

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 **Monday 23 May 2022** at 7.00pm.

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

In attendance: H R O Jones – Town Clerk

**01. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received and approved from:

- Cllr R Butler (Other Business)

**02. DECLARATIONS OF COUNCILLORS' INTERESTS**

There were none.

**03. MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting of the Environment and Planning Committee held on 11 April 2022 were signed as a true record by the Chairman.

**04. PUBLIC PARTICIPATION**

There was none.

**05. PLANNING APPLICATIONS**

A total of 38 applications received from the Borough Council were examined on 31 of which the Committee had no specific objections to make, subject to the views of neighbours.

22/0621/FUL - 12 Barkston Path WD6 5BB

Construction of 1<sup>st</sup> floor front, side and rear extensions to existing house to create a 2 bed end terrace dwelling

Observation: At its meeting on 23 May 2022 the Environment and Planning Committee commented the application constituted overdevelopment with a potentially negative impact on 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].*

22/0646/HSE - 42 Cranes Way WD6 2ES

Construction of a single storey side extension (retrospective application)

Observation: At its meeting on 23 May 2022 the Environment and Planning Committee commented that it considered that retrospective applications were outside of the 'spirit' of planning regulations.

*[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].*

22/0746/FUL - Hertsmere Borough Council Car Park, Brook Road and Meadow Park  
Broughinge Road

Re-development of Meadow Park to include re-modelling of Brook Road car park, construction of a café with public toilets, addition of a landscaped boulevard creating a new entrance to the park, installation of additional CCTV

Observation: At its meeting on 23 May 2022 the Environment and Planning Committee commented that there was insufficient provision of toilet facilities in the application.

*[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].*

22/0703/FUL -17 Warenford Way WD6 5ER

Single storey front extension, part single/part two storey rear extension and conversion of loft to habitable room to facilitate subdivision of existing 3 bed dwelling into 1 x 1 bed flats to include roof alterations and changes to fenestration

Observation: At its meeting on 23 May 2022 the Environment and Planning Committee commented that it regretted the loss of a family sized dwelling in the application as these were needed for residents.

*[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].*

22/0727/FUL - 1 Carrington Close WD6 2HB

Construction of a single storey rear extension and relocation of front entrance to facilitate the construction of new two story, 3-bed end of terrace dwelling with associated parking, access, bin and bike storage and amenity space

Observation: At its meeting on 23 May 2022 the Environment and Planning Committee commented that it had concerns regarding lack of parking and considered the type of application to be inappropriate in that 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].*

22/0699/FUL - 23-25 Catterick Way Borehamwood

Demolition of existing single storey rear extension to 23 Catterick Way. Construction of single storey front porch extensions and alterations to fenestration to both 23 and 15 Catterick Way (part-Retrospective Applications)

Observation: At its meeting on 23 May 2022 the Environment and Planning Committee commented that it considered that retrospective applications were outside of the 'spirit' of planning regulations.

*[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].*

22/0751/FUL - 2 Furzehill Road WD6 2FD

Demolition of existing building and construction of a four-storey detached building to provide 6 x self-contained flats (4x1 bed, 2 x 2 bed) with associated off-street parking, soft landscaping, refuse storage and cycle store (Revised Application)

Observation: At its meeting on 23 May 2022 the Environment and Planning Committee commented that it had concerns about groundwater levels, lack of parking, the loss of a family sized dwelling and a potentially negative impact on 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].*

### Solar Farm Appeal

Members noted that the “Solar Farm” application had been appealed:

Reference APP/N1920/W/22/3295268 (Land North of Butterfly Lane, Aldenham).

Some Councillors felt that it was inappropriate for the Council to comment on applications outside of the Parish Boundary as this could create a precedent for comments to be submitted by other Authorities on applications within Elstree and Borehamwood.

On balance, it was felt that the Town Council should seek to register as a potential objector (i.e to register at this stage rather than to submit a formal objection as this would require further consideration by elected Members).

