

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 29th October 2013** at 7.30pm

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

In attendance: L Stack – Resident
H Jones – Town Clerk

44. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Cllr Mrs P Strack (Other Business) (Cllr C Butchins substituted) and Cllr K Prince (Other Business).

45. DECLARATIONS OF COUNCILLORS' INTERESTS

The following declarations of Councillors' interests were made:

Member	Minute Number	Nature of Interest
Cllr Mrs F Turner	48: 13/2005/FUL 26 Whitehouse Avenue Borehamwood WD6 1HD	Personal and Prejudicial

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

46. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Committee held on 24 September 2013 were signed as a true record.

47. STAPLETON GARDENS

It was noted that an update report on the Stapleton Gardens lease would be provided at the next Committee meeting. Edition 12 of the Town Crier (Winter 2013) included a further advertisement for the three acre site listed for cultivation usage.

48. PLANNING APPLICATIONS - HERTSMERE BOROUGH COUNCIL

A total of 43 applications received from the Borough Council were examined, on 32 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:

13/2005/FUL - 26 Whitehouse Avenue, Borehamwood WD6 1HD

Change of use of residential dwelling to house of multiple occupancy (sui generis) [comments by 25 October 2013]

Observation – The Committee considered the proposal to constitute overdevelopment with a negative impact upon the street scene and loss of parking.

13/2056/HSE - 13 Bishops Avenue, Elstree WD6 3LZ

Single storey front extension & conversion of garage into habitable room [comments by 28 October 2013]

Observation – The Committee was concerned about loss of parking resulting from the proposed conversion of garage.

13/1985/FUL - 15 Grace Close, Borehamwood WD6 5NQ

Erection of 2 storey, end of terrace, 2 bedroom dwelling (Resubmission) [comments by 29 October 2013]

Observation – The Committee considered the proposal to constitute excessive overdevelopment with a negative impact upon the street scene.

13/1986/FUL - 30 Easton Gardens, Borehamwood WD6 2PJ

Erection of detached 2 bedroom dwelling [comments by 29 October 2013]

Observation – The Committee considered the proposal to constitute excessive overdevelopment.

13/1959/HSE - 2 Lullington Garth, Borehamwood WD6 2HE

Erection of part two storey, part single storey rear and part two storey, part single storey side extension. Single storey front extension. Existing driveway reconfigured. Demolition of garage [comments by 29 October 2013]

Observation – The Committee was concerned about loss of parking resulting from the proposed demolition of garage.

13/2023/HSE - 2 Gables Avenue, Borehamwood WD6 4SP

Two storey rear extension and new porch, window alterations [comments by 29 October 2013]

Observation – The Committee noted and concurred with concerns by neighbours concerning potential loss of privacy.

13/2047/HSE - 12 Barham Avenue, Elstree WD6 3PN

Erection of front porch canopy; part single, part two storey rear extension and patio; loft conversion to provide habitable living accommodation to include 3 front dormer windows and two rear rooflights [comments by 30 October 2013]

Observation – The Committee reaffirmed its view that front dormer windows could have a potentially negative impact upon the street scene.

13/2049/FUL - Tesco Stores Ltd, Shenley Road, Borehamwood

Replacement of trolley bays from metal framed to wooden framed and new timber cladding to side of store entrance area [comments by 30 October 2013]

Observation – The Committee noted and concurred with comments of neighbours to keep work within periods of reasonable hours so as not to cause undue disturbance.

13/2122/HSE - 62 Caishowe Road, Borehamwood WD6 5JA

Retrospective application for a garage conversion to a habitable room including the insertion of a new window [comments by 1 November 2013]

Observation – The Committee reaffirmed its stance that retrospective applications were not within the spirit of the planning regulations.

13/2048/FUL - 10-12 Northfield Road, Borehamwood

Demolition of existing garage and rear extension to no 12 Northfield Road to provide access to 4 x 3 bed new detached dwellings to include habitable loft accommodation with the insertion of rooflights to front and rear elevations. Provision of 2 detached single garages to serve numbers 10 & 12 Northfield Road [comments by 6 November 2013]

Observation – The Committee expressed concern about the possibility of potential overdevelopment on the site at a future stage.

13/2131/FUL - 2 Milton Drive, Borehamwood WD6 2BB

Erection of three bedroom house Town and Country Planning Act 1990 and Town and Country Planning (Applications) Regulations 1988 [comments by 11 November 2013]

Observation – The Committee felt that the style of the proposed dwelling was not in keeping with the immediate area.

In addition, as a general observation, the Committee noted that the quality of reproduction of certain plans on the Hertsmere Borough Council planning web page was extremely poor (in particular black and white photocopied plans and photographs) to the extent that it was not possible to come to any objective decision or recommendation on the applications in question.

49. PLANNING DECISIONS - HERTSMERE BOROUGH COUNCIL

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

50. COMMITTEE BUDGET 2014/15

It was RESOLVED that:

The draft 2014/15 Committee Budget be recommended as set out in the report before Members for consideration by the General Management Committee at its meeting on 7 November 2013 and then (subject to amendment by that Committee) by Full Council at its meeting on 15 January 2015.

51. CLERK'S REPORT

High Street Planters

It was AGREED that:

representations be made to Hertsmere Borough Council (Parks Department) concerning the timescale for the implementation of the High Street planter rejuvenation project.

51. EXCLUSION OF PRESS AND PUBLIC

It was RESOLVED that:

under the Public Bodies (Admission to Meetings) Act 1960 S1 (2) the press and public be excluded from the meeting whilst 'Best Value' quotations relating to the award of contracts were discussed.

52. TREE SURVEY

The Committee thanked the Council Warden and Hall Supervisor (whilst assisting him on site) for his work at the Allotments and Cemeteries.

The tree survey was welcomed insofar as it demonstrated that no trees at Melrose Avenue Allotments or All Saints Churchyard were deemed to be in a hazardous state.

It was RESOLVED that:

the award of contract for tree work at Melrose Avenue Allotments and All Saints Churchyard be made to Artemis Tree Services with elements of work being determined in a rolling plan (subject to budgetary constraints) by the Council Warden in consultation with the Town Clerk from the work schedule/quotation presented before the Committee (based on priority).

53. CLOSURE

The Meeting closed at 8.55 pm.

Date:.....

CHAIRMAN.....