

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 April 2016** at 7.00pm.

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

In attendance: H R O Jones – Town Clerk

Also Present: L Stack (EBRA)

**62. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Cllr Mrs S Parnell (Other Business).

**63. DECLARATIONS OF COUNCILLORS' INTERESTS**

There were none.

**64. MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting of the Environment and Planning Committee held on 15 March 2016 were signed as a true record.

**65. 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 48 applications received from the Borough Council were examined, on 43 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:

16/0157/FUL - South Medburn Farm, Watling Street, Elstree WD6 3AA  
Demolition of existing equestrian complex and redevelopment of the site to comprise 14 new houses, 1 conversion of the listed barn, associated parking and landscaping  
Observation - The Committee recommended the application for refusal on the basis that it was inappropriate on Green Belt land, with lack of adequate parking facilities proposed in the application, it exceeded the existing footprint of buildings on the site and would result in loss of local employment.

16/0441/HSE - 21 Dacre Gardens, Borehamwood WD6 2JR

Demolition of an existing outbuilding and erection of a self-contained ancillary “granny annexe” at rear of property

Observation - The Committee considered this application to be overdevelopment without sufficient infrastructure to support the development.

16/0467/HSE - 3 Nash Close, Elstree WD6 3LE

Single storey front extension, part single, part two storey rear extension, conversion of loft into habitable room with rear dormer and 2 front roof lights

Observation - The Committee raised concerns over the adequacy of parking facilities.

16/0514/HSE - 4 Lincoln Court, Borehamwood WD6 2PY

Conversion of loft into habitable room with rear dormer and 2 front roof lights

Observation - The Committee raised concerns over the adequacy of parking facilities.

16/0527/FUL - 21 Red Road, Borehamwood WD6 4SR

Demolition of existing dwelling and erection of 2 x 2 storey detached buildings comprising 4 flats (2 in each block – 1x3 bed & 1 x 4) with habitable loft accommodation to include insertion of roof lights to both sides and rear elevations, first floor rear facing Juliet balconies, basement level car parking and associated landscaping

Observation - The Committee considered this application to be overdevelopment and contrary to the street scene policy (H8). Concerns were also raised over possible flooding risks and assurances sought that full consultation/liaison had taken place with Network Rail about the application.

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

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

## **67. NEIGHBOURHOOD PLANNING**

It was noted that interviews for the Neighbourhood Planning Officer role were scheduled to take place in the week commencing 16 May 2016.

It was noted that Shenley Parish Council had agreed for Stapleton Gardens to be included within the ADR. However, Aldenham Parish Council had denied the request for Aldenham Country Park to be included as it was conducting a further plan of rural areas which would include this site. Members felt that a decision not to include the whole of the static homes park at Stirling Corner within the ADR might be considered to be perverse as it was understood that residents already enjoyed some shared services (e.g. mobile library) and that any objective overview of the site would determine that the area was a natural and homogenous community.

**It was AGREED that:**

**a response to Barnet Council’s statement/question on ADR at Stirling Corner Static Homes Park be submitted seeking to proceed with the inclusion of the Barnet side within the Plan (if possible) but without the requirement of formal consultation or evidence gathering involving disproportionate costs or Officer time (with an indication sought as to a timescale for a decision on this matter).**

**68. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

It was **AGREED** that:

- (i) **Hertsmere Borough Council be asked to provide written details of the first tranche of CIL Parish/Town top sliced CIL monies (anticipated April/May 2016) - 15%; and**
- (ii) **the following notional projects be submitted to Hertsmere Borough Council as bids for CIL monies (noting that these were preliminary submissions):**

<b>Type of infrastructure</b>	<b>Name of site, location or general locality</b>	<b>Estimated total cost</b>	<b>Whether CIL will be sought to cover all or part of the cost</b>	<b>Other potential funding sources</b>	<b>Any other comments</b>
<b>PCSO designated for Town Centre 1 April 2016-31 March 2017</b>	<b>Borehamwood Town Centre</b>	<b>£14,250</b>	<b>All</b>	<b>Hertsmere Borough Council</b>	<b>This activity is not budgeted in Council Precept / Budget 2016/17. A service level agreement is proposed.</b>
<b>Stapleton Gardens access via Stapleton Road</b>	<b>Stapleton Gardens</b>	<b>£120,000</b>	<b>All</b>	<b>Hertsmere Borough Council</b>	
<b>CCTV All Allotment Stes</b>	<b>Stapleton Gardens Melrose Avenue Allum Lane</b>	<b>£10,000</b>	<b>All</b>	<b>Hertsmere Borough Council</b>	
<b>Notice Board</b>	<b>96 Shenley Road</b>	<b>£3,000</b>	<b>All</b>	<b>Hertsmere Borough Council</b>	
<b>Brown Signs</b>	<b>Woodcock Hill</b>	<b>£1,000</b>	<b>All</b>	<b>Hertsmere Borough Council</b>	
<b>Dog Waste Bins</b>	<b>Various sites</b>	<b>£2,500</b>	<b>All</b>	<b>Hertsmere Borough Council</b>	

**69. CLERK'S REPORT**

Teddy's Trails

The following activities were noted:

- 27 April 2016            Inspection of Caldecote trail prior to Festival
- 9 May 2016             Conducted walk of Shenleybury Trail (Walks and More - Hertfordshire County Council)
- 3 July 2016             Festival Conducted Walk of Caldecote Trail

It was noted that an introduction to Teddy's Trails flyer and poster was being produced by Hertsmere Borough Council Print and Design with funding being obtained from Hertfordshire County Council's Parish Paths Project to produce these items.

Members sought to support the Herts & North Middlesex Ramblers' Group recognising the value and importance of the footpath network in providing access to the countryside.

**It was RESOLVED that:**

**the Town Council's subscription to the Herts & North Middlesex Ramblers' Group - £60 (1423/104) be approved.**

Stapleton Gardens

It was noted that the change of use planning application for the above site was being submitted to Hertsmere Borough Council in May 2016.

**70. CLOSURE**

The Meeting closed at 8.15 pm.

It was noted that the next meeting was scheduled for Tuesday 24 May 2016 at 7.00 pm.

Date:.....

CHAIRMAN.....