

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 **Thursday 17th January 2013** 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: H Jones – Town Clerk

61. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

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

62. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

63. MINUTES OF THE MEETING HELD ON 27th NOVEMBER 2012

The minutes of the meeting of the Committee held on 27th November 2012 were signed as a true record.

64. PLANNING APPLICATIONS - HERTSMERE BOROUGH COUNCIL

A total of 28 applications received from the Borough Council were examined, on 23 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/12/2605 – 11A Lincoln Court, Borehamwood WD6 2PY

Part conversion of garage into habitable room (Application for Certificate of Lawful Development - Proposed) [comments by 25 January 2013].

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/12/2607 – 11A Lincoln Court, Borehamwood WD6 2PY

Single storey rear extension (Application for Certificate of Lawful Development – Proposed) [comments by 25 January 2013].

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/12/2682 – 118 Allerton Road, Borehamwood WD6 4AQ

Single storey rear extension [comments by 30 January 2013].

Observation – The Committee noted that there was insufficient information (lack of plans) in order to make any comment on this application.

TP/13/0021 – Nicoll Farm Stables, Allum Lane, Elstree WD6 3NP

Demolition of existing stables/buildings and removal of associated equestrian equipment. Erection of 6 detached 4 bedroom dwellings with basement accommodation and associated car parking & landscaping [comments by 5 February 2013].

Observation – The Committee did not support the proposal to develop on a Green Belt site so as to change the character of the area away from agricultural use of the land. In addition, concerns were raised about setting a precedent for future applications. Some Members queried the possible risk of flooding should the development proceed.

TP/13/0054 – 1 Stirling Court Yard, Stirling Way, Borehamwood WD6 2FX

Change of use of four storey office building (B1 use) to gymnasium [comments by 7 February 2013].

Observation – The Committee noted that there was insufficient information (lack of plans) in order to make any comment on this application.

65. PLANNING DECISIONS - HERTSMERE BOROUGH COUNCIL

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

66. STAPLETON GARDENS

It was AGREED that:

- (i) a site visit to Stapleton Gardens be arranged on 30 January 2013 at 3.00 pm (with the Chairman, Cllr G Franklin and the Town Clerk attending) with any immediate action being put into place, as required, in the Council's capacity as Landlord/Owner;**
- (ii) advice be sought on advertising for and securing an interim tenancy agreement for the site; and**
- (iii) the surrender of the lease be sought with the current tenant on the terms discussed by the Committee.**

67. ELSTREE CORRIDOR AREA ACTION PLAN – PUBLIC CONSULTATION

It was AGREED that:

- (i) comments be submitted by Committee Members to the Town Clerk by 1 February 2013 for compilation into a consolidated response on the Elstree Corridor Action Plan Public Consultation (for final submission prior to the 18 February 2013 deadline); and**
- (ii) in addition to responses received (or in their absence) the general comment be submitted that:**
 - the Council was broadly supportive of the aims and intentions of the Action Plan insofar as it sought to improve the area; and**

- the Council was somewhat concerned about the scale and density of proposed development with associated implications for the local infrastructure (especially GP surgeries and Schools).

68. CLERK'S REPORT

Benches

It was noted that the Town Council logo and telephone tags had been obtained and were being attached to Council owned and maintained benches on a rolling programme.

Bee Keeping Seminar (16 January 2013)

It was noted that the seminar on the topic of Bee Keeping at Fairway had proved to be successful with c.30 Members of the Public in attendance. Special thanks were conveyed to Mr A Fiaca (Local Expert), the St Albans Bee Keeping Association (Peter Kennedy, Luke Adams and Robin Guest (Chairman)) and to the Committee Chairman and Town Clerk for organising.

It was AGREED that:

further advice be sought from representatives of the St Albans Beekeeping Association in order to progress further the possibility of including Beekeeping facilities on the Allum Lane Allotment site with a site visit being arranged at a suitable time.

69. CLOSURE

The Meeting closed at 9.05pm.

Date:.....

CHAIRMAN.....