

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 25 April 2017** at 7.00pm.

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

In attendance: H R O Jones – Town Clerk

**87. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Cllr Mrs P Strack (Other Business).

**88. DECLARATIONS OF COUNCILLORS' INTERESTS**

There were none.

**89. MINUTES OF THE PREVIOUS MEETING**

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

**90. PLANNING APPLICATIONS**

A total of 49 applications received from the Borough Council were examined, on 37 of which the Committee had no specific objections to make, subject to the views of neighbours.

17/0410/FUL - 82 Balmoral Drive, Borehamwood WD6 2RB

Conversion of existing dwelling to 1 x 1 bed and 1x2 bed Flats

Observation: At its meeting on 25 April 2017 the Environment and Planning Committee commented that the loss of a family sized dwelling (which were in need in the local area) would be an unwelcome 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].*

17/0052/FUL - 79 Hartfield Avenue, Elstree WD6 3JJ

Retrospective application for use of part of house for childminding business

Observation: At its meeting on 25 April 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].*

17/0514/HSE - 32 Barham Avenue, Elstree, WD6 3PN

Variation in levels to garden land and erection of new garden fence and planting (Retrospective application – TP/12/0671/ Condition 13)

Observation: At its meeting on 25 April 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].*

17/0433/FUL - Vision House, Station Road, Borehamwood WD6 1DE

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 grass roof terrace to provide amenity space (amended description) (modified lift shaft)

Observation: At its meeting on 25 April 2017 the Environment and Planning Committee reaffirmed its comments as made at its meeting on 14 March 2017 (i.e. over the potential negative impact on the water table as a result of basement development). It was also suggested that the nature of conditions could be set out in the application reports - Condition 13 in this case.

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

17/0562/VOC - Elstree Film & TV Studios, Shenley Road, Borehamwood

Application for removal of condition 2 (to extend time period) following grant of planning permission TP/13/0011

Observation: At its meeting on 25 April 2017 the Environment and Planning Committee commented that it supported applications of this type that promoted the local film and TV industries.

*[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].*

17/0553/HSE - Elm Lodge, 4 Lands End, Elstree

Installation of vehicular entrance gate and 1.8m high fence to front of property

Observation: At its meeting on 25 April 2017 the Environment and Planning Committee queried the height of the proposed fence within planning rules.

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

17/0466/FUL - 77 Robeson Way, Borehamwood WD6 5RY

Retrospective application for the change of use of a garden outbuilding (C3) to a storage/distribution building (B8)

Observation: At its meeting on 25 April 2017 the Environment and Planning Committee commented that retrospective applications were outside the spirit of planning law.

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

17/0680/HSE - 2 Lincoln Court, Borehamwood WD6 2PY

Erection of detached outbuilding in rear (retrospective application)

Observation: At its meeting on 25 April 2017 the Environment and Planning Committee commented that retrospective applications were outside the spirit of planning law.

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

16/0802/FUL - Instalcom House, Manor Way, Borehamwood WD6 1QH

Demolition of existing buildings and yard and erection of 29 residential units, comprising 18x2 bed flats, 3x2 bed houses and 8x3 bed houses including associated car parking and landscaping

Observation: At its meeting on 25 April 2017 the Environment and Planning Committee commented that unit sizes of the type listed in the application were to be welcomed as they met a need for more family sized dwellings locally.

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

17/0717/HSE - 25 Dacre Gardens, Borehamwood WD6 2JR

Erection of single storey side and rear extension following removal of existing garage

Observation: At its meeting on 25 April 2017 the Environment and Planning Committee queried the provision of adequate parking facilities.

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

17/0687/FUL - 8 Berwick Road, Borehamwood WD6 4BQ

Erection of single storey front extension & three storey side extension to facilitate conversion of existing dwelling into 2 flats (1x2 bed flat at ground floor and 1x3 bed flat over first and second floors) - (Erection of single storey front extension & three storey side extension to facilitate conversion of existing dwelling into 2 x 2 bed flats (amended description))

Observation: At its meeting on 25 April 2017 the Environment and Planning Committee commented that the application was overdevelopment.

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

17/0734/HSE - 16 Todd Close, Borehamwood WD6 1FT

Conversion of garage to habitable room, replacing door with a window

Observation: At its meeting on 25 April 2017 the Environment and Planning Committee queried the provision of adequate parking facilities.

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

## **91. PLANNING DECISIONS**

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

Members expressed disappointment with the decision that prior approval was not required in relation to the National Westminster House, 225 Shenley Road (17/0007/PD56) for the reasons set out in the prior application regarding this site.

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).

**92. STREET FURNITURE AND CIVIC MEMORIALS**

War Memorials

**It was AGREED that:**

**a meeting be arranged between the Borehamwood Branch of the British Legion and the Town Clerk to discuss the laying of poppy wreaths at the Borehamwood War Memorial site.**

**93. ALLOTMENTS**

It was noted that the completion date for the Stapleton Gardens site was 10 May 2017 (54 plots with 10 water taps). Members applauded the work of the staff and contractors involved in progressing this project. A formal opening of the site would be arranged in June/July 2017.

**94. CLOSURE**

The Meeting closed at 8.30 pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 23 May 2017 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....