

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 26 September 2017** at 7.00pm.

Present: Cllr G Franklin (Chairman) (in the Chair)  
Cllr Mrs S Parnell  
Cllr C Butchins  
Cllr Mrs P Strack  
Cllr V Eni (Substitution)

Also Present: Cllr R Butler

In attendance: H R O Jones – Town Clerk

**21. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Cllr E Silver (Cllr V Eni substituted)

**22. DECLARATIONS OF COUNCILLORS' INTERESTS**

There were none.

**23. MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting of the Environment and Planning Committee held on 18 July 2017 were signed as a true record by the Chairman.

**24. PLANNING APPLICATIONS**

A total of 74 applications received from the Borough Council were examined, on 55 of which the Committee had no specific objections to make, subject to the views of neighbours.

17/1314/HSE -10 Barkston Path, Borehamwood WD6 5BB

Retrospective application for conversion of loft to habitable room incorporating hip to gable roof alteration with one front roof light and a rear dormer window (revised).

Observation: At its meeting on 26 September 2017 the Environment and Planning Committee commented that retrospective applications were outside the spirit of planning law.

*[Post Meeting Note: At the time of the meeting, no facility was available to submit online Consultee comments].*

17/1434/FUL - 29 Lullington Garth, Borehamwood WD6 2HD

Demolition of existing dwelling and detached garage and erection of replacement 2 storey, detached 6 bed dwelling to include habitable loft accommodation with a front dormer window and roof lights to all elevations.

Observation: At its meeting on 26 September 2017 the Environment and Planning Committee considered the application to be overdevelopment and raised concerns over the effect on the street scene.

*[Post Meeting Note: At the time of the meeting, no facility was available to submit online Consultee comments].*

17/1476/HSE - 20 Wordsworth Gardens, Borehamwood WD6 2AH

Conversion of garage to habitable room and erection of single storey rear extension and canopy following removal of existing conservatory.

Observation: At its meeting on 26 September 2017 the Environment and Planning Committee commented that the loss of a garage could have a negative impact on parking provision.

*[Post Meeting Note: At the time of the meeting, no facility was available to submit online Consultee comments].*

17/1353/HSE - 37 Stevenage Crescent, Borehamwood WD6 4NS

Demolition of existing outbuilding; erection of single storey rear extension and retrospective permission for new front porch,

Observation: At its meeting on 26 September 2017 the Environment and Planning Committee commented that retrospective applications were outside the spirit of planning law.

*[Post Meeting Note: At the time of the meeting, no facility was available to submit online Consultee comments].*

17/1819/FUL - 9 Grove Road, Borehamwood WD6 5DU

Erection of 2 storey side and rear extension to facilitate conversion of single dwelling to 2 self-contained flats (1 x 2 bed & 1 x 3 bed) with access and parking. (Revised Application).

Observation: At its meeting on 26 September 2017 the Environment and Planning Committee considered the application to be overdevelopment and commented that family sized dwellings (3 to 4 bedroom) were needed in the Community.

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

17/1325/HSE - 115 Hillside Ave, Borehamwood WD6 1HH

Demolition of existing outbuildings and erection of single storey side and rear extensions and rear basement excavation.

Observation: At its meeting on 26 September 2017 the Environment and Planning Committee considered the application to be overdevelopment and raised concerns about potential negative impact on the water table as a result of basement development.

*[Post Meeting Note: At the time of the meeting, no facility was available to submit online Consultee comments].*

17/1547/HSE - 6 Wordsworth Gardens, Borehamwood WD6 2AH

Retrospective application for erection of detached outbuilding in rear garden.

Observation: At its meeting on 26 September 2017 the Environment and Planning Committee commented that retrospective applications were outside the spirit of planning law.

*[Post Meeting Note: At the time of the meeting, no facility was available to submit online Consultee comments].*

17/1570/OUT - Land to the rear of The Wellington Public House, Theobald Street, Borehamwood Erection of two storey detached building comprising 6 flats (5x1 bed and 1 x 2 bed). Outline Application to include access, appearance, layout and scale with landscaping reserved.

Observation: At its meeting on 26 September 2017 the Environment and Planning Committee considered the application to be overdevelopment and commented that family sized dwellings (3 to 4 bedroom) were needed in the Community.

*[Post Meeting Note: At the time of the meeting, no facility was available to submit online Consultee comments].*

17/1477/FUL - 191-195 Shenley Road, Borehamwood

Erection of first floor infill extensions to include alterations to existing flats, enclosure of external staircase and creation of 1 bed flat.

Observation: At its meeting on 26 September 2017 the Environment and Planning Committee raised concerns over the potential loss of historic aspect to this building.

*[Post Meeting Note: At the time of the meeting, no facility was available to submit online Consultee comments].*

17/1623/HSE - 6 Beech Drive, Borehamwood WD6 4QU

Erection of first floor front and side extension and part single part 2 storey rear extension.

Observation: At its meeting on 26 September 2017 the Environment and Planning Committee raised concerns over the potential loss of privacy and light for neighbouring properties.

*[Post Meeting Note: At the time of the meeting, no facility was available to submit online Consultee comments].*

17/1627/HSE - 36 Tennison Avenue, Borehamwood WD6 2BE

Demolition of garage and existing rear extension and construction of replacement single storey side and rear extension, new decked patio.