## **06. PLANNING DECISIONS**

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

## **07. NEIGHBOURHOOD PLAN**

The Committee received an update from the Chair about the Neighbourhood Plan steering group which met on 18 May 2022. It was noted that the next meeting was likely to take place on Zoom, hosted by the Consultant. The large amount of green space in Elstree and Borehamwood was remarked upon and it was note with encouragement by the group that the Plan could help to protect this against future development. The steering group also emphasised the “resident driven” nature of the Plan and the fact that it must not conflict with the Hertsmere Local Plan.

## **08. CIL PROJECTS**

**It was RESOLVED that:**

**the following recommendation be made to Full Council at its meeting on 15 June 2022:**

To consider and approve, as appropriate, recommendations from Environment and Planning Committee in relation to use of Top Sliced (Town Council CIL) expenditure (current balance excluding earmarked projects or committed expenditure £169,531.25):

Scheme	Amount Sought	Decision of E&P on 23/05/22	Notes
Improvements to Car park, visitor access and Arsenal Ladies TV area	£125,000 From Boreham Wood Football Club	To be considered by Full Council on 15 June 2022 with recommendation for approval on condition HBC award the full element sought by the Football Club from that authority (£150,000)	None

## 09. PROJECTS UPDATE

Members welcomed progress on the following projects:

- All Saints Cemetery
- 10 “100 Years of Buses” Benches
- Platinum Jubilee Bench

It was **RESOLVED** that:

the Hertsmere Borough Council High Street Manager be invited to a future meeting of the Committee to discuss the possibility of the Town Council adopting the High Street Planters on Shenley Road.

## 10. ALLOTMENT FEESCALE

It was **RESOLVED** that:

The following Allotment Feescale for 2023/23 commencing 1 October 2023 be approved (noting Feescale previously set by Committee until 30 September 2023):

2021/22 1 October 2021 – 30 September 2022	2022/23 1 October 2022 – 30 September 2023
<p>Allum Lane</p> <ul style="list-style-type: none"> <li>• 5 pole - £25 (or £12.50 per annum for 60+ Citizens)</li> <li>• 7 pole - £35 (or £17.50 per annum for 60+ Citizens)</li> </ul>	<p>Allum Lane</p> <ul style="list-style-type: none"> <li>• 5 pole - £25 (or £12.50 per annum for 60+ Citizens)</li> <li>• 7 pole - £35 (or £17.50 per annum for 60+ Citizens)</li> </ul>

<ul style="list-style-type: none"> <li>• <b>10 pole - £50</b> (or £25 per annum for 60+ Citizens)</li> </ul>	<ul style="list-style-type: none"> <li>• <b>10 pole - £50</b> (or £25 per annum for 60+ Citizens)</li> </ul>
<p><b>Melrose Avenue</b></p> <ul style="list-style-type: none"> <li>• <b>2.5 pole - £12.50</b> (or £6.25 per annum for 60+ Citizens)</li> <li>• <b>5 pole - £25</b> (or £12.50 per annum for 60+ Citizens)</li> <li>• <b>7 pole - £35</b> (or £17.50 per annum for 60+ Citizens)</li> <li>• <b>10 pole - £50</b> (or £25 per annum for 60+ Citizens)</li> </ul>	<p><b>Melrose Avenue</b></p> <ul style="list-style-type: none"> <li>• <b>2.5 pole - £12.50</b> (or £6.25 per annum for 60+ Citizens)</li> <li>• <b>5 pole - £25</b> (or £12.50 per annum for 60+ Citizens)</li> <li>• <b>7 pole - £35</b> (or £17.50 per annum for 60+ Citizens)</li> <li>• <b>10 pole - £50</b> (or £25 per annum for 60+ Citizens)</li> </ul>
<p><b>Stapleton Gardens</b></p> <ul style="list-style-type: none"> <li>• <b>All Single size plots £25 per annum</b> (or £12.50 per annum for 60+ Citizens)</li> </ul>	<p><b>Stapleton Gardens</b></p> <ul style="list-style-type: none"> <li>• <b>All Single size plots £25 per annum</b> (or £12.50 per annum for 60+ Citizens)</li> </ul>

## 11. CLOSE OF MEETING

The Meeting closed at 8.00pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on Tuesday 21 June 2022 at 7.00pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....