

ELSTREE AND BOREHAMWOOD TOWN COUNCIL

**ENVIRONMENT AND PLANNING COMMITTEE**

**MINUTES** of a meeting held in Fairway Hall, Brook Close, Borehamwood on Tuesday **26<sup>th</sup> July 2011** at 7.30pm

Present: Cllr Mrs F Turner (Chairman in the Chair)  
Cllr S Rubner (Vice-Chairman)  
Cllr S Dobin  
Cllr G Franklin  
Cllr Ms K Prince

In attendance: Cllr C Butchins  
Cllr Mrs P Strack  
H Jones – Town Clerk

**17. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

There were none.

**18. DECLARATIONS OF COUNCILLORS' INTERESTS**

The following declarations of Councillors' interests were made:

<b>Member</b>	<b>Minute Number</b>	<b>Nature of Interest</b>
Cllr S Rubner	20 TP/11/1128 – Yavneh College	Personal and Prejudicial

Members declaring prejudicial interests refrained from taking part in any discussion or decision making processes relating to those items.

**19. MINUTES OF THE MEETING HELD ON 21<sup>st</sup> JUNE 2011**

The minutes of the meeting of the Committee held on 21<sup>st</sup> June 2011 were signed as a true record.

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

A total of 41 applications received from the Borough Council were examined, on 34 of which the Committee had no specific objections to make, subject to the views of neighbours.

The Committee made the following observations on the remaining applications:

TP/11/1128 - Yavneh College, Hillside Ave, B/wood WD6 1HL

Proposal - Proposed new 2 form entry Primary Section with associated parking/drop off, outdoor play/MUGAs and enclosure of existing 6th form block's balcony [comments by 25 July 2011].

Observation – The Committee noted that any increase in traffic would be of concern.

TP/11/1095 - 75 Masefield Ave, Borehamwood WD6 2HG

Proposal - Erection of new front porch; conversion of existing garage to habitable room, with first floor extension above; loft conversion to provide habitable living accommodation to include a rear flat roof dormer [comments by 2 August 2011].

Observation – The Committee considered this to be an overdevelopment with the loss of parking.

TP/11/1244 - 40 Theobald Street, Borehamwood WD6 4SE

Proposal - Erection of single storey front extension; two storey rear extension and first floor front/side extension [comments by 8 August 2011].

Observation – The Committee considered this proposal to be an overdevelopment with negative impact on the street scene.

TP/11/1253 - The Artichoke Public House, 21 Elstree Hill North, Elstree WD6 3EL

Proposal - Change of use from public house (class A4) to place of worship (Class D1) with ancillary living accommodation at first floor level with external access stairway. Demolition of part of ground floor and redevelopment to include single storey side and rear extensions. Associated car parking and landscaping [comments by 10 August 2011].

Observation – The Committee felt that the building's historical features should be kept.

TP/11/1289 - 19 Allum Lane, Elstree WD6 3LU

Proposal - Insertion of front dormer window to existing first floor bathroom [comments by 10 August 2011].

Observation – The Committee considered that front dormer windows would have a negative impact on the street scene.

TP/11/1172 - 56 Wansford Park, Borehamwood WD6 2PH

Proposal - Conversion of single dwelling into two one bedroomed flats with extension of front porch to provide new access, alterations to windows and doors and new associated parking with crossover and new fencing (amended plan received 13.7.11) [comments by 11 August 2011]

Observation – The Committee noted that no amended plans were received for this proposal.

TP/11/1217 - 19 Bullhead road, Borehamwood WD6 1HW

Proposal - Single storey front side and rear extension [comments by 15 August 2011].

Observation – The Committee considered this proposal to be an overdevelopment.

## **21. DECISIONS**

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

## **22. REPORT OF THE CLERK**

The report of the Clerk was received. It was **RESOLVED** that

- (i) following the Committee Site Visit to Allum Lane it was agreed that the cleared plot no. 9 be used as the Council benchmark for plot clearance and that this plot be available for rent with immediate effect at a 50% concessionary rate;**
- (ii) further consideration on the number and amount of concessionary fees provided by the Council to allotment holders be given at the annual review of rents for the 2012/13 year (the 2011/12 fees having been fixed at the current year's rate);**

- (iii) the Clerk be tasked with pursuing the availability of contributory grant funding in order to supplement the cost of clearing plots 20-41 at Allum Lane to the benchmark standard (the principle of returning these plots for allotment use was agreed with wildlife protection being fully taken into account and the agreement to use plots nos.20-22 by a charitable organisation being terminated);
- (iv) the Clerk be authorised to approve contractor clearance (to benchmark standard) of the following vacant plots at Allum Lane: 5b, 6b, 10a, 11, 13a and 15a with immediate effect for letting as soon as possible;
- (v) plot availability (Allum Lane and Melrose sites) be granted to those on the existing Council waiting list by priority to those persons who were not already plot holders.
- (vi) from the start of the new allotment Year (1 October 2011), the combination padlock numbers at both sites be altered with more user friendly padlocks replacing the existing items (tenants to be notified of new combination by way of rent letter).
- (vii) the recommendation of the Committee at its previous meeting be reaffirmed; namely to Council on 7 September 2011 to authorise the transfer of sufficient funds from General Reserve/mower replacement fund to purchase:
  - New mower for use on all Council sites (Rover 560 Pro Cut – £700 - £850); and
  - Contractor clearance and new marking of specified allotment plots at Allum Lane site (less any monies received by way of grant funding).

### 23. CONSULTATION ON STREETSCENE MANUAL 2011

It was noted that the consultation deadline was 17 August 2011.

It was further noted that a small number of hard copies of the Consultation Manual could be viewed at the Town Council Offices or on line at:

[http://www.hertsmere.gov.uk/  
planning/hertsmere-local-development-framework/  
planning-consultations.jsp](http://www.hertsmere.gov.uk/planning/hertsmere-local-development-framework/planning-consultations.jsp)

It was **RESOLVED** that

**further consideration of the Consultation: Draft Hertsmere Streetscape Manual June 2011 be given at the next Committee meeting scheduled for 30 August 2011 with invitations being extended to persons to be advised by Cllr Mrs P Strack (meeting to be held in Civic Offices – Chamber or Committee Room).**

### 24. CLOSURE

The Meeting closed at 9.00pm

Date:.....

CHAIRMAN.....