

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 15 March 2016** at 7.00pm.

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

In attendance: H R O Jones – Town Clerk

54. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none.

55. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

56. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 16 February 2016 were signed as a true.

57. PLANNING APPLICATIONS - HERTSMERE BOROUGH COUNCIL

It was noted that permitted development applications (Certificates of Lawful Development) were no longer included on agenda planning application lists. A total of 30 applications received from the Borough Council were examined, on 20 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:

16/0242/FUL - The Field House, Barnet Lane, Elstree

Demolition of existing dwelling & construction of 1 x 5 be detached dwelling with basement & accommodation within the roof space & 1 x 4 bed detached dwelling with accommodation within the roof space

Observation - The Committee sought assurances that the effect of development would not cause potential adverse consequences for the water table.

16/0264/HSE - 76 Theobald Street, Borehamwood WD6 4SU

Erection of new front porch. Conversion of garage to habitable room and single storey rear extension

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

16/0274/HSE - 28 Furzehill Road, Borehamwood WD6 2DF

Erection of single storey side extension, part single part two storey rear extension and creation of rear basement level

Observation - The Committee sought assurances that the effect of development would not cause potential adverse consequences for the water table.

16/0171/HSE - 28 Furzehill Road, Borehamwood WD6 2DF

Retrospective application for erection of front porch and storey rear extension with two roof lights

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

16/0337/HSE - 49 Whitehouse Avenue, Borehamwood WD6 1HA

Removal of existing chalet bungalow roof and extension of first floor to create a two storey dwelling

Observation - The Committee considered this application to be overdevelopment and contrary to the street scene policy (H8).

16/0205/FUL - 113 Hillside Ave, Borehamwood WD6 1HH

Retrospective application for retention of studio flat as a self-contained unit.

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

16/0341/FUL - The Old Haberdashers' Sports Ground, Croxdale Road

170 dwellings: 1/2 bed apartments, 3 bed houses, 4 bed houses in terraced, semi-detached form of 1/2/2.5/3 stories together with access, parking and all associated ancillary works. The application to enable new & improved sports facilities to be provided at home farm Radlett. Submitted separately as a linked planning application

Observation - The Committee considered this application to be overdevelopment in a green space (with lack of local infrastructure, especially traffic and parking, to cope with development of this density) and contrary to SADM 30. The development would also entail the loss of the only rugby pitch in the area.

16/0349/FUL - 98-112 Shenley Road, Borehamwood

Construction of roof extension to create 2x 2 bed apartments with terraces and communal amenity space on the roof. Erection of 4 storey side extension to provide access to new apartments and bin and cycle storage. Creation of secondary entrance and 3 garages

Observation - The Committee considered this application to be a much needed improvement to the aspect of Shenley Road.

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

Erection of 2 storey block including accommodation in the roof and containing 3 x 1 bed flats, 1 x 2 bed flats and 1x 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 and raised concerns about the availability of adequate parking.

16/0363/VOC - WM Morrison supermarkets, Stirling Way, Borehamwood WD6 2BT

Application of variation of condition 14 to extend delivery hours following grant of planning permission TP/93/0308 and APP/N1920/A/93/225270/P7

Observation - The Committee raised concerns about the possible noise nuisance to neighbours at unsociable hours.

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. COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Committee considered potential CIL projects for recommendation to Full Council. It was further noted that at its meeting on 16 March 2016, Full Council was scheduled to consider a recommendation to amend the Environment and Planning Committee terms of reference such that the Committee be delegated powers to determine CIL applications and CIL projects without reference to Full Council.

It was AGREED that:

Environment and Planning Committee Members be asked to populate Potential CIL Project sheets for consideration at the meeting on 19 April 2016 with the following notional projects included:

Type of infrastructure	Name of site, location or general locality	Estimated total cost	Whether CIL will be sought to cover all or part of the cost	Other potential funding sources	Any other comments
PCSO designated for Town Centre 1 April 2016-31 March 2017	Borehamwood Town Centre	£14,250	All	Hertsmere Borough Council	This activity is not budgeted in Council Precept / Budget 2016/17. A service level agreement is proposed.
Stapleton Gardens access vis Stapleton Road	Stapleton Gardens	£120,000	All	Hertsmere Borough Council	
CCTV All Allotment Stes	Stapleton Gardens Melrose Avenue Allum Lane	£10,000	All	Hertsmere Borough Council	
Notice Board	96 Shenley Road	£3,000	All	Hertsmere Borough Council	

60. CLERK'S REPORT

Neighbourhood Planning

It was noted that Full Council on 16 March 2016 would consider approval of the Neighbourhood Planning Officer (2 year fixed term) contract job description and advert. It was further noted that Shenley Parish Council had agreed for Stapleton Gardens to be included in the Area Designation Request (ADR) submitted to Hertsmere Borough Council.

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 7 September 2016 at 2.30 pm at Hertsmere Borough Council Civic Offices.

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

Allotments: Access for All plots (raised beds)

It was noted that a plot holder at Melrose Avenue had raised a question concerning the possibility of a disabled access plot on site. It was further noted that the feasibility study undertaken by the Council promoted a plot of this character at Stapleton Gardens rather than Melrose Avenue.

It was AGREED that:

the plot holder seeking raised beds be granted approval for her plot on Melrose Avenue and that a full feasibility study be carried out in due course for disabled access plots at Stapleton Gardens.

Film Plaques

It was noted that the Council's scheme with local bakeries to clean film plaques for a return of a free small advertising space in Town Crier magazine continued to work well for all and demonstrated positive partnership working with local businesses.

Notice boards

It was noted that the Council had received positive comments in feedback on the new notice board at 'Cliff Corner' (Elstree and Borehamwood Railway Station) from, among others, representatives of Thameslink and the First Impressions Group.

Benches Update

It was AGREED that:

by mutual agreement, a Town Council maintained bench be assigned (by way of an historic donation) to Borehamwood Women's Institute (WI) with an appropriate plaque and Town Crier article being prepared at the suitable time to do so.

61. CLOSURE

The Meeting closed at 9.15 pm.

It was noted that the next meeting was scheduled for Tuesday 19 April 2016 at 7.00 pm.

Date:.....

CHAIRMAN.....