

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 19 January 2016** at 7.00pm.

Present: Cllr C Butchins (Vice Chairman) (in the Chair)
Cllr Mrs S Parnell
Cllr E Silver
Cllr C Barker (Substitution)

In attendance: L Stack (EBRA)
H R O Jones – Town Clerk

40. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Cllr G Franklin (Chairman in the Chair) (Convalescence) and Cllr Mrs P Strack (Other Business) (Cllr C Barker substituted).

41. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

42. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 24 November 2015 were signed as a true.

43. PLANNING APPLICATIONS - HERTSMERE BOROUGH COUNCIL

A total of 58 applications received from the Borough Council were examined, on 41 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:

15/2024/CLP - 40 Catterick Way, Borehamwood WD6 4QT

Conversion of loft to habitable room to include rear dormer window. Certificate of Lawful Development (Proposed)

Observation - The Committee considered this Certificate of Lawful Development application to be outside the spirit of planning law.

15/2030/CLP - 31 Sullivan Way, Elstree WD6 3DG

Single storey front porch and conversion of loft into habitable room to include hip-to-gable roof ends, 3 front roof lights and rear dormer with Juliet balcony (Certificate of Lawful Development – Proposed)

Observation - The Committee considered this Certificate of Lawful Development application to be outside the spirit of planning law.

15/0954/OUT - Land to the rear of The Wellington Public House, 4 Theobald Street, Borehamwood WD6 4SE

Erection of two storey block including accommodation in the roof and containing 3 x 1 bed flats, 1 x 2 bed flat and 1 x 3 bed flat with associated parking (Outline application for access, appearance, layout and scale with landscaping reserved)

Observation - The Committee felt that family sized dwellings (3-4 bedrooms) were preferable for the area.

15/2063/HSE - 45 Links Drive, Elstree WD6 3PP

Retrospective application for construction of summerhouse in rear garden and replacement timber fencing to north west and south west boundaries.

Observation - The Committee considered this retrospective application to be outside the spirit of planning law and commented that the structure was too close to the boundary line for a building of the height proposed.

15/2058/HSE - 131 Furzehill Road, Borehamwood WD6 2DP

Partly retrospective application for single storey front extension and first floor rear extension (Revised Application)

Observation - The Committee considered this retrospective application to be outside the spirit of planning law.

15/2092/CLP - 130 Balmoral Drive, Borehamwood WD6 2QT

Erection of single storey rear extension (Certificate of Lawful Development – Proposed)

Observation - The Committee considered this Certificate of Lawful Development application to be outside the spirit of planning law.

15/2129/HSE - 49 Bullhead Road, Borehamwood WD6 1HP

Conversion of garage into habitable room and erection of single storey rear extension

Observation – The Committee raised concerns over the availability of parking provision resulting from the proposed garage conversion.

15/2126/CLP - 7 Markham Close, Borehamwood WD6 4PQ

Addition of rear dormer window to previously converted loft rooms (Certificate of Lawful Development – Proposed)

Observation - The Committee considered this Certificate of Lawful Development application to be outside the spirit of planning law.

15/2133/CLP - 300 Theobald Street, Borehamwood WD6 4PG

Conversion of loft to habitable room with rear dormer and insertion of two front roof lights and single storey rear extension (Certificate of Lawful Development – Proposed)

Observation - The Committee considered this Certificate of Lawful Development application to be outside the spirit of planning law.

15/2096/CLP - 67 Sullivan Way, Elstree WD6 3DG

Loft conversion with hop to gable roof alteration, insertion of two roof lights to front elevation and rear dormer window (Certificate of Lawful Development – Proposed).

Observation - The Committee considered this Certificate of Lawful Development application to be outside the spirit of planning law.

15/2160/CLP - 25 Chandos Road, Borehamwood WD6 1UZ

Erection of 2 storey rear extension. Certificate of Lawful Development (Proposed)

Observation - The Committee considered this Certificate of Lawful Development application to be outside the spirit of planning law.

14/0894/FUL - Avenir House, Studio Way, Borehamwood WD6 5NN

Demolition of Avenir House and construction of 49 residential apartment units, together with vehicular access, parking, amenity open space and landscaping (Amended & Additional Plans received 28.4.15, 3.7.15 & 11.12.15).

Observation – The Committee felt that the detail of unit sizes should be included in the description of the application (not solely in the application form text). It was further felt that the developer failed to address the needs of the community for family sized units. The Committee felt that family sized dwellings (3-4 bedrooms) were preferable for the area.