Observation: At its meeting on 26 September 2017 the Environment and Planning Committee commented that the loss of a garage could have a negative impact on parking provision.

*[Post Meeting Note: At the time of the meeting, no facility was available to submit online Consultee comments].*

17/1521/FUL - 36 The Rise, Elstree, WD6 3JT

Demolition of existing detached outbuilding and erection of detached 2 storey, 2 bed dwelling with car parking and new vehicle access via Bishops Avenue.

Observation: At its meeting on 26 September 2017 the Environment and Planning Committee considered the application to be overdevelopment and raised concerns over the effect on the street scene.

*[Post Meeting Note: At the time of the meeting, no facility was available to submit online Consultee comments].*

17/1631/FUL - Land to the rear of 52 Stratfield Road, Badminton Close, Borehamwood

Construction of 3 storey residential unit comprising 2 x 2 bed and 1 x 1 bed with associated parking & landscaping bin & bike storage.

Observation: At its meeting on 26 September 2017 the Environment and Planning Committee considered the application to be overdevelopment and commented that family sized dwellings (3 to 4 bedroom) were needed in the Community.

*[Post Meeting Note: At the time of the meeting, no facility was available to submit online Consultee comments].*

17/1709/HSE - 74 Theobald Street, Borehamwood WD6 4SU

Erection of fence to side and rear of property (retrospective).

Observation: At its meeting on 26 September 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].*

17/1801/HSE - 49 Bullhead Road, Borehamwood WD6 1HP

Conversion of garage to habitable room, first floor side extension and single storey rear extension.

Observation: At its meeting on 26 September 2017 the Environment and Planning Committee commented that the loss of a garage could have a negative impact on parking provision.

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

17/1813/HSE - 16 Manor Way, Borehamwood WD6 1QQ

Erection of front garden wall, timber fence panels, electronic gate and piers.

Observation: At its meeting on 26 September 2017 the Environment and Planning Committee sought assurances that traffic flow would not be obstructed by vehicles waiting for gates to open.

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

17/1795/FUL - 33 Gateshead Road, Borehamwood WD6 4NH

Conversion of single family dwelling into 2 x 2 self-contained units.

Observation: At its meeting on 26 September 2017 the Environment and Planning Committee considered the application to be overdevelopment and commented that family sized dwellings (3 to 4 bedroom) were needed in the Community.

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

17/1862/HSE - 19 Cardinal Avenue, Borehamwood QD6 1EN

Conversion of garage into habitable room, single storey front extension with new front access and single storey rear extension.

Observation: At its meeting on 26 September 2017 the Environment and Planning Committee commented that the loss of a garage could have a negative impact on parking provision.

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

17/1868/HSE - 18 Manor Way, Borehamwood WD6 1QQ

Erection of front boundary wall with timber fence panels and installation of electronic entrance gate.

Observation: At its meeting on 26 September 2017 the Environment and Planning Committee sought assurances that traffic flow would not be obstructed by vehicles waiting for gates to open.

*[Post Meeting Note: At the time of the meeting, no facility was available to submit online Consultee comments].*

## **25. PLANNING DECISIONS**

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

**It was RESOLVED that:**

**Hertsmere Borough Council be asked to consider a proposal by the Environment and Planning Committee to include brief explanations/details in summaries sent for Committee consideration of conditions in applications (i.e. rather than simply the condition number) and reasons for refusal in decision notices.**

## **26. CIL RECEIPTS AND BIDS**

**It was RESOLVED that:**

- (i) A Grady (Borehamwood Brass) be invited to present to Full Council the proposal for a Bandstand at one of the parks in Borehamwood; and**
- (ii) further investigative work take place to consider use of top sliced CIL receipts for the following potential projects:**
  - Fairway Hall Extension**
  - Bandstand (together with Rotary Club)**
  - Locker Shed at Stapleton Gardens Allotment site.**

## **27. ALLOTMENTS**

### Allotment Fees 2017/18

**It was RESOLVED that:**

- (i) for 2017/18 (1 October 2017 to 31 September 2018) a zero based rent be set for plot holders allocated at Stapleton Gardens prior to September 2017 (on the basis that full year fees were charged for 2016/17 despite a maximum of 4 months' occupation on site for ease of rent collection in Year One of opening with full rents being payable as of 1 October 2018); and**
- (ii) a site visit with the Allum Lane Site Allotment Champion be arranged to agree future works and to clarify current administration arrangements (Town Clerk and Committee Chairman, if available).**

## **28. STREET FURNITURE AND NOTICE BOARDS**

Members received the Clerk's update report.

**It was RESOLVED that:**

**Rev T Warr (All Saints Church) be invited to meet with Cllr Mrs P Strack and Cllr Mrs S Parnell to consider further the possibility of a notice board at or near All Saints Church.**

## **29. RADLETT NEIGHBOURHOOD PLAN**

**It was RESOLVED that:**

**a letter of support be sent to Aldenham Parish Council in respect of the Radlett Neighbourhood Plan.**

**30. GRASS CUTTING SCHEDULE**

**It was RESOLVED that:**

**Feedback be sought from Elstree and Borehamwood Railway station in relation to the grass cutting programme previously operated by station staff by the Town Council noticeboard (“Cliff Corner”).**

**31. CLOSE OF MEETING**

The Meeting closed at 9.05 pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 28 November 2017 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....