

ELSTREE AND BOREHAMWOOD TOWN COUNCIL

ENVIRONMENT AND PLANNING COMMITTEE

MINUTES of a meeting held in Fairway Hall, Brook Close, Borehamwood on Thursday **10th January 2008**, starting at 7.30pm

PRESENT: Councillors: M Heywood (in the Chair)
R Butler, P Hedges, and Mrs J Heywood

In attendance: Ms B M Levy, Clerk
Ms C A Lloyd, Clerk Designate

The Chairman welcomed Carrie Lloyd to her first meeting of the Committee.

1. APOLOGIES FOR NON-ATTENDANCE AND SUBSTITUTIONS

Apologies were received from Councillors Mrs H David who had another commitment and Mrs A Mitchell who was on holiday. Councillor Mrs Heywood substituted for Councillor Mrs David.

2. DECLARATIONS OF COUNCILLORS' INTERESTS

Councillor Hedges declared a personal interest in the application by Woodlands School as a school governor and Councillor Mrs J Heywood expressed personal interests in a number of applications as the Borough Council's portfolio holder and as a County Councillor.

3. MINUTES OF THE MEETING HELD ON 29th NOVEMBER 2007

The minutes of the meeting of the Committee held on 29th November 2007 were signed as a true record.

4. PLANNING APPLICATIONS - HERTSMERE BOROUGH COUNCIL

A total of 33 applications received from the Borough Council were examined, on 17 of which the Committee had no objections to make, subject to the views of neighbours. The Clerk was requested to make the following observations on the 16 remaining applications:

Reference: 07/1919
Location: Premier Travel Inn, Warwick Road, Borehamwood
Proposal: 1 no. internally illuminated and static, free standing, double sided totem sign and 1 no. internally illuminated non standard sign. (Application for Advert Consent).
Observation: The Committee felt that the proposal was out of keeping with the aesthetic appearance of the Elstree Way Corridor.

Reference: 07/2085
Location: 57 Oakwood Avenue, Borehamwood
Proposal: Erection of single storey side and rear extension following demolition of existing garage and store/air raid shelter
Observation: The Committee felt that the plan was poor but was concerned about the apparent loss of parking.

MINUTES of the Environment and Planning Committee – 10th January 2008 (continued)

- Reference: 07/2091
Location: 136 Stanborough Avenue, Borehamwood
Proposal: Erection of two storey, 5 bedroom detached house adjacent to 136 Stanborough Avenue
Observation: The Committee felt that the proposal constituted potential overdevelopment and did not leave sufficient separation with the adjoining property
- Reference: 07/2093
Location: 136 Stanborough Avenue, Borehamwood
Proposal: Part single, part two storey rear extension and front porch
Observation: The Committee felt that the proposal constituted potential overdevelopment and did not leave sufficient separation with the adjoining property
- Reference: 07/2133
Location: Premiere House, Elstree Way, Borehamwood various directional signage and information signage. (Application for Advert Consent).
Observation: The Committee objected to sign no. 1 on road safety grounds as it was felt that it could be a distraction to drivers
- Reference: 07/2153
Location: 7 Watling Street, Elstree
Proposal: Single storey front and two storey side extension
Observation: The Committee was concerned about the loss of parking.
- Reference: 07/2170
Location: Development 19 Glenhaven Avenue and 8-12 Theobald Street, Borehamwood
Proposal: Demolition of the premises to the rear of 8-12 Theobald Street fronting Glenhaven Avenue. Construction of block of 12 flats with access to Glenhaven Avenue and associated car parking and amenity area. Change of use of 8-12 Theobald Street to B1 on ground floor and 2 flats at first and second floor
Observation: The Committee felt that the proposal constituted potential overdevelopment.
- Reference: 07/2191
Location: Stirling House, Manor Way, Borehamwood
Proposal: Extension to an existing block of flats to provide 5 additional flats (consisting of 4 one bedroom flats and 1 two bedroom flat) and associated provision of a new car parking area at the front of the extended building as well as provision of cycle and bin stores,
Observation: The Committee felt that the proposal constituted potential overdevelopment and was out of keeping with the street scene.
- Reference: 07/2195
Location: 29 Chandos Road, Borehamwood
Proposal: Part single, part two storey side extension and two storey rear extension.
Observation: The Committee had concerns about overlooking to the neighbouring properties
- Reference: 07/2247
Location: 3 Markham Close, Borehamwood
Proposal: Single storey rear extension and front porch.
Observation: The Committee felt that the proposal was out of keeping with the street scene.

