

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 17 January 2017** at 7.00pm.

Present: Cllr G Franklin (Chairman) (in the Chair)
Cllr Mrs S Parnell
Cllr Mrs P Strack

In attendance: J Cartledge - Resident
H R O Jones – Town Clerk

61. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Cllr C Butchins (Other Business) and Cllr E Silver (Sickness).

62. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

63. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 22 November 2016 were signed as a true record by the Chairman.

64. PLANNING APPLICATIONS

It was noted that Hertsmere Borough Council had provided feedback to the Committee's request for clarification on the use of the online planning system.

Whilst the Town Council had been previously asked to submit all comments online it was now recognised that the system did not always allow this to occur - on occasion because the application had already been determined at the time of the Committee meeting, but not only for this reason.

The Committee had, therefore, been advised by the planning authority as follows:

"...where possible, please submit your comments through our online comment system (via your in-tray). I can confirm that if you wish to submit comments to the council that are no longer available through the online comment facility (through your in-tray), and have not had a decision, you can do so by sending your comments by email to consult.planning@hertsmere.gov.uk. Please be aware that if your comments are received after an application is decided, we will not be able to take your comments into account..."

It was AGREED that:

concerns of the Committee in using the online consultee planning system for the purpose of making comments on applications to the planning authority by expressed in the form of a letter to the Planning Improvement Project Supervisor at Hertsmere Borough Council, especially where these related to the “user friendliness” of the system and the status of applications that had not yet been determined but where the consultee could not comment online.

A total of 49 applications received from the Borough Council were examined, on 35 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:

16/2196/FUL - 22 The Rise, Elstree WD6 3JU

Part retrospective application for the demolition of existing dwelling and erection of replacement detached five bedroom house with accommodation in the roof space (Revised following approval under 14/0671/FUL)

Observation: The Environment and Planning Committee on 17 January 2017 commented that retrospective applications were outside the spirit of planning law.

[Post Meeting Note: At the time of comment submission, the application had been determined]

16/2248/HSE -18 Novello Way, Borehamwood WD6 5RT

Conversion of garage to habitable space including insertion of front window to replace existing garage door and replacement of rear door with double French windows. Erection of rear conservatory following removal of existing conservatory

Observation: The Environment and Planning Committee on 17 January 2017 raised concerns about the adequacy of parking provision.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

16/2292/HSE - 74 Masefield Avenue, Borehamwood WD6 2HG

Erection of two storey side extension following removal of existing garage, first floor rear extension, conversion of loft to habitable room with insertion of three front roof lights and rear dormer and new front porch

Observation: The Environment and Planning Committee on 17 January 2017 raised concerns about the adequacy of parking provision resulting from the loss of garage and considered the application to be overdevelopment.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

16/2123/FUL - 50-52 Cardinal Avenue, Borehamwood

Erection of two storey front extension to number 52. First floor front extension to number 50 and first floor rear extensions to both properties

Observation: The Environment and Planning Committee on 17 January 2017 raised concerns about the adequacy of parking provision.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

16/2376/CLP - 78 Stevenage Crescent, Borehamwood WD6 4NS

Conversion of loft into habitable room with rear dormer incorporating Juliet Balcony and 3 front roof lights

Observation: The Environment and Planning Committee on 17 January 2017 raised concerns about the adequacy of parking provision.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

16/2366/FUL - Accident Repair Centre 22 Glenhaven Ave B/W WD6 1BB

Retrospective application for the erection of a single storey front extension

Observation: The Environment and Planning Committee on 17 January 2017 commented that retrospective applications were outside the spirit of planning law.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

16/2391/HSE - 26 Drayton Road, Borehamwood WD6 2BX

Retrospective application for single storey side extension

Observation: The Environment and Planning Committee on 17 January 2017 commented that retrospective applications were outside the spirit of planning law.

