

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 14 February 2017** at 6.00pm.

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

Also Present: Cllr C Barker

In attendance: H R O Jones – Town Clerk

70. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none from Committee Members. It was noted that all Councillors had been invited to the meeting from 7.00pm - Minute 74 below (Apologies for absence were received from Cllr Mrs F Turner (Other Business) and Cllr S Rubner (Other Business) for this part of the meeting).

71. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

72. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 17 January 2017 were signed as a true record by the Chairman.

73. PLANNING APPLICATIONS

It was AGREED that:

Hertsmere Borough Council be asked to remove the 21 day expiry date on planning application comments being submitted online by the Town Council (i.e. to allow comments to be submitted online up to the date of determination).

A total of 31 applications received from the Borough Council were examined, on 22 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:

17/0071/HSE - 22 Tennison Avenue, Borehamwood WD6 2BE
Retrospective application for removal of existing detached garage and erection of single storey rear extension

Observation: The Environment and Planning Committee on 14 February 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].

16/2489/HSE - 42 Ayot Path, Borehamwood WD6 5BL

Erection of detached outbuilding in rear garden for use as a gym for the enjoyment of dwelling house.
Observation: The Environment and Planning Committee on 14 February 2017 sought assurances that the application, if agreed by Hertsmere Borough Council, would be for approved use only.

[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].

17/2424/FUL - 183 Balmoral Drive, Borehamwood WD6 2QP

Erection of part single, part two storey rear extension and loft conversion incorporating hip to gable roof alteration to include insertion of rear dormer window to facilitate conversion of existing 1 bed house into 1 x 1 bed flat at ground floor level with 1 x 2 bed maisonette above.

Observation: The Environment and Planning Committee on 14 February 2017 considered the application to be overdevelopment and raised concerns about 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].

17/0145/VOC - 34 Grosvenor Road, Borehamwood WD6 1BT

Application for removal of condition 4 to allow for clear glass in the side facing dormer window following grant of planning permission 16/2169/HSE.

Observation: The Environment and Planning Committee on 14 February 2017 raised concerns over the privacy of neighbours.

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

17/0007/PD56 - National Westminster House 225 Shenley Road, Borehamwood

Change of use of ground floor rear, first, second and third floors from office (B1a) to residential (C3) to create 91 self-contained flats (87 studio & 4 x 1 bed)

Observation: The Environment and Planning Committee on 14 February 2017 objected to the application on the basis that removal of office space would result in reduction in local employment opportunities and that the proposed flats (87 studio & 4 x 1 bed) did not meet local needs for family sized dwellings (3 and 4 bedroom properties).

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

17/0206/VOC - The Stables Allum Lane Elstree

Removal of condition 7 attached to planning permission 14/1550/FUL as all demolition works and most construction works have been completed

Observation: The Environment and Planning Committee on 14 February 2017 called for the summary information on the Hertsmere Borough Council website to be clearer insofar as it should explain the nature of condition 7 for users in the supporting documentation and/or on the application information.

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

17/0234/FUL - Land at Windsor Close, Borehamwood WD6 5ER

Demolition of existing dwellings and construction of 50 flats and houses, 3 x 3 storey blocks of apartments and 2 x 2/3 storey terraces of houses consisting of 15 one-bedroom, 26 two-bedroom and 9 three-bedroom units with access from Warenford Way and Gateshead Road leading to 73 off-street parking spaces, cycle parking, refuse storage and private & communal amenity space.

Observation: The Environment and Planning Committee on 14 February 2017 queried the adequacy of the parking provision and felt that the application did not meet the local needs for family sized dwellings (3 and 4 bedroom properties).

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

17/0147/HSE - 4 Chaucer Grove, Borehamwood WD6 2FF

Retrospective application for conversion of garage to habitable room, including insertion of new front window.

Observation: The Environment and Planning Committee on 14 February 2017 commented that retrospective applications were outside the spirit of planning law.

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

17/0224/HSE - 2 Milton Drive, Borehamwood, WD6 2BB

Erection of two storey side extension; Part single, part two storey rear extension and loft conversion to include a front roof light and rear dormer window.

Observation: The Environment and Planning Committee on 14 February 2017 raised concerns that at the time of the meeting, much of the work appeared to have been carried out and queried, therefore, whether the application was retrospective in nature. The Committee reaffirmed its view that retrospective applications were outside the spirit of planning law.

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

74. PLANNING DECISIONS

There were none.

75. STREET FURNITURE AND CIVIC MEMORIALS

Benches

Members welcomed the report that the damaged bench in Theobald Street on the corner of Gateshead Road, near the bus shelter, had been repaired. The Council Warden and Fairway Hall Manager were congratulated on their speedy response in addressing the issue and for the good quality of their workmanship. It was noted that the item of furniture was updated on the Town Council's asset register.

Members received a report from Cllr Mrs P Strack and Cllr Mrs S Parnell in respect of a request from Cllr V Eni for the Committee to consider the taking on of responsibility and siting of a bench and plaque commemorating former Sainsbury's employees who were armed services men and women.

It was AGREED that:

Cllr V Eni be asked to consider taking the request to Hertsmere Borough Council for the taking on of responsibility and siting of a bench and plaque commemorating former Sainsbury's employees who were armed services men and women.

76. ALLOTMENTS

It was noted that National Grid had scheduled to inspect the access to Stapleton Gardens at the beginning of March 2017.

It was AGREED that:

an Officer from Hertfordshire County Council Highways be invited to meet the Committee Chairman and Town Council Officers at the Stapleton Gardens site in order to conduct a site visit in respect of access/egress to and from the site and the foliage and condition of street furniture at the location.

77. LOCAL PLAN

Those Members present were of the opinion that Elstree and Borehamwood was currently at “saturation point” and, therefore, none of the proposals in the Hertsmere Local Plan ‘Planning for Growth’ (Issue #1 Winter 2016) document were deemed to be desirable. In particular, it was felt that the local infrastructure would be inadequate to cope with any significant increase in population, noting the traffic flow problems highlighted at Transport Forum meetings as one of several factors of concern.

It was RESOLVED that:

the Town Council’s comments on the Hertsmere Local Plan ‘Planning for Growth’ (Issue #1 Winter 2016) document be submitted as follows:

- **The Town Council could not see a feasible option to accommodate future growth of any magnitude from any of those listed in the document (Options 1-3). It is, therefore, suggested that none of the options are pursued.**
- **The Town Council asserts that any building that does occur as a result of a new Local Plan should be of the type of housing that meets the local needs of the population. This should, therefore, be of family sized dwellings (3 to 4 bedrooms) and not single occupancy flats. As far as possible, new buildings should be in keeping with the street scene. Tower block developments should not be permitted. In addition, housing should be affordable (i.e. realistically affordable for local inhabitants taking into account their incomes and outgoings).**
- **The Town Council is of the view that the Rowley Lane site (proposed Hotel and Sports facilities) would have been a location where town extension could have taken place if this was required. It is suggested that this site be considered as an option should the site not be developed as currently proposed.**
- **The Town Council would ask Hertsmere Borough Council to reconsider the possibility of developing the land in the triangle from the Fisheries, Watford Road, Elstree to the A41 in view of the timing suggested by the Borough Council to prepare a new Local Plan by early 2019.**

78. CLOSURE

The Meeting closed at 7.35 pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 14 March 2017 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....