

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 **21st February 2012** at 7.30pm

Present: Cllr Mrs F Turner (Chairman in the Chair)
Cllr S Rubner (Vice-Chairman)
Cllr G Franklin
Cllr Mrs P Strack (Substitution)

In attendance: H Jones – Town Clerk

62. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Cllr Ms K Prince (Other Business - Studies) and Cllr S Dobin (Other Business) (Cllr Mrs P Strack Substituted).

63. DECLARATIONS OF COUNCILLORS' INTERESTS

The following declarations of Councillors' interests were made:

Member	Minute Number	Nature of Interest
Cllr S Rubner	65 TP/12/0184 – Unit 5, Shopping Park	Personal
Cllr Mrs P Strack	65 TP/12/0038 – 26 Carrington Ave	Personal and Prejudicial

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

64. MINUTES OF THE MEETING HELD ON 17th JANUARY 2012

The minutes of the meeting of the Committee held on 17th January 2012 were signed as a true record.

65. PLANNING APPLICATIONS - HERTSMERE BOROUGH COUNCIL

A total of 37 applications received from the Borough Council were examined, on 30 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/11/1332 - Horizon One, Studio Way, B/Wood WD6 5WH
Demolition of existing office building & erection of a new residential development providing 130 dwellings, consisting of 96 apartments in 3, 4 & 5 storey blocks, 34 town houses and 158 parking spaces, 104 cycle spaces, refuse facilities and associated road (Amended plans received 1.2.12) [comments by 16 February 2012].

Observation – It was not that the amended plans had not been received by the Council. The Committee expressed concerns over the availability of parking provision.

TP/11/2359 - Bonus Print 1, Stirling Way, Borehamwood WD6 2AZ

Proposed petrol filling station. Extension to car park and lobby extension to Morrisons store (Amended & Additional plans received 31.1.12) [comments by 23 February 2012].

Observation – The comments previously submitted on 9 January 2012 were reaffirmed as follows: “The Council believes that the station would cause noise, light (external lighting) and environmental pollution/nuisance by being situated in too close proximity to residential dwellings, in particular, the car wash facility (with queuing vehicles) which would be situated close to Farriers Way. In addition, the Council is concerned about increased volumes of traffic (this is especially relevant due to the proximity to Stirling Corner)”.

TP/12/0049 - 6 Furzehill Rd, Borehamwood WD6 2DF

Conversion of existing dwelling into 1 x 2 bed flat and 1 x 1 bed flat with single storey side and rear extension (Revised Application) [comments by 24 February 2012].

Observation – The Committee considered the application to be an overdevelopment with potential loss of parking provision.

TP/11/2085 - Land rear of 118 Manor Way, B/wood WD6 1QX

Retrospective application for use of land as hand carwash. [comments by 7 March 2012].

Observation – The Committee reaffirmed its position that it considered retrospective applications to be outside of the spirit of the Planning Regulations. In addition, the Committee objected on the basis that the carwash business caused potential disruption in a residential area, traffic concerns and lack of appropriate facilities to carry out an activity of this type.

TP/12/0236 - 12 Melrose Avenue, Borehamwood WD6 2BJ

Single storey rear extension (Certificate of Lawful Development Proposed). [comments by 8 March 2012].

Observation – The Committee reaffirmed its position that it considered retrospective applications to be outside of the spirit of the Planning Regulations.

TP/12/0220 - 4 Schubert Road, Elstree WD6 3DN

Erection of single storey side/rear extension and front porch together with addition of lead roof to existing front bay window (Revised Application). [comments by 8 March 2012]

Observation – The Committee considered the proposal to be an overdevelopment (relating to side extension aspect only).

TP/12/0219 - 1 Kensington Way, Borehamwood WD6 1LD

Conversion of garage into habitable room & alterations to front & rear fenestration. [comments by 12 March 2012].

Observation – The Committee expressed concerns over the availability of parking provision.

66. DECISIONS

Details were RECEIVED of decisions by the Borough Council relating to applications on which the Committee had submitted comments together with reasons provided by HBC Officers in relation to Applications TP/11/0124 Land Off Barton Way and TP/11/0122 Land adjacent to Southwark House and Worcester House. It was noted that the reasons for refusal in these cases were consistent with the Committee’s recommendations.

67. CONDITION OF PAVEMENTS

It was noted that the Committee had received a recommendation from Council on 25 January 2012: To consider the Town Council's strategy for assisting with concerns on the condition of the pavement on Shenley Road.

It was RESOLVED that:

representations be made to Hertfordshire County Council supporting the claims by local residents for the need to improve the condition of the pavement on Shenley Road (especially where utility companies had operated).

68. REPORT OF THE CLERK

- Update on Allotment lettings and future work

Members received an update report on the status of allotment lettings and planned work at the Allum Lane site.

- Proposed terms for High Street Planter funding

It was noted that Hertsmere Borough Council had agreed to the Committee's joint funding proposal in principle and that an update report would be provided to the next Committee meeting, if available.

- Benches and Street Furniture

Members received an update report on Benches and Street Furniture. It was further noted that preliminary investigations would be made into the possibility of an additional (or replacement) Town Council Notice Board at Borehamwood Railway Station.

69. CLOSURE

The Meeting closed at 9.25pm.

Date:.....

CHAIRMAN.....