

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 23rd April 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: Cllr Mrs S Parnell (Minute 92)
Cllr P Morris (Hertsmere Borough Council) (Minute 92)
D Smith (Hertsmere Borough Council) (Minute 92)
H Jones – Town Clerk

89. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

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

90. DECLARATIONS OF COUNCILLORS' INTERESTS

The following declarations of Councillors' interests were made:

Member	Minute Number	Nature of Interest
Cllr S Rubner	TP/13/0245 – Unit 2 Borehamwood Shopping Park	Personal and Prejudicial

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

91. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Committee held on 19 March 2013 were signed as a true record.

92. HIGH STREET PLANTERS

The Committee received an update report from the Town Clerk and D Smith (Hertsmere Borough Council).

Cllr Morris and D Smith were thanked for taking the time to attend the meeting and to provide such helpful and interesting information on both the current options for improving the High Street planters and the longer view for the rejuvenation of Borehamwood Town Centre.

It was felt that there were two options available to the Town Council:

Option A: To continue with the current arrangement of part funding (together with Hertsmere Borough Council) the cost of planting and maintenance on the following basis:

	Year 1	Year 2 (and thereafter subject to negotiation)
Elstree and Borehamwood Town Council	£3,500	£800
Hertsmere Borough Council	£3,500	£800

It was recognised that due to the works of Affinity Water, the implementation of the new scheme would take place in the Autumn of 2013.

The Scheme included:

Spice Garden	Remove plants impeding views of roundabout leaving palm and phormium and plant gaps with low growing ground cover plants
Fernside Vet	Remove all plants and fill with low growing perennials/shrubs such as heuchera
Barclays Bank	Remove all plants and fill with low growing ground cover roses
Lloyds Bank	Remove hypericum and fill in gaps with euonymus & nandina
Dallas Poundstore	Annual bedding schemes to be retained
Icelands	Remove phormium and plant with scented plants such as lavendula and thymus
Wishing Well	Remove everything except tree and mulch (coloured)
Superdrug	Remove tree & other plants & plant with low growing ceanothus and hebe
Specsavers	Plant gaps with hebe and lavendula
Fields Pharmacy	Remove tree and plant with cordyline, and plant gaps with euonymus, nandina and lirioppe
Dry Cleaners	Remove tree and mulch (coloured)
To Let (formally Jane Gray)	Plant with more irises - no mulch specified as may cause rot on irises
Shenley Sandwich Bar	Shape box
Shenley News	No addition plants required
Crown Public House	Only infill with roses required as replanted in Spring 2012
South side - west to east	
McKob Best Kitchens	Remove all vegetation mulch (coloured)
Great Wall of China	Remove all (2 trachycarpus) and plant with roses
Cash Converters	Infill with mixed euonymus
Tasty Kebab	Only infill with mixed heuchera as replanted in Spring 2012
Carrington	Plant with roses
Milly's	Plant gaps with euonymus

Option B: To seek to transfer ownership and responsibility for both the structure and planting of the High Street Planters to the Town Council (subject to negotiations on funding).

It was felt that whilst Option B was a sensible solution and would simplify the administration of the service, it was also recognised that any devolution of responsibility should be matched by the requisite funding to carry out the activity and the appropriate resource within the authority. It was noted that the Town Council was ideally situated to act as a service provider, especially in view of its current activities of maintaining the benches and Film Plaques on Shenley Road. In addition, it was felt that the watering activity could be carried out by the Town Council at a far reduced cost to that which was initially envisaged as part of the Option A scheme.

It was AGREED that:

- (i) a meeting between key decision makers at Elstree and Borehamwood Town Council, Hertsmere Borough Council and Hertfordshire County Council be sought to discuss, initially, the state of the High Street Planters on Shenley Road in Borehamwood (with a virtual tour of the High Street being carried out through a PowerPoint display);**
- (ii) subject to the outcome of (i) above, the Options A & B (listed above) for the future maintenance of the High Street Planters be reconsidered by the Committee in consultation with Hertsmere Borough Council in the event that Option A was required to be put into effect in Autumn 2013.**

93. PLANNING APPLICATIONS - HERTSMERE BOROUGH COUNCIL

A total of 51 applications received from the Borough Council were examined, on 50 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/13/0021 - Nicoll Farm Stables, Allum Lane, Elstree WD6 3NP

Demolition of existing stables/buildings and removal of associated equestrian equipment. Erection of 5 detached 4 bedroom dwellings with basement accommodation and associated car parking & landscaping. (Amended plans received 19.3.13, 20.3.13 & 26.3.13. Additional plan received 26.3.13) [comments by 25 April 2013]

Observation – The Committee reaffirmed its position of 17 January 2013 that it 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/13/0683 - 15 Kingsley Avenue, Borehamwood WD6 4LY

Conversion of garage into habitable accommodation & two storey front extension. [comments by 29 April 2013]

Observation – Concerns were raised about potential loss of parking as a result of a garage conversion.

TP/13/0684 - 12 Barham Avenue, Elstree WD6 3PN

Single storey rear extension, conversion of loft into habitable room with 3 front dormers. Erection of glazed canopy at the rear & creation of basement accommodating a swimming pool

Observation – the Committee considered front dormer windows to have a negative impact on the street scene. In addition, Some Members queried the potential impact of the creation of the basement accommodating a swimming pool on the local water table (due to displaced water).

TP/13/0171 - 50 Cardinal Ave, Borehamwood WD6 1ER

Retention of front/back brick wall and piers and railings to be fitted in between piers at front [comments by 3 May 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/13/0680 - Unit 2, Borehamwood Industrial Park, Rowley Lane, Borehamwood WD6 5PZ

Erection of acoustic fence (retrospective application)[comments by 7 May 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/13/0858 - Studio Plaza, Elstree Way, Borehamwood WD6 1JN

Application to modify a planning obligation dated 23.12.10 pursuant to planning application

TP/10/0138 for demolition of existing office building and erection of 85 residential units comprising 16 x 1 bed flats, 42 x 2 bed flats, 6 x 2 bed houses 17 x 3 bed houses & 4 x 4 bed houses with associated car parking, landscaping, bin storage and cycle storage. Retention of existing commercial building & associated car parking on the northern side of the site. Removal of 4 trees on western boundary of the site (with Oaklands College) [comments by 7 May 2013]

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

TP/13/0824 - 18 Drayton Road, Borehamwood WD6 2BX

Loft conversion to provide habitable living accommodation to include 2 front rooflights and a rear dormer window (Certificate of Lawful Development - Proposed)[comments by 8 May 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/13/0657 - 133 Cowley Hill, Borehamwood WD6 5NA

Erection of single storey rear extension (Certificate of Lawful Development - Proposed) [comments by 8 May 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/13/0809 - 62 Linton Avenue, Borehamwood WD6 4QZ

Single storey rear extension (Certificate of Lawful Development - Proposed)[comments by 8 May 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/13/0838 - 25 Cavendish Crescent, Elstree WD6 3JW

Conversion of garage to habitable accommodation (Certificate of Lawful Development - Proposed) [comments by 8 May 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/09/0904 - 29 Barham Avenue, Elstree WD6 3PW

Single storey rear extension following demolition of existing extension (Certificate of Lawful Development Proposed)

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.

94. PLANNING DECISIONS - HERTSMERE BOROUGH COUNCIL

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

95. CLERK'S REPORT

Bee Keeping (Allum Lane Allotment Site)

Following the site visit held on 3 April 2013, Members were minded to seek assurances from the Hertfordshire Association of Beekeepers in terms of preparing rules and guidelines for beekeeping activities on the Allotment site. Whilst a designated beekeeping area had been identified and work would commence by the Council Grounds Team in making it fit for purpose (fenced, gated and with a bark mulch floor), it was deemed necessary to obtain clear protocols and written agreements with potential beekeepers that these protocols would be adhered to before any activity of this nature could commence on site.

It was AGREED that:

- (i) St Albans Beekeepers/Hertfordshire Association of Beekeepers be asked to assist the Council in preparing protocols for beekeeping at its allotment site; and**
- (ii) preparatory work be carried out by the Council Grounds Team to fence off and bark mulch an area of Allum Lane Allotment site for potential beekeeping purposes (or other appropriate purposes should there be none).**

Stapleton Gardens (Lease Arrangements)

It was noted that the advertisement for availability of the Stapleton Gardens site for cultivation purposes would be included once more in the forthcoming Town Crier publication pending any outcome to the negotiations with potential tenants. The Committee would keep a watching brief on developments.

Melrose Allotments

Members received an update report on tree safety work carried out at the Melrose Allotment Site. It was acknowledged that where health and safety considerations necessitated work to be carried out then this should be authorised, in line with Standing Orders and Delegated Authority, at the direction of the Town Clerk.

It was AGREED that:

- (i) a written schedule of tree work be commissioned (to cover a rolling programme of work over a 3 to 5 year period) of both Borehamwood Town Centre sites managed by the Council (i.e. All Saints Churchyard and Melrose Allotments); and**
- (ii) consideration of a Police Meeting with Allotment Holders be put to the Committee meeting scheduled for 28 May 2013 once further details had been obtained.**

96. CLOSURE

The Meeting closed at 9.25 pm.

Date:.....

CHAIRMAN.....