

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 28 November 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

Also Present: Cllr Mrs F Turner (pre-meeting only)

In attendance: S Burton (Hertsmere Borough Council - pre-meeting only)  
A Niblett (Hertsmere Borough Council - pre-meeting only)  
D Salter - Entertainments Officer (pre-meeting only)  
H R O Jones – Town Clerk

**Pre-Meeting (6.30-7.00pm)**

Members present received a report from Hertsmere Borough Council Officers on proposals to invest s.106 monies into major improvements to Meadow Park. It was noted that the specifications would be put forward so as not to obstruct Town Council events on this site (Fireworks Night and Families Day). Members welcomed the intended enhancement of this area.

**32. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

There were none.

**33. DECLARATIONS OF COUNCILLORS' INTERESTS**

There were none.

**34. MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting of the Environment and Planning Committee held on 26 September 2017 were signed as a true record by the Chairman.

**35. PLANNING APPLICATIONS**

A total of 68 applications received from the Borough Council were examined, on 49 of which the Committee had no specific objections to make, subject to the views of neighbours.

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 (1x2 bed and 1 x 3 bed) with access and parking (revised application)

Observation: At its meeting on 28 November 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 in line with Hertsmere Borough Council's Core Strategy 2.47-2.50;9.9.

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

17/1912/FUL - 2 Furzehill Road, Borehamwood WD6 2DF

Demolition of existing detached dwelling and erection of replacement apartment block comprising 1 x 2 bed and 3 x 3 bed flats with basement car park, cycle store and associated landscaping

Observation: At its meeting on 28 November 2017 the Environment and Planning Committee considered the application to be overdevelopment .

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

17/0947/FUL - Land at Borehamwood Shopping Park, Theobald Street, B/Wood

Erection of 3 commercial units for a flexible use within classes A1/A3, creation of new car parking spaces and associated works

Observation: At its meeting on 28 November 2017 the Environment and Planning Committee raised concerns about the adequacy of parking provision.

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

17/1950/FUL - Crown Road Garages, Crown Road, Borehamwood

Erection of 18 x 2 bed units and 10 x 1 bed units with associated parking, cycle storage, refuse storage and landscaping in 2 storey modular units for people with urgent housing need

Observation: At its meeting on 28 November 2017 the Environment and Planning Committee applauded Hertsmere Borough Council's intention to reach out to vulnerable sections of the community and to provide housing for those most in need. It was felt that the specifications of the proposal might not deliver the desired solution and that more permanent structures/houses would be preferred.

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

17/2025/FUL - 172 Balmoral Drive, Borehamwood WD6 2QS

Subdivision of plot to facilitate conversion from 1 semi-detached house to 1 x 1 bed end of terrace and 1 x 3 bed mid terrace dwellings with new access and minor alterations to the front and rear elevations

Observation: At its meeting on 28 November 2017 the Environment and Planning Committee considered the application to be overdevelopment and raised concerns about the adequacy of parking provision.

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

17/1961/FUL - Former Day Care Centre, Grosvenor Road, Borehamwood

Demolition of an existing derelict shelter and unused toilet block to allow the redevelopment of the site to introduce two new-build residential buildings, totalling 15 x 2 bed, 4 person apartments with associated parking spaces

Observation: At its meeting on 28 November 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 in line with Hertsmere Borough Council's Core Strategy 2.47-2.50;9.9. Concerns were also raised about traffic congestion.

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

*[Note: the Town Council had received a petition concerning the above application.]*

17/1963/FUL - Car Park rear of 91-125 Shenley Road, Borehamwood

Redevelopment & reconfiguration of car park comprising the erection of a 2/3 storey building adjoining the flank wall of 91-125 Shenley Road on NE elevation) creating 4 flats (1x1 bed, 3x2bed) to include parking/storage/refuse/recycling & cycle storage on ground floor and outdoor amenity space on second floor, installation of new entrance to existing second floor flats & sectional metal gate to Clarendon House car park, accessed via Clarendon Road

Observation: At its meeting on 28 November 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 in line with Hertsmere Borough Council's Core Strategy 2.47-2.50;9.9.

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

17/2054/HSE - 17 Sinderby Close, Borehamwood WD6 4JZ

Erection of single storey front porch extension, 2 storey side extension, single storey rear extension and front garden wall (retrospective application) (Revised application to 15/1614/HSE,15/0714/HSE, 16/1053/HSE & 16/1651/HSE)

Observation: At its meeting on 28 November 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].*

17/1938/HSE - 34 Alban Crescent, Borehamwood WD6 5JF

Erection of single storey rear extension (retrospective)

Observation: At its meeting on 28 November 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].*

17/2061/FUL - 4A Shenley Road, Borehamwood WD6 1DR

Change of use of 3 existing flats (class C3) to create 1 x 5 bed house of multiple occupation (class C4)

Observation: At its meeting on 28 November 2017 the Environment and Planning Committee considered the application to be overdevelopment.

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

17/2082/HSE - 24 Delius Close, Elstree, WD6 3DW

Creation of front dormer incorporating Juliet balcony

Observation: At its meeting on 28 November 2017 the Environment and Planning Committee reaffirmed its position that front dormer windows should be avoided.

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

17/2126/HSE - 37 Alexandra Road, Borehamwood WD6 5PB

Raising the roof height to facilitate conversion of the loft space to habitable accommodation with new front dormer and insertion of roof lights to both side elevations, new pitch roof to rear extension and construction of front porch

Observation: At its meeting on 28 November 2017 the Environment and Planning Committee reaffirmed its position that front dormer windows should be avoided. The Committee felt that the proposals should be in keeping with the street scene.

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

17/2099/FUL - 101 Deacons Hill Road, Elstree WD6 3JF

Conversion of existing house to create 3 x 3 bed and 2 x 2 bed flats with part single, part two storey rear extension; conversion of loft to habitable rooms including side and rear dormers and three front roof lights.

Observation: At its meeting on 28 November 2017 the Environment and Planning Committee considered the application to be overdevelopment.

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

17/2041/HSE - 65 Crown Road, Borehamwood WD6 5JJ

Erection of a pre-fabricated granny annexe for ancillary residential use to the main dwelling

Observation: At its meeting on 28 November 2017 the Environment and Planning Committee considered the application to be overdevelopment.

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

17/2182/HSE - 77 Torworth Road, Borehamwood WD6 4ES

Retrospective application for the retention of a single storey rear extension

Observation: At its meeting on 28 November 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].*

17/1757/FUL - Crosskeys, Barnet Lane, Elstree

Demolition of existing dwelling and erection of replacement 2 storey detached 5 bed dwelling to include an integral double garage (Revised application following refusal of 17/1757/FUL)

Observation: At its meeting on 28 November 2017 the Environment and Planning Committee applauded the application which worked to meet the desired Hertsmere Borough