

ELSTREE AND BOREHAMWOOD TOWN COUNCIL

**ENVIRONMENT AND PLANNING COMMITTEE**

**MINUTES** of a meeting held in Fairway Hall, Brook Close, Borehamwood on Monday 14<sup>th</sup> **February 2011** at 7.30pm

**PRESENT:** Councillors: Mrs F Turner, (Vice –Chairman in the Chair)  
E Butler, G.Franklin, and C Kelly

In attendance Ms B M Levy – Acting Clerk

**60. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillors P Hedges and Mrs P Strack both of whom had other commitments. Councillor E Butler substituted for Councillor Hedges

**61. DECLARATIONS OF COUNCILLORS' INTERESTS**

There were no declarations of Councillors' interests.

**62. MINUTES OF THE MEETING HELD ON 18<sup>th</sup> JANUARY 2011**

The minutes of the meeting of the Committee held on 18<sup>th</sup> January 2011 were signed as a true record.

**63. PLANNING APPLICATIONS - HERTSMERE BOROUGH COUNCIL**

A total of 25 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 Committee made the following observations on the 8 remaining applications:

TP/11/0024 - 56 Wansford Park, Borehamwood WD6 2PH

Proposal - Conversion of single dwelling into 2 x 2 bed flats to include construction of new staircase to first floor and new access and off street parking

Observation - The Committee considered the proposal to be overdevelopment and had concerns about insufficient parking provision

TP/10/2482 - Yavneh College, Hillside Avenue, Borehamwood WD6 1HL

Proposal - Erection of 2.4m high palistrade fencing to the perimeter of the grounds of Yavneh College

Observation - The majority of the Committee had no objections but one Member (who was also a Borough Councillor) felt that insufficient information had been provided

TP/11/0118 - 6 Belmor, Elstree WD6 3JX

Proposal - Retrospective application for domestic air conditioning unit and soil ventilation pipe on side elevation, north of house

Observation - The Committee had concerns that this was a retrospective application and that the applicant had not gone through the proper channels

TP/10/2484 - 141 Balmoral Drive, Borehamwood WD6 2QN (site of former Suffolk Punch PH)

Proposal - Erection of 14 flats (2 x1 bed, 12 x 2 bed), associated car parking and landscaping

Observation - The Committee felt that there was insufficient parking provision

TP/10/2106 - 57 Deacons Hill Road, Elstree WD6 3HZ

**MINUTES of the Environment and Planning Committee – 14<sup>th</sup> February 2011 (continued)**

Proposal - Retrospective application for two storey front, side and rear extensions, dormer windows to front and rear and rear conservatory, together with reduction of overall height by 300mm (amended description & plans 27/01/11)

Observation - The Committee felt that the development was out of keeping with the street scene

TP/11/0098 - 30 Pinewood Close, Borehamwood WD6 5NW

Proposal - Erection of two storey side extension; loft conversion to provide habitable living accommodation to include rooflights to front and rear elevations; removal of tree to enable modification of existing vehicular crossover and new drive (Revised Application)

Observation - The Committee felt that the proposal constituted overdevelopment, would be out of keeping with the street scene and was concerned about the loss of a tree.

TP/11/0124 - Land off Barton Way, adjacent to Lichfield House & Norwich House, Borehamwood

Proposal - Erection of 4 x 2 bed, 3 storey town houses and associated car parking and amenity space together with revisions to the car parks adjacent to Oxford House & Norwich House (Outline Application with some matters reserved)

Observation - The Committee felt that there was a greater need for larger family homes and would prefer some 3 or 4 bed properties.

TP/11/0122 - Land adjacent to Southwark House & Worcester House, Borehamwood WD6 1PG

Proposal - Erection of 3 x 2 bed, 3 storey town houses with associated car parking and amenity space. Revision to existing car parks (outline application)

Observation - The Committee felt that there was a greater need for larger family homes and would prefer some 3 or 4 bed properties as for application TP/11/0124 above.

## **64. DECISIONS**

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

## **65. FORMER STAPLETON ROAD ALLOTMENTS SITE – REVISED TENANCY AGREEMENT**

The Committee NOTED a number of amendments to the tenancy agreement proposed by the prospective tenant, some of which the Council's solicitor had accepted and some of which had been rejected.

It was **RESOLVED** that:-

1. The Committee would look favourably at a request from the prospective tenant to renew the lease at the end of the term;
2. The layout of the track and any necessary permissions are the tenant's responsibility;
3. With regard to schedule 5.3.4 - 48 hours should be the maximum allowed to remove waste or machinery;
4. The Town Council gives no warranty, express or implied, as to the use or ownership of the track
5. Subject to the above the tenancy agreement be finalised as soon as possible

**66. CLOSURE**

The Meeting closed at 8.35.pm

Date:.....

CHAIRMAN.....