environment and Planning Committee felt that the application was overdevelopment and stated that there was lack of amenity space.
[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].

20/0164/FUL - Churchill House Stirling Way Borehamwood

Erection of two storey roof extension with a stepped-back third storey providing 36 residential units (26 x 1 bed & 10 x 2 bed) with associated amenity space, Car and cycle parking and refuse provision (Revised)

Observation: At its meeting on 18 February 2020 the Environment and Planning Committee considered the application to be overdevelopment, raising concerns about residential development in an employment zone 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].

20/0153/FUL - Land East of Rowley Lane Borehamwood

Enabling works including site levelling, removal of existing structures. erection of 2 substations, 1 switching room and 1 gas housing, stripping of topsoil formation of a temporary bridge and the temporary

Observation: At its meeting on 18 February 2020 the Environment and Planning Committee considered the application to be positive in helping to enable a development that could increase the wealth and prosperity of Elstree and Borehamwood by providing employment and enhancing the local film and TV heritage and industry.

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

It was RESOLVED that:

all Members of the Hertsmere Borough's Planning Committee receive notification of Town Council planning application recommendations by email (unless they request not to do so).

77. PLANNING DECISIONS

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

78. CIL EXPENDITURE

It was noted that a further meeting with Hertsmere Borough Council Officers in connection with CIL was scheduled to take place on 24 March 2020 at 12.00 noon at the Civic Offices, Hertsmere Borough Council (all Committee Members were encouraged to attend, if available).

Whilst not a matter for the Town Council, it was noted that some residents had complained about the 'comfort' of the yellow bar seats at certain bus stops.

It was RESOLVED that:

the Transport and Road Safety Forum be notified that residents had complained about the 'comfort' of certain bus shelters (yellow bar seating), in particular at Rossington Avenue, Borehamwood.

79. 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 on 24 February 2020 at 11.30 am (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 March Committee meeting.

80. 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 17 March 2020.

81. CLOSE OF MEETING

The Meeting closed at 7.50pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 17 March 2020 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....