

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 **28th August 2012** at 7.30pm

Present: Cllr Mrs F Turner (Chairman in the Chair)
Cllr C Kelly
Cllr Mrs S Parnell (Substitution)

In attendance: H Jones – Town Clerk

28. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Cllr S Rubner (other Business) (Cllr Mrs S Parnell substituted), Cllr G Franklin (Other Business) and Cllr Ms K Prince (Other Business).

29. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

30. MINUTES OF THE MEETING HELD ON 24th JULY 2012

The minutes of the meeting of the Committee held on 24th July 2012 were signed as a true record.

31. ALLUM LANE ALLOTMENT SITE - TOILET FACILITIES

It was noted that a draft questionnaire had been prepared to be issued together with Rent Notifications in order to canvass the views of the plot holders with regards to the priority needs for on-site toilet facilities (including maintenance considerations).

It was RESOLVED that:

a consultation exercise be conducted prior to the issue of on-site toilet facilities at the Allum Lane allotments being considered further by the Committee.

32. PLANNING APPLICATIONS - HERTSMERE BOROUGH COUNCIL

A total of 29 applications received from the Borough Council were examined, on 25 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/12/1663 - 26 Barham Avenue, Elstree WD63PN
Demolition of existing dwelling and erection 2 new dwellings (1x4 bed and 1x5 bed) each to include

integral garage and habitable loft accommodation with the insertion of two dormer windows [comments by 28 August 2012].

Observation – the Committee considered the application to be an overdevelopment with front dormer windows also having a negative impact on the street scene.

TP/12/1573 - Nelson Cottage, Rowley Lane, B/Wood WD6 5PD

Retrospective application for change of use of land to the rear of property from agricultural to recreational to provide a training track for horses to include material and fencing [comments by 29 August 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/12/1696 - [Original Application: Pizza Choice & Best Kebabs, 9 Shenley Road, Borehamwood WD6 1AA

Change of use of ground floor from shop to hot food takeaway and refurbishment of first floor flat [comments by 3 September 2012]

[Amendment:] Variation of condition 2 attached to planning permission reference 9509/1 for the hours of opening of premises in connection with the use hereby permitted shall open between 12pm and 1am Monday to Sunday and at no other times outside these hours [response by 6 September 2012].

Observation – the Committee expressed concern regarding the proposed opening hours of the establishment (which might be deemed to be unreasonable by local residents) and queried whether other comparable premises in the area traded at similar times.

TP/12/1559 - 50 Alban Crescent, Borehamwood WD6 5JF

Erection of single storey rear extension (Certificate of Lawful development - Proposed)[comments by 7 September 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.

33. PLANNING DECISIONS - HERTSMERE BOROUGH COUNCIL

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

34. NEIGHBOURHOOD PLANNING

It was RESOLVED that:

the issue of Neighbourhood Planning be reviewed by the Committee in the Summer of 2013, taking into account the experiences of neighbouring authorities (e.g. Aldenham Parish Council) in the intervening period.

35. CLERK'S REPORT

The Clerk's Update Report was received and noted.

Street Furniture (including Bench Audit for Repair and Replacement)

Members received an update report on repairs and replacements of Council maintained benches.

War Memorials/Remembrance Sunday

It was RESOLVED that:

the 2012 arrangements for maintaining the War Memorials and providing Remembrance Sunday Wreaths be unchanged from those of 2011 (subject to the possibility, to be discussed at Youth Council, of an additional Youth Wreath/poppies/symbols being obtained).

Drainage Issues (All Saints Churchyards and Melrose Allotments)

It was noted that HBC Planning Department/Environment Department had indicated that following the Town Council’s requested site investigation, the localised flooding at Melrose Allotments (near Keats Close) was not caused as a result of the development. As such, at the Clerk’s discretion, the cost of pumping water away from plots was being absorbed by the Council (but at an amount no more than the yearly rental income of a particular plot).

The drainage issues at All Saints Churchyard were being monitored by the Council Handyman with the possibility of a further investigation by an expert if the problem continued.

Site Security (Allotment Sites)

It was noted that a number of security measures were being undertaken to protect both Allotment sites, including chain link repair of the perimeter fence at Melrose Allotments and secure locks on the sheds/garages at both sites.

High Street Planters

The Committee looked forward to progress being made in determining the possibility of the Council’s shared contribution to High Street Planter maintenance. It was noted that HBC Staff dealing with the matter had been on annual leave but that a response was anticipated shortly and would be requested.

s.106 Developer Contributions

It was RESOLVED that:

HBC Planning Department be asked to provide further information on how the Town Council could participate in the allocation of s.106 Developer Contribution monies in the area.

36. CLOSURE

The Meeting closed at 8.30pm.

Date:.....

CHAIRMAN.....