

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 22 November 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

51. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none.

52. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

53. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 20 September 2016 were signed as a true record together with agreed planning comments submitted to Hertsmere Borough Council in October 2016.

54. PLANNING APPLICATIONS

A total of 36 applications received from the Borough Council were examined, on 27 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:

16/1896/FUL - 30a Barham Avenue, Elstree WD6 3PN

Demolition of existing dwelling and erection of 2 storey building to include habitable loft accommodation with front, side and rear dormer windows, front and side rooflights and first and second floor terraces comprising 3 x 3 bed flats with associated amenity space and parking.

Observation: The Environment and Planning Committee on 22 November 2016 commented that the proposed development was inappropriate for the “ambience” of Borehamwood and raised concerns over the adequacy of parking provision. The high volume of neighbour objections to this application was noted and the Committee urged Hertsmere Borough Council to consider the comments raised very carefully.

16/1996/FUL - Borehamwood Industrial Park, Rowley Lane, Borehamwood

Retrospective Application for retention of acoustic screen constructed along part of northern boundary of site.

Observation: The Environment and Planning Committee on 22 November 2016 commented that retrospective applications were outside the spirit of planning law.

16/1693/HSE - 23 Catterick Way, Borehamwood WD6 4QS

Single storey rear extension (Retrospective Application).

Observation: The Environment and Planning Committee on 22 November 2016 commented that retrospective applications were outside the spirit of planning law.

16/2020/FUL - 8 Wilcox Close, Borehamwood WD6 5PY

Conversion of existing 3 bed dwelling into 2 x 1 bed self-contained flats.

Observation: The Environment and Planning Committee on 22 November 2016 reaffirmed a preference for family sized dwellings in the area to meet local needs rather than single unit dwellings.

16/1959/FUL - The Fortune, Fortune Lane, Elstree

Erection of four x 5 bed, 3 storey detached dwellings to include basement level with below ground garage and parking lift.

Observation: The Environment and Planning Committee on 22 November 2016 raised concerns over subterranean development (with possible effects on water displacement).

16/2063/FUL - The Field House, Barnet Lane, Elstree

Demolition of existing dwelling and erection of 1x5 bed, two storey, detached dwelling with basement level, integral double garage and habitable loft accommodation with side rooflights and 1 x 4 bed, two storey, detached dwelling with habitable loft accommodation and side rooflights

Observation: The Environment and Planning Committee on 22 November 2016 raised concerns over subterranean development (with possible effects on water displacement).

16/2099/FUL - Land rear of 32 Grantham Green, Borehamwood

Erection of 2 storey terrace, comprising 4 x 3 bed houses to include access, parking and landscaping

Observation: The Environment and Planning Committee on 22 November 2016 considered the application to be over development.

16/2155/HSE - 64 Cardinal Avenue, Borehamwood WD6 1ER

Retrospective application for the retention of 1.5m black metal railings, rendered brick pillars and electric gates

Observation: The Environment and Planning Committee on 22 November 2016 commented that retrospective applications were outside the spirit of planning law.

16/2117/OUT - Land to rear of 52 Stratfield Road/Badminton Close, Borehamwood

Erection of 2 storey, detached, 2 bed dwelling (outline application)

Observation: The Environment and Planning Committee on 22 November 2016 considered the application to be over development and raised concerns about the adequacy of parking provision.

55. PLANNING DECISIONS

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

56. CORE STRATEGY WORKING GROUP

The Committee received a working group update report following the meeting with Hertsmere Borough Council on 22 November 2016. It was noted that the Town Council's assistance was sought in receiving comments on the Hertsmere Borough Council consultation/questionnaire on the Local Plan to be issued with a newsletter to all households in December 2016.

It was RESOLVED that:

the 14 February 2016 meeting of the Environment and Planning Committee be arranged to commence at 6.00 pm in order that normal business be transacted between 6.00-7.00pm and all Town Councillors (regardless of Committee Membership) be invited to attend from 7.00pm onwards in order to consider the Hertsmere Borough Council consultation/questionnaire issued to all households on the Local Plan.

57. CONSULTATION DOCUMENTS

The Town Council's response to the following consultation document submitted since the last meeting was noted:

- Consultation on Revisions to Planning Design Guide Part D: Guidelines for High Quality Sustainable Development

It was RESOLVED that:

County Councillors be notified that the Environment and Planning Committee supported the sentiments expressed in recent letters to Hertfordshire County Council from the Elstree and Borehamwood Green Belt Society concerning the Reviva Waste site (EH South).

58. STREET FURNITURE AND CIVIC MEMORIALS

Benches

It was noted that the bench rededicated to Borehamwood Women's Institute had been installed outside Peacock's store on Shenley Road with a Mayoral opening ceremony taking place on 14 November 2016.

Notice Boards

It was noted that the virtual noticeboard would be operational in Fairway Medical Centre early in 2017 (Patient TV). In addition, the Clerk would be advised by Rev T Warr, All Saints Church, of the possibility of a Town Council notice board to be erected at a future date at or near All Saints Church.

Film Plaques

Members advised that the weekly Film Plaque cleaning programme was sufficient and it was noted that Cllr G Franklin would obtain details of an appropriate product to be used to mitigate the problem of bird soiling.

Church Clocks

It was RESOLVED that:

Following Full Council's approval to budget £4,420 towards a new clock at St Nicholas Church in 2017/18, a portion of this (£1,326) be approved as a prepayment in order to allow the Church to obtain the requisite Church of England Faculty in 2016/17 to be accounted for at Year End as part of the closing of accounts process.

War Memorials

It was noted that the Committee Chairman would liaise with representatives of the British Legion to further consider a suitable strategy for housing/displaying additional poppy wreaths at Borehamwood War Memorial.

59. ALLOTMENTS

It was noted that the allotment statistics at the time of the meeting were as follows following the start of the allotment year (1 October 2016):

- 4 unpaid rents (£96)
- Total rents received - £2,412
- Plot Occupancy Allum Lane site - 38/46 (83%)
- Plot Occupancy Melrose Avenue site - 97/99 (98%)
- Total Occupancy - 136/146 (93%)

60. CLOSURE

The Meeting closed at 8.45pm.

It was noted that the next meeting was scheduled for Tuesday 17 January 2017 at 7.00 pm.

Date:.....

CHAIRMAN.....