

ELSTREE AND BOREHAMWOOD TOWN COUNCIL

**ENVIRONMENT AND PLANNING COMMITTEE**

**MINUTES** of a meeting held in the Meeting Room of Fairway Hall Offices, Brook Close, Borehamwood on **Tuesday 15 February 2022** at 7.00pm.

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

In attendance: H R O Jones – Town Clerk

**55. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Cllr R Butler (sickness).

**56. DECLARATIONS OF COUNCILLORS' INTERESTS**

There were none.

**57. MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting of the Environment and Planning Committee held on 10 January 2022 were signed as a true record by the Chairman.

**58. PUBLIC PARTICIPATION**

There was none.

**59. PLANNING APPLICATIONS**

A total of 31 applications received from the Borough Council were examined on 28 of which the Committee had no specific objections to make, subject to the views of neighbours.

22/0044/FUL - Land East of Rowley Lane Borehamwood

Use of land for a temporary period of three years for a backlot in association with Sky Studios Elstree, including set construction, filming, holding areas, feeding areas, parking areas, security areas and associated works

Observation: At its meeting on 15 February 2022 the Environment and Planning Committee commented that it objected on the grounds that no special circumstances had been demonstrated as required by the NPPF for utilising green belt land. It was felt that the road system was not suitable for handling the additional traffic that would be generated and Members queried whether the backlot would generate additional local employment opportunities.

*[Post Meeting Note: At the time of the meeting there was no availability to submit comments through the Consultee comments facility – Comments were forwarded to the Planning Officers at HBC].*

21/2451/FUL - Churchill House Stirling Way

Erection of two storey roof extension providing 23 residential units, along with associated works

Observation: At its meeting on 15 February 2022 the Environment and Planning Committee commented that the application was an inappropriate development overlooking housing and in an employment area.

*[Post Meeting Note: At the time of the meeting there was no availability to submit comments through the Consultee comments facility – Comments were forwarded to the Planning Officers at HBC].*

22/0225/FUL - Elstree Aerodrome, Hogg Lane EF6 3AW

Relocation of existing access from Aldenham Road, north of junction with Butterfly Lane, onto Elstree Aerodrome to the north of the runway (Revised)

Observation: After its meeting on 15 February 2022 the Environment and Planning Committee commented:

1. The road would be built through green belt and no very special circumstances have been demonstrated and the loss of green belt would not be clearly outweighed by other considerations (e.g. there is already easy access to the North side of the airfield via Hogg Lane). The minimal number of vehicle movements can easily be accommodated using this route. There is also already in existence Emergency Access Gates 1 and 2 providing alternative access in the case of an emergency. The issues that are discussed regarding the suitability of emergency access using Hogg Lane could surely be addressed by improving that road at significantly lower cost and disruption?
2. The claim that the road can be constructed under permitted development rights is (we are informed) as the fields have not in recent memory been used for airport purposes. To grant the application would be to in effect extend the envelope of the airport.
3. The number of vehicle movements expected seems excessive given that there is no current infrastructure on the North side of the runway. If the new access is only for emergency vehicles - which seems to be the overriding raison d'etre for the proposed development - this appears questionable. Alternative methods could be used to avoid problems of heavy vehicles being unable to drive over soft ground.
4. The proposed location of the new access is also as documented in or adjacent to an area of high flood risk, which suggests it is sub-optimal. We suggest that the existing emergency access locations off Aldenham Road should be revisited as a possible alternative emergency access to identify whether Fire Safety Regulations and Airport Safety requirements can be accommodated.

*[Post Meeting Note: In light of information received after the meeting, Comments were submitted online through the Consultee comments facility by agreement of three Members of the Committee as detailed above].*

## **60. PLANNING DECISIONS**

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

## 61. NEIGHBOURHOOD PLAN

Arrangements for the “Launch Event” of the Neighbourhood Plan on Saturday 5 March 2022 (2.00pm to 4.00pm) to be held at Fairway Hall with the intention of appointing a Working Party were noted.

## 62. CIL PROJECTS

It was noted that some Members had previously sought for CIL to be allocated to improvements to Ripon and Maxwell Parks and that when more information was available these could be considered by the Committee.

**It was RESOLVED that:**

**the following action be taken in relation to the requests for CIL expenditure before the Committee:**

<b>Scheme</b>	<b>Amount Sought</b>	<b>Decision</b>	<b>Notes</b>
<b>Cycle Scheme (“hire bicycles”)</b>	<b>£58,000</b>	<b>To be considered by Full Council on 23 March 2022</b>	<b>Concerns raised by some Councillors but recommended for approval by the Sustainable Transport Sub-Committee and recommended “in principle” by the Committee at its meeting on 10 January 2022 subject to additional information being presented by HBC</b>
<b>Projects Officer Post (2 Years initial funding) NJC Scale 29</b>	<b>£90,500</b>	<b>Recommended to the Committee and to Full Council on 23 March 2022 via the General Management Committee on 3 February 2022</b>	<b>HBC raised concerns about the eligibility of this expenditure and requested a rationale</b>
<b>“Golden Gravel” Resurfacing of All Saints Cemetery</b>	<b>c.£35,000</b>	<b>To be reconsidered by Committee prior to recommendation to Full Council</b>	<b>Subject to approval by Church of England “Faculty”</b>

<b>Phase 2 Meadow Park (“Splash Park”)</b>	<b>£100,000</b>	<b>To be reconsidered by Committee, if appropriate, prior to recommendation to Full Council subject to further details</b>	<b>Requested by HBC</b>  <b>Initially felt unlikely as a source of CIL expenditure due to amount sought and CIL priorities identified by EBTC</b>
<b>Improvement of Play Parks</b>	<b>£150,000</b>	<b>To be reconsidered by Committee, if appropriate, prior to recommendation to Ful Council subject to further details</b>	<b>Requested by HBC</b>  <b>Initially felt unlikely as a source of CIL expenditure due to amount sought and CIL priorities identified by EBTC</b>
<b>Fairway Hall Building Project</b>	<b>Undetermined to be advised following advice from architects and planning consent being obtained</b>	<b>To be considered at a future Committee meeting</b>	<b>HBC raised concerns about the eligibility of this expenditure and requested a rationale</b>  <b>Pre-Application submitted to HBC</b>  <b>Council to seek loan for works in addition</b>
<b>Neighbourhood Plan</b>	<b>Undetermined to be advised following initial scoping report of Neighbourhood Plan steering group</b>	<b>To be considered at a future Committee meeting</b>	<b>Confirmed by HBC as eligible for CIL funding</b>  <b>Plan costs to be reduced by application for Government grants</b>

### **63. PROJECTS UPDATE**

The Committee received an update report on projects, noting in particular:

- improvement plan for All Saints Cemetery
- Benches project (with HCC required to authorise)
- Allotment sites (with container and lockers installed at Stapleton Gardens)

**64. 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 15 March 2022 at 7.00 pm in the Meeting Room, Town Council Offices.

It was also noted that the next Sustainable Transport Sub-Committee meeting was scheduled to take place immediately prior to this meeting, commencing at 6.00pm.

Date:.....

CHAIRMAN.....