

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 26<sup>th</sup> November 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: L Stack – Resident  
H Jones – Town Clerk

**54. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

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

**55. DECLARATIONS OF COUNCILLORS' INTERESTS**

There were none.

**56. MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting of the Committee held on 29 October 2013 were signed as a true record.

**57. PLANNING APPLICATIONS - HERTSMERE BOROUGH COUNCIL**

A total of 25 applications received from the Borough Council were examined, on 21 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:

13/2224/FUL - Marks and Spencer plc Unit 1B Shopping Park, Theobald Street, Borehamwood  
Installation of refrigerated storage container [comments by 21 November 2013]  
Observation – The Committee expressed concern over the possibility of noise nuisance to neighbouring properties as a result of the installation of refrigerator units.

13/2284/FUL - 13 Links Drive, Elstree WD6 3PP  
Demolition of existing dwelling and erection of replacement 2 storey, detached, 4 bedroom dwelling to include an integral garage and habitable loft accommodation with the insertion of 1 front and 2 rear dormer windows [comments by 3 December 2013]  
Observation – The Committee reaffirmed its view that front dormer windows could have a potentially negative impact upon the street scene. However, it was acknowledged that the overall proposal was a significant improvement.

13/2346/CLP - 8 Whitehouse Avenue, Borehamwood WD6 1HD

Proposed single storey side/rear extensions, garage, loft conversion (Lawful Development Certificate - Proposed) [comments by 12 December 2013]

Observation – The Committee reaffirmed its stance that retrospective applications (including Certificates of Lawful Development) were not within the spirit of the planning regulations.

13/2314/FUL - Land at 36-44 Lodge Avenue, Elstree Town Council

Demolition of 42 Lodge Avenue and erection of replacement four bed dwelling and access to 4 new 4 bed detached dwellings with associated parking and landscaping [comments by 12 December 2013]

Observation – The Committee reaffirmed its position as stated at the meeting on 18 June 2013 in relation to this application; namely, that it considered the proposal to constitute an overdevelopment.

## **58. PLANNING DECISIONS - HERTSMERE BOROUGH COUNCIL**

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

## **59. CLERK'S REPORT**

### Allotments and Stapleton Gardens

It was noted that a five non paying allotment leases had been ended since the start of the new Allotment Year (1 October 2013). All vacated and lost plots had been allocated (eight in total to be signed before Christmas).

The rent received between 1 September to 26 November 2013 was £2,344.87.

Members would be updated on progress concerning the lease of Stapleton Gardens.

### Benches

It was noted that there were currently 53 benches on the Council's Asset Register for 2013/14.

### High Street Planters

Members would keep a watching brief on progress by Hertsmere Borough Council's contractors in rejuvenating the High Street Planters.

### Closed Cemetery Maintenance

It was noted that the rolling programme of tree work at All Saints Cemetery was to commence in the New Calendar Year.

**60. CLOSURE**

The Meeting closed at 8.25 pm.

Date:.....

CHAIRMAN.....