

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 23 May 2017** at 7.00pm.

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

In attendance: H R O Jones – Town Clerk

95. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none.

96. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

97. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 25 April 2017 were signed as a true record by the Chairman.

98. PLANNING APPLICATIONS

A total of 36 applications received from the Borough Council were examined, on 24 of which the Committee had no specific objections to make, subject to the views of neighbours.

17/0811/HSE - 12 Clarendon Road, Borehamwood WD6 1BH

Conversion of garage to habitable room, replacing door with a window and insertion of new side window

Observation: At its meeting on 23 May 2017 the Environment and Planning Committee queried the provision of adequate parking facilities.

[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].

17/0667/FUL - 32 Oddesey Road, Borehamwood WD6 5JP

Erection of detached two storey, 2 bed house incorporating a sunken basement; associated landscaping, car parking and access on the land to the rear of existing dwelling

Observation: At its meeting on 23 May 2017 the Environment and Planning Committee felt that the application was overdevelopment ('back garden') and raised concerns over the street scene and effect on water table due to basement 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].

17/0825/VOC - Site of former Isopad House, Shenley Road, Borehamwood

Variation of condition 19 (tree planting) attached to TP13/1307 to amend plan previously approached under application 15/0217/DOC.

Observation: At its meeting on 23 May 2017 the Environment and Planning Committee commented that the landscaping of the green area should be maximised to benefit the environment and for the enjoyment of residents (especially by tree planting).

[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].

17/0767/FUL - Yavneh College, Hillside Ave, Borehamwood

Two form entry primary school building with associated parking, external play area and new pedestrian entrance

Observation: At its meeting on 23 May 2017 the Environment and Planning Committee commented that there was a need for a strong and enforceable school travel plan.

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

17/0805/HSE - 6 Ascot Close, Borehamwood WD6 3JH

Retrospective application for playhouse in rear garden and installation of privacy screens to prevent overlooking

Observation: At its meeting on 23 May 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].

17/0857/HSE - 8 Clare Close, Elstree WD6 3NJ

Single storey side extension (retrospective application)

Observation: At its meeting on 23 May 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].

17/0572/ADV - 23 Leeming Road, Borehamwood WD6 4EB

Retrospective application for installation of 1 non-illuminated fascia sign (advertisement consent)

Observation: At its meeting on 23 May 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].

17/0899/FUL - Site of former Oaklands College Borehamwood Campus
Elstree Way, Borehamwood Erection of a part three/part four story mixed use building comprising a 300.15m² ground floor education facility and 13 residential apartments (8 private and 5 shared ownership) above and associated car parking and landscaping
Observation: At its meeting on 23 May 2017 the Environment and Planning Committee commented that family sized unites (3 and 4 bedroom) were required to meet local needs.
[Post Meeting Note: Comments were submitted online through the Consultee comments facility].

17/0913/FUL - The Fortune, Fortune Lane, Elstree
Erection of 2 x 5 bed, 3 storey detached dwellings to include basement level with below ground garage and parking lift
Observation: At its meeting on 23 May 2017 the Environment and Planning Committee raised concerns over the effect on water table due to basement development.
[Post Meeting Note: Comments were submitted online through the Consultee comments facility].

17/0947/FUL - Land at Borehamwood Shopping Park, Theobald Street
Erection of 3 commercial unit for flexible use within classes A1/A3 creation of new car parking spaces and associated works
Observation: At its meeting on 23 May 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].

17/0872/HSE - 47 Allum Lane, Elstree WD6 3NE
Retrospective application for alterations to front boundary fences and bin store location
Observation: At its meeting on 23 May 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].

17/0997/HSE - 32a Barham Avenue, Elstree WD6 3PN
Retrospective planning permission for the retention of balcony to the rear of the property at first floor level
Observation: At its meeting on 23 May 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].

99. PLANNING DECISIONS

Details were received of decisions by the Borough Council relating to applications on which the Committee had submitted comments. Members queried whether the reasons for refusal could be included within the notice prepared by Hertsmere Borough Council.

100. CIL RECEIPTS AND BIDS

It was AGREED that:

all Town Councillors be asked to consider CIL projects for the Environment and Planning Committee to consider (relating to top sliced 15% receipts).

101. ALLOTMENTS

Members welcomed the update report on the Stapleton Gardens allotment site project. It was noted that at the time of the meeting there were 25 persons on the waiting list for a plot. Further work was underway to arrange for the hedge to be cut along Green Street.

102. STREET FURNITURE AND SITES

War Memorials

It was noted that a meeting between the Borehamwood Branch of the British Legion and the Town Clerk had been suggested.

Notice Boards

Cllr Mrs P Strack commented that Rev T Warr had indicated a desire to progress a Town Council notice board at or near All Saints Church.

103. CLOSURE

The Meeting closed at 8.25 pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 20 June 2017 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....