

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 March 2022** at 7.00pm.

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

In attendance: H R O Jones – Town Clerk

**65. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

There were none.

**66. DECLARATIONS OF COUNCILLORS' INTERESTS**

There were none.

**67. MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting of the Environment and Planning Committee held on 15 February 2022 were signed as a true record by the Chairman.

**68. PUBLIC PARTICIPATION**

There was none.

**69. PLANNING APPLICATIONS**

A total of 32 applications received from the Borough Council were examined on 30 of which the Committee had no specific objections to make, subject to the views of neighbours.

22/0226/FUL - Site of Norwegian Barn Edgwarebury Lane Elstree

Conversion of existing building to provide 8 x 2 bed apartments, to include 18 car parking spaces and designated private shared amenity space and reconfiguration of the basement floor to accommodate 18 storage bays, including cycle storage. Demolition of the existing garage and erection of a 4 bedroom detached dwelling with parking and amenity space

Observation: At its meeting on 15 March 2022 the Environment and Planning Committee commented that it objected on the grounds that the application constituted overdevelopment in the Green Belt. In addition, the Committee queried the basement floor development and raised concerns over traffic flow.

*[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].*

22/0365/HSE - 8 Watling Street Elstree

Single storey front extension, two storey side extension, part single/part two storey rear extension.

Conversion of loft to habitable space with hip to gable roof alterations and roof lights to side and rear elevations. Alterations to fenestration, raised patio to rear, and application of tender to all elevations

Observation: At its meeting on 15 March 2022 the Environment and Planning Committee commented that it objected on the grounds that the application constituted overdevelopment and a detraction from the street scene.

*[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].*

## **70. PLANNING DECISIONS**

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

## **71. NEIGHBOURHOOD PLAN**

The Committee received an update report from the Committee Chairman on the success of the Neighbourhood Planning Launch Event held at Fairway Hall on 5 March 2022. It was noted that further work was being conducted by the consultants to establish a Neighbourhood Plan steering group made up of those who had shown an interest to be on such a body at the launch with the possibility of additional members joining in the future. It was suggested that the Town Council's website could contain a separate Neighbourhood Planning page. The Chairman agreed to update the Committee once further discussions had taken place with the consultants.

## **72. CIL PROJECTS**

**It was RESOLVED that:**

**CIL Projects to be submitted to Full Council at its meeting on 23 March 2022 be recommended as follows:**

<b>Scheme</b>	<b>Amount Sought</b>	<b>Decision of E&amp;P on 15/02/22</b>	<b>Notes</b>
<b>Cycle Scheme (“hire bicycles”)</b>	<b>£58,000 From HBC</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</b>

			January 2022 subject to additional information being presented by HBC
<b>Projects Officer Post (2 Years initial funding) NJC Scale 29</b>	<b>£90,500 GMC</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 E&amp;P</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 HBC</b>	<b>To be reconsidered by Committee, if appropriate, prior to recommendation to Full Council subject to further details</b>	<b>Requested by HBC  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 HBC</b>	<b>To be reconsidered by Committee, if appropriate, prior to recommendation to Full Council subject to further details</b>	<b>Requested by HBC  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  If required GMC</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  Pre-Application submitted to HBC  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>If required E&amp;P</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>
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**73. PROJECTS UPDATE**

The Committee received an update report on projects. Improvements to All Saints Cemetery were welcomed together with the initiative to install up to 12 benches at Bus Stops in Elstree and Borehamwood as part of the “100 Years of Buses” celebrations.

**74. CLOSE OF MEETING**

The Meeting closed at 8.45pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 11 April 2022 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....