

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 March 2017** at 7.00pm.

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

In attendance: H R O Jones – Town Clerk

79. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none.

80. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

81. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 14 February 2017 were signed as a true record by the Chairman.

82. PLANNING APPLICATIONS

It was noted that Hertsmere Borough Council Planning Department had indicated that the 21 day expiry date of online planning comments was to be maintained.

A total of 25 applications received from the Borough Council were examined, on 18 of which the Committee had no specific objections to make, subject to the views of neighbours.

17/0138/HSE - 10 Barkston Path, Borehamwood WD6 5BB

Conversion of loft to habitable room to include hip to gable roof alteration, rear dormer and one front roof light (Retrospective Application)

Observation: At its meeting on 14 March 2017 the Environment and Planning Committee 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].

17/0312/HSE - 47 Allerton Rd, Borehamwood WD6 4AJ

Demolition of garage and construction of 2 storey side extension to include new integral garage and single storey rear extension

Observation: At its meeting on 14 March 2017 the Environment and Planning Committee approved of this type of development which was seen to meet a parking provision need in the area.

[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].

16/2213/FUL - 38 Cardinal Ave, Borehamwood WD6 1ER

Erection of detached 2 storey 3 bed dwelling adjacent to no 38 Cardinal Avenue

Observation: At its meeting on 14 March 2017 the Environment and Planning Committee expressed strong objection to the application on the basis of overdevelopment, traffic sight lines and the forward building lines for the other buildings on Cardinal Avenue (which would be contravened if the application was granted).

[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].

17/0358/HSE - 65 Drayton Road, Borehamwood WD6 2DA

Erection of single storey outbuilding in rear garden for purposes incidental to the enjoyment of the main dwelling

Observation: At its meeting on 14 March 2017 the Environment and Planning Committee felt that the description “purposes incidental to the enjoyment of the main dwelling” lacked clarity.

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

17/0007/PD56 - National Westminster House, 225 Shenley Road, Borehamwood WD6 1TE

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 and 4 x 1 bed)

Observation: At its meeting on 14 March 2017 the Environment and Planning Committee reiterated comments previously submitted on the application (i.e. those of the 14 February 2017 meeting: an objection 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].

17/0250/FUL - 58 Nicol Way, Borehamwood WD6 2PS

Conversion of existing dwelling into 2 x 1 bed flats

Observation: At its meeting on 14 March 2017 the Environment and Planning Committee objected to the application on the basis of overdevelopment and the loss of a family sized dwelling (which were in need in the local area).

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

17/0433/FUL - Vision House, Station Road, Borehamwood

Demolition of existing building and construction of replacement building to comprise basement level (D1 use) ground and first floor levels (B1 Office use) and creation of 2 bed apartment at second floor level (C3 use) with new glass roof and terrace to provide amenity space

Observation: At its meeting on 14 March 2017 the Environment and Planning Committee raised concerns over the potential negative impact on the water table as a result of basement development.

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

83. PLANNING DECISIONS

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

84. STREET FURNITURE AND CIVIC MEMORIALS

War Memorials

It was AGREED that:

a letter be submitted by the Town Council to the Borehamwood Branch of the British Legion setting out an alternative proposal for the laying of poppy wreaths at the Borehamwood site (for all but four wreaths to be determined at the discretion of the Legion (one for each side of the memorial) to be removed from the site from 1 March each year and these additional wreaths to be displayed at the Legion’s premises).

85. ALLOTMENTS

It was noted that efforts were underway to encourage an Officer from Hertfordshire County Council Highways 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.

86. CLOSURE

The Meeting closed at 8.00 pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 25 April 2017 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....