

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 May 2013** at 7.30pm

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

In attendance: H Jones – Town Clerk

1. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Cllr Mrs P Strack (Other Business) (Cllr Mrs S Parnell substituted) and Cllr Ms K Prince (Other Business).

2. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Committee held on 23 April 2013 were signed as a true record.

4. PLANNING APPLICATIONS - HERTSMERE BOROUGH COUNCIL

A total of 34 applications received from the Borough Council were examined, on 28 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/13/1069 - 7 Clifton Way, Borehamwood WD6 5DN

Erection of single storey rear extension (Certificate of Lawful Development - Proposed)[comments by 31 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/13/1068 - 25 Lexington Close, Borehamwood WD6 1XA

Single storey side extension, two store rear extension, new flank windows to existing NW & SE elevations & new roof light to SE elevation [comments by 31 May 2013]

Observation – Concerns were raised that the application constituted an over-development (especially in view of the two storey nature of the building).

TP/13/0998 - 22 Caishowe Rd, Borehamwood WD6 5JA

Part single, part two storey rear extension, single storey side& front extensions [comments by 31 May 2013]

Observation – Whilst the Committee voiced no specific objections, concerns were raised in relation to the impact on neighbouring properties and recommended that the views of neighbours should be taken into consideration during the determination of the application by Hertsmere Borough Council.

TP/13/1075 - The Artichoke Public House, 21 Elstree Hill North, Elstree WD6 3EL

Retrospective application for two garden huts to rear of property [comments by 3 June 2013]

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

TP/13/1084 - 94 Balmoral Drive, Borehamwood WD6 2RB

Erection of 2 storey, end of terrace, 2 bedroom dwelling and single storey rear extension and loft conversion to existing property to include insertion of 2 front rooflights and a rear dormer window [comments by 6 June 2013]

Observation – Concerns were raised that the application constituted an over-development.

TP/13/1191 - 23 Lexington Close, Borehamwood WD6 1XA

Erection of single storey front extension and first floor side extension. Conversion of garage to habitable accommodation (Revised Application) [comments by June 2013]

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

5. PLANNING DECISIONS - HERTSMERE BOROUGH COUNCIL

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

6. ALLOTMENT SITES

It was AGREED that:

- (i) in order to retain the rural aspect of the area, no amendments be made to the Terms and Conditions for Allotment Holders at the Allum Lane site resulting from the request by a plot holder to permit Greenhouses (however, ½ metre high glass/plastic miniature greenhouses or polytunnels would be permitted provided that these complied with existing terms); and**
- (ii) the suggestion for a mid week meeting with Hertfordshire Constabulary at Fairway Hall be adopted with a suitable date being identified, as appropriate, with plot holders from both sites being invited.**

7. CLERK'S REPORT

High Street Planters

It was **AGREED** that:

Hertsmere Borough Council be notified of the Council's acceptance of Option A (as listed in the Environment and Planning Committee Minutes of 23 April 2013 together with the specification agreed); namely, 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

[Note: 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.]

Stapleton Gardens (Lease Arrangements)

It was noted that the second advertisement for availability of the Stapleton Gardens site for cultivation purposes was included in Edition 10 of the Town Crier publication.

It was felt that those applicants requesting equestrian use or for other livestock purposes should be notified that this type of activity was outside of the cultivation criteria proposed by the Council.

Site visits with interested candidates would be arranged by the Council's Handyman and the Committee would keep a watching brief on developments.

Bee Keeping

It was noted that St Albans Beekeepers/Hertfordshire Association of Beekeepers had been asked to assist the Council in preparing protocols for beekeeping at its allotment site and preparatory work was being 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).

8. SUBCOMMITTEES/WORKING GROUPS

There were no proposals for Sub-Committees or Working Groups for the Committee.

It was noted, however, that the Chairman would continue to attend the informal A Boards working group meetings (comprising interested parties and commenced in 2011) and report to the Committee on any progress in resolving the outstanding issues of A Board regulation.

9. CLOSURE

The Meeting closed at 8.35 pm.

Date:.....

CHAIRMAN.....