[Post Meeting Note: At the time of comment submission, the application had been determined]

16/2353/HSE - 14 Tilehouse Close, Borehamwood WD6 4AS

Retrospective application for the erection of a canopy to the rear elevation

Observation: The Environment and Planning Committee on 17 January 2017 commented that retrospective applications were outside the spirit of planning law.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

16/2392/FUL - The Hollybush High Street, Elstree

Change of use from A4 (Public House) to C3 (Residential) to create 3 x 1 bed flat at ground floor level, to include demolition of beer store and outside WC block and erection of single storey side and rear extensions, internal alteration, provision of parking, bin storage and associated amenity space

16/2393/LBC - The Hollybush, High Street, Elstree (Application for Listed Building Consent)

Observation: The Environment and Planning Committee on 17 January 2017 commented that the heritage of the building should be retained, noting that the Hollybush was the possibly the oldest building in the Parish area (dating back to the 15th Century). In addition, The Committee reaffirmed the Town Council's view that family sized dwellings were preferable for the local area in meeting the needs of the Community rather than single unit dwellings.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

16/2368/HSE - 46 Ranskill Rd, Borehamwood WD6 5ET

Erection of single storey outbuilding in rear garden following removal of existing shed and garage

Observation: The Environment and Planning Committee on 17 January 2017 commented that the application was out of keeping with the local area and that the application represented "back garden development".

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

16/2421/HSE -15 Kensington Way, Borehamwood WD6 1LH

Retrospective application for conversion of garage to habitable room, replacing garage door with window

Observation: The Environment and Planning Committee on 17 January 2017 commented that retrospective applications were outside the spirit of planning law.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

16/2410/HSE - 11 Barham Avenue, Elstree WD6 3PW

Retrospective application for 2 story side extension

Observation: The Environment and Planning Committee on 17 January 2017 commented that retrospective applications were outside the spirit of planning law.

[Post Meeting Note: Comments were submitted online through the Consultee comments facility].

17/0045/HSE - 1 Arundel Drive, Borehamwood WD6 2LE

Demolition of existing garage and construction of part single part two storey side extension

Observation: The Environment and Planning Committee on 17 January 2017 raised concerns about the adequacy of parking provision resulting from the loss of garage.

[Post Meeting Note: Comments were submitted online through the Consultee comments facility].

17/0046/HSE - 53 Winstre Road, Borehamwood WD6 5DR

Retrospective application for single storey rear extension

Observation: The Environment and Planning Committee on 17 January 2017 commented that retrospective applications were outside the spirit of planning law.

[Post Meeting Note: Comments were submitted online through the Consultee comments facility].

65. PLANNING DECISIONS

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

66. ALDENHAM RESERVOIR

The Committee Chairman set out the rationale for the proposal to establish a working group to help to facilitate an outcome to the advantage of the community in respect of Aldenham reservoir (i.e. to seek to safeguard it as an amenity space for current and future generations).

It was noted that some Council Members were already involved in seeking the above outcome and that Hertsmere Borough Council would be seeking a dialogue with the site owners.

In order to avoid duplication, it was felt on balance that at the present time the Town Council's involvement through the Environment and Planning Committee should be limited to the offer of Council facilities for any meetings, if required, by the respective parties involved.

It was AGREED that:

representatives of Hertsmere Borough Council be asked to keep the Environment and Planning Committee informed of substantive developments in connection with decisions relating to the future of Aldenham Reservoir as an amenity space for the community to enjoy.

67. STREET FURNITURE AND CIVIC MEMORIALS

Benches

It was noted that the damaged bench in Theobald Street on the corner of Gateshead Road, near the bus shelter, did not appear to be on the Town Council's register of assets.

Further investigations would be carried out to ascertain ownership and, if appropriate, the Town Council would seek to repair the item of street furniture.

War Memorials

It was noted that the Committee Chairman, working with representatives of the British Legion, had arranged for a satisfactory solution to the poppy wreaths on display at Borehamwood War Memorial. No further action was, therefore, required.

Notice Boards

It was noted that Rev T Warr (All Saints Church) had been asked by Cllr Mrs P Strack to contact the Council Offices in order to discuss further the possibility of installing a Town Council notice board of the same type as that at Elstree and Borehamwood Railway Station at or near All Saints Church.

68. ALLOTMENTS

It was noted that lack of remaining space entailed that allotment trophies could no longer be used to display the names of competition winners.

It was RESOLVED that:

plaques be purchased and prepared to display the names of allotment competition winners from 2016/17 onwards.

69. CLOSURE

The Meeting closed at 8.50 pm.

Members were reminded that the 14 February 2016 meeting of the Environment and Planning Committee was 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.

[Post Meeting Note: Hertsmere Borough Council has confirmed that as this is not a statutory consultation with timescales set down by Government regulations it is able to extend the deadline of 20 January 2017 until after the next Environment and Planning meeting. It is also noted that there will be several further phases of consultation, and although this 'pre-consultation' engagement is largely directed at local residents, the Town Council's input would be most welcome.]

Date:.....

CHAIRMAN.....