

ELSTREE AND BOREHAMWOOD TOWN COUNCIL

ENVIRONMENT AND PLANNING COMMITTEE

MINUTES of a meeting held in the Meeting Room of Elstree & Borehamwood Town Council Offices, Fairway Hall, Brook Close, Borehamwood on **Tuesday 30th October 2012** at 7.30pm

Present: Cllr Mrs F Turner (Chairman in the Chair)
Cllr S Rubner (Vice-Chairman)
Cllr G Franklin
Cllr C Kelly

In attendance: PCSO 6627 K Marchant (Borehamwood Cowley Hill)
H Jones – Town Clerk

45. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Cllr Ms K Prince (Other Business).

46. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

47. MINUTES OF THE MEETING HELD ON 20th SEPTEMBER 2012

The minutes of the meeting of the Committee held on 20th September 2012 were signed as a true record.

48. PLANNING APPLICATIONS - HERTSMERE BOROUGH COUNCIL

A total of 31 applications received from the Borough Council were examined, on 26 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/12/2066 - 17 Kensington Way, Borehamwood WD6 1LH
Conversion of garage into habitable accommodation [comments by 30 October 2012]
Observation – the Committee was concerned about loss of parking by way of a garage conversion.

TP/12/2072 - Nicoll Farm Stables, Allum Lane, Elstree WD6 3NP
Use of property as a single dwelling house (C3) Certificate of Lawful Development - Existing)
[comments by 31 October 2012]
Observation – The Committee reaffirmed its position that it considered retrospective applications (including those by Application for Certificate of Lawful Development) to be outside of the spirit of the Planning Regulations.

TP/12/2137 - 15 Buchanan Court, Borehamwood, WD6 5RB
Conversion of garage into habitable accommodation (retrospective application); Installation of additional vehicle hardstanding; erection of 900mm high boundary fence with climbing plants
[comments by 15 November 2012]

Observation – The Committee reaffirmed its position that it considered retrospective applications (including those by Application for Certificate of Lawful Development) to be outside of the spirit of the Planning Regulations.

TP/12/1966 (amended) - Garage Site Between and at the Rear of 76-86 Balmoral Drive and 69-75 Buckingham Road Construction of 3 x 2 bedroom houses and 1 x 3 bedroom house following the demolition of existing 34 garages (Amended plans received 29.10.12)[comments by 13 November 2012]

Observation – The Committee indicated a preference for three (3 bedroom, i.e. family orientated) houses on this site.

Borehamwood Football Club

It was noted that before the meeting, the Committee submitted a comment on the following application with a deadline of 19 October 2012:

TP/12/1906 - Borehamwood Football Club, Meadow Park, Broughinge Road, Borehamwood, WD6 5AL

Proposal: Construction of a new West grandstand to replace existing covered terrace, erection of 1.8m high entrance gates, 600mm high palisade fence on top of existing brick wall and 2no. mobile toilet blocks and 1no. mobile burger bar (amended/additional plans received 12/10/2012).

Observation - The Committee has concerns about the height of the proposed grandstand insofar as this would have an adverse impact on the privacy of the properties on Broughinge Road.

Responding to the revised application at the meeting, the Committee's comments were as follows:

TP/12/1906 - Borehamwood Football Club, Meadow Park, Broughinge Road, Borehamwood WD6 5AL

Site Description: construction of a new West grandstand to replace existing covered terrace, erection of 1.8 m high entrance gates, 600mm high palisade fence on top of existing brick wall and 1 mobile toilet blocks and 1 mobile burger bar (amended/additional plans received 12.10.12) [response by 29 October 2012]

Observation – The Committee reaffirmed its statement on the original applications pertaining to concerns about the height of the proposed grandstand and added that landscaping of the bank behind the stand together with tree or natural screening planting could be an improvement on the scheme.

49. PLANNING DECISIONS - HERTSMERE BOROUGH COUNCIL

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

50. BENCH REMOVAL REQUEST

The Committee received representations from PCSO 6627 K Marchant (Borehamwood Cowley Hill) for the removal of two benches on Leeming Road.

PCSO Marchant indicated that a consultation exercise had been conducted by the Police with local shopkeepers and residents expressing the overwhelming opinion that the benches should be removed (with a view to reducing Anti-Social Behaviour (ASB) in the area).

It was RESOLVED that:

- (i) the request from Hertfordshire Constabulary for the removal of two benches on Leeming Road (by Tudor Diner) be approved;**
- (ii) any queries received by the Town Council on the rationale for the removal of the benches be referred to Hertfordshire Constabulary for a response; and**
- (iii) Hertfordshire Constabulary be asked to provide follow up information to the Town Council on the effect of the removal of the benches in reducing crime and disorder.**

51. DRAFT BUDGET 2013/14

It was RESOLVED that:

the Committee's Draft Budget 2013/14 be recommended for adoption as set out in the report before Members subject to the following amendment to vote 3302/303:

- 3302/303 Town Centre Initiatives £800**

to be replaced with:

- 3302/303 High Street Planter Maintenance £4,700**

52. CLERK'S REPORT

High Street Planters

It was noted that Borough Council Officers had asked for the pricing of planting to be delayed pending works by Veolia Water on Shenley Road.

It was further noted that a joint Member/Officer site visit had taken place on 21 September 2012.

It was RESOLVED that:

Borough Council Officers be asked to submit a written specification and price as soon as possible for High Street planting to the Town Council based on the outcome of the site visit on 21 September 2012 and taking into account any envisaged implications of the proposed works by Veolia Water (indicating envisaged contribution by each Authority for the remainder of 2012/13 and for 2013/14 in relation to maintenance).

Bee Keeping: Allum Lane Allotments

It was RESOLVED that:

a seminar on the topic of Bee Keeping be arranged at Fairway Hall (provisional date Wednesday 16 January 2013 at 7.30 pm) inviting all interested parties (including plot holders from both sites and residents bordering the Allum Lane site) and experts from Hertfordshire Beekeepers Association.

Toilet Facilities: Allum Lane Allotments

It was RESOLVED that:

in view of there being no clear and overwhelming call from plot holders to progress the matter, no action be taken to provide lavatory facilities at the Allotment sites, subject to the previously agreed review of the demand for such facilities in April 2013.

Mitzvah Day Tree Planting: Allum Lane Allotments

Members were reminded that the Youth Council was organising a tree planting session at the Allum Lane Allotment site on Sunday 18 November 2012 between 10.30 am – 12.30 pm. Council Members were welcome to attend and to help if they so wished. It was noted that a Member of Council staff would be present.

It was RESOLVED that:

- (i) the Clerk be asked to liaise with A Cox (Plot Holder) to agree the most suitable areas for planting on the site (including the perimeter areas by the shed and also where trees were removed on the perimeter with Watling Street); and**
- (ii) a poster be prepared notifying plot holders of the activity (to be displayed on the shed door).**

53. CLOSURE

The Meeting closed at 9.05pm.

Date:.....

CHAIRMAN.....