MINUTES of the Environment and Planning Committee – 10th January 2008 (continued)

Reference: 07/2230
Location: 6 Abbots Place, Borehamwood
Proposal: Conversion of loft to habitable room with rooflights to front (4) and rear (2).
Observation: The Committee felt that the proposal was out of keeping with the street scene.

Reference: 07/2233
Location: 71-73 Shenley Road, Borehamwood
Proposal: Refurbishment and conversion of building from 2 to 3 retail units with associated improvements to keystone passage.
Observation: The Committee had no objection in principle but would not like to see any more food outlets.

Reference: 07/2268
Location: 18 Milton Drive, Borehamwood
Proposal: Change of use from single house to two self contained one bedroom flats and erection of front porch and rear conservatory.
Observation: The Committee felt that the proposal constituted potential overdevelopment

Reference: 07/2298
Location: 2 Newark Green, Borehamwood
Proposal: Double storey side extension
Observation: The Committee felt that the plan was poor but was concerned that the proposed development appeared to go right up to the boundary and also expressed concerns about potential overlooking

Reference: 07/2313
Location: 9 Farm Close, Borehamwood
Proposal: Erection of two storey side extension and single storey rear extension following demolition of existing garage and rear conservatory.
Observation: The Committee felt that the proposal constituted potential overdevelopment.

Reference: 07/2318
Location: Land at rear of 84-86 Theobald Street (Adj. 1 Croxdale Road), Borehamwood
Proposal: Construction of a two storey building consisting of 2 semi-detached four bedroom houses
Observation: The Committee felt that the proposal constituted potential overdevelopment.

5. DECISIONS

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

6. REPORT OF THE CLERK

The report of the Clerk, which related to two applications to Hertfordshire County Council, was received.

7. WOODCOCK HILL FARM, BARNET LANE, ELSTREE – VARIATION OF PLANNING CONDITION

This site had the benefit of planning permission granted in 2002 which permitted the composting of green waste and farm waste on a permanent basis. Subsequently an application was received to vary condition 8 of the planning permission to increase vehicle movements from 30 to 60 per day (30 in and 30 out) Monday to Friday and from 20 to 40 (20 in and 20 out) on Saturdays. This was granted on 10th November 2006. The County Council had now received a further application for a variation of planning conditions 7 and 12.

Variation of Planning Condition 7 – Highways and Access, Number of Vehicle Movements of Approval 01/1020-06 (CM 540).

The applicant's suggested wording for the new condition was as follows

"There shall be no more than 100 vehicle movements (50 in and 50) out depositing waste or removing compost at the site during any one working day (Monday to Friday). There shall be no more than 60 vehicle movements (30 in and 30 out) depositing waste or removing compost at the site during the hours of operation on Saturdays".

The applicant had undertaken a traffic assessment as part of this application considering all vehicle movements associated with Barnet Lane (A411) and the subject site.

Variation of Planning Condition 12 – Highways and Access, Gross Vehicle Weight of Approval 01/1020-06 (CM540)

The current planning permission limited the size of vehicles to a maximum gross weight of 7.5 tonnes.

The applicant sought to permit five heavy goods vehicles to visit the site on any particular day. The applicant had agreed to enter into a routing agreement to ensure that all heavy goods movements are to and from the east of the site and Furzehill Road roundabout.

The Committee noted that the applicant was already in breach of the planning conditions and **RESOLVED** to object to the proposals

8. APPLICATION FOR PROPOSED SINGLE STOREY EXTENSION TO NURSERY CLASSROOM AT WOODLANDS PRIMARY SCHOOL, ALBAN CRESCENT

The Committee had no objection to the proposal.

9. MELROSE AVENUE ALLOTMENT SITE – CLEARANCE OF UNUSED PLOTS

The Clerk reported orally on an approach from Watford Youth Offending Team about the possibility of renting an allotment. The proposal was that young offenders who had been issued with a reparation order (community service) would first clear the plot and then use it for cultivation.

RESOLVED that one plot be provided free of charge subject to an undertaking to clear the other unused plots.

10. CLOSURE

The Meeting closed at 8.55pm

Date:.....

CHAIRMAN.....