

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 16 February 2016** at 7.00pm.

Present: Cllr G Franklin (Chairman) (in the Chair)
Cllr C Butchins (Vice Chairman)
Cllr Mrs S Parnell
Cllr G Silver (Substitution)
Cllr Mrs P Strack

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

47. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr E Silver (Other Business) (Cllr G Silver substituted).

48. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

49. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 19 January 2016 were signed as a true.

50. PLANNING APPLICATIONS - HERTSMERE BOROUGH COUNCIL

A total of 24 applications received from the Borough Council were examined, on 9 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:

16/0109/HSE - 6 Kensington Way, Borehamwood WD6 1LH

Conversion of garage into habitable room and single storey extension with 3 roof lights

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

15/2284/FUL - 1 Nicoll Way, Borehamwood WD6 2PP

Change of use from summerhouse into self-contained studio flat.

Observation – The Committee felt that the application was inappropriate back garden development.

16/0112/HSE - 25 Chaucer Grove, Borehamwood WD6 2FF

Extension of existing porch and conversion of garage into habitable room, with internal alterations and installation of patio door to rear.

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

16/0102/HSE - 122 Hillside Ave, Borehamwood WD6 1HL

Conversion of garage to habitable room, single storey front extension & repositioning of entrance and single storey side and rear extensions.

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

16/0133/CLP - 24 Berwick Road, Borehamwood WD6 4BQ

Conversion of loft into habitable room, with hip to gable roof alteration and 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.

16/0132/CLP - 62 Thornbury Gardens, Borehamwood WD6 1RE

Erection of single storey detached outbuilding at rear of garden to be used as a gym. Certificate of Lawful Development (Proposed).

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

16/0145/HSE - 33 Tennison Avenue, Borehamwood QD6 2BG

Retrospective application for single storey side and rear extensions.

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

16/0159/HSE - Well End Lodge, Well End Road, WD6 5PR

Retrospective application for erection of rear conservatory.

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

16/0184/CLP - 60 Catterick Way, Borehamwood WDT 4QT

Conversion of loft into habitable room with rear facing dormer window and two front facing roof lights. Removal of existing chimney breast. Certificate of Lawful Development (Proposed)

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

16/0188/HSE - 11 Tennison Avenue, Borehamwood WD6 2BG

Demolition of existing garage and store and construction of single storey side and rear extension.

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

16/0193/HSE - 11 Manor Way, Borehamwood WD6 1QH

Single storey rear extension & garage conversion into habitable room.

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

16/0206/CLP - 31 Balmoral Drive, Borehamwood WD6 2QJ

Loft conversion with hip to gable; rear dormer and single storey rear extension (Lawful Development Certificate – Proposed).

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

16/0225/CLP - 37 Burghley Avenue, Borehamwood WD6 2JL

Conversion of loft into habitable room, with rear facing dormer and two front facing roof lights. Certificate of Lawful Development (Proposed).

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

16/0231/CLP - 43 Caishowe Road, Borehamwood WD6 5JB

Erection of front porch, conversion of loft into habitable room, with rear dormer incorporating Juliet balcony and erection of a single storey flat roof outbuilding. (Certificate of Lawful Development Proposed).

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

16/0218/FUL - 178 Theobald Street, Borehamwood WD6 4PB

Demolition of existing detached garage/outbuilding and construction of three bed house to form an end of terrace dwelling.

Observation – The Committee raised concerns over the availability of parking provision resulting from the proposed garage/outbuilding demolition. It was noted that the planning application as listed on Hertsmere Borough Council’s planning portal did not contain helpful descriptions for file names (e.g. location plan or elevation).

51. PLANNING DECISIONS - HERTSMERE BOROUGH COUNCIL

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

52. CLERK’S REPORT

Neighbourhood Planning

It was noted that four Members and two Officers were attending sessions 2-3 of the Neighbourhood Planning course organised by HAPTC on 17 February 2016.

Community Infrastructure Levy (CIL)

It was felt that a designated item on Environment and Planning Committee agendas for CIL schemes was preferable to the formation of a Sub-Committee to determine potential CIL projects for recommendation to Full Council.

Copies of the Potential CIL Projects sheet were tabled at the meeting prepared by the Town Clerk.

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.

Town Council Car Park

It was noted that the possibility of continuing the lease of the Town Council car park (temporary lease for top car park until 1 May 2016) would be discussed by the Group Leaders in consultation with the Town Clerk for a referral to Full Council on 16 March 2016, if appropriate.

Cemeteries Update

It was noted that the scheme of works to manage trees at All Saints and St Nicholas Churchyard would continue in February/March 2016 (within budget).

Benches Update

It was noted that the severely damaged bench at Milton Drive, Borehamwood had been repaired (with new slats and Town Council maintenance badge).

Members were encouraged to notify the Office of any benches that required repair, cleaning or updating for inclusion in the schedule of works.

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 March 2016.

53. CLOSURE

The Meeting closed at 7.55 pm.

It was noted that the next meeting was scheduled for Tuesday 15 March 2016 at 7.00 pm.

Date:.....

CHAIRMAN.....