15/2245/HSE - 8 Hillside Ave, Borehamwood WD6 1HJ

Demolition of existing garage and erection of single storey front porch and single storey part side and rear extension.

Observation – The Committee raised concerns over the availability of parking provision resulting from the proposed garage demolition.

15/2273/CLP - 5 Ashley Drive, Borehamwood WD6 2JE

Conversion of loft into habitable room to include a rear facing dormer (Certificate of Lawful Development – Proposed)

Observation - The Committee considered this Certificate of Lawful Development application to be outside the spirit of planning law.

15/2124/CLE - 14 Buckton Road, Borehamwood WD6 4HN

Sauna in rear garden (Certificate of Lawful Development –existing)

Observation - The Committee considered this Certificate of Lawful Development application to be outside the spirit of planning law.

15/2304/CLP - 43 Caishowe Rd, Borehamwood WD6 5JB

Single storey front porch; conversion of loft into habitable room to include hip-to-gable roof ends, a front roof light and rear dormer and erection of single storey outbuilding to rear of property (Certificate of Lawful Development – Proposed)

Observation - The Committee considered this Certificate of Lawful Development application to be outside the spirit of planning law.

16/0012/CLP - 350 Shenley Road, Elstree WD6 3HY

Loft conversion to habitable room with hip to gable roof extension, rear dormer window and 2 front roof lights. Certificate of Lawful Develop (Proposed)

Observation - The Committee considered this Certificate of Lawful Development application to be outside the spirit of planning law.

44. PLANNING DECISIONS - HERTSMERE BOROUGH COUNCIL

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

45. CLERK'S REPORT

Allotments Update report: Stapleton Gardens

It was noted that a further meetings with the Project Co-Ordinator was scheduled for February 2016. In addition, contact had been made by the Project Co-Ordinator with the adjacent landowner to seek to address solutions to the problems identified by the Highways Department of Hertfordshire County Council concerning access and egress to and from the site with a written agreement being sought.

The Project Co-Ordinator was asked to arrange for a change of use planning application to be submitted to Hertsmere Borough Council as soon as possible.

Allotment Policies: Sheds on Allotment Plots

It was RESOVED that:

the draft Allotment Policy: Sheds on Allotment Plots be approved (to be applicable for tenants of the Melrose Avenue site) with the inclusion of a comment at clause (viii) to recommend that individual tenants considered personal insurance for their sheds.

Neighbourhood Planning

It was reported that the Members' 'Away Day' to consider the possible options for neighbourhood planning on 7 January 2016 had been a positive event with clear and achievable outcomes.

Members were reminded to notify the Council Office if attendance was sought at the HAPTC training on 17 February 2016.

It was noted that Full Council on 13 January 2016 had resolved for the Authority to submit a neighbourhood plan area to Hertsmere Borough Council for consideration by the appropriate meeting.

EBTC/Hertsmere Borough Council Liaison Meeting with Portfolio Holder and Officers

It was noted that the next EBTC/Hertsmere Borough Council Liaison Meeting with Portfolio Holder and Officers was agreed for 24 February 2016 at 2.00 pm at Hertsmere Borough Council Civic Offices.

The invitation to attend was extended to all Environment and Planning Committee Members and the Town Mayor.

Teddy's Trails

J Cartledge was thanked for providing the Committee with details of the Trails Questionnaire Analysis, noting that the feedback was very encouraging for the future success of the scheme. The Committee also supported the production of a "Get to know..." pamphlet, noting that the Events Officer was seeking contributory funding to help with design and production of this document from Hertfordshire County Council.

It was noted that two future organised walks were being investigated; namely, Shenleybury on a weekday in May 2016 (prior to the close of Hertfordshire's Year of Walking) and Caldecote on 3 July 2016 (Festival Walk). Publicity for these events would seek to maximise attendance and suitable listings would be prepared, at the appropriate time, for The Town Crier publication.

Notice boards

It was noted that the three panel, black, aluminium notice board ordered for "Cliff Corner" at Elstree and Borehamwood train station was scheduled to be installed before the end of February 2016.

46. CLOSURE

The Meeting closed at 8.30 pm.

It was noted that the next meeting was scheduled for Tuesday 16 February 2016 at 7.00 pm.

Date:.....

CHAIRMAN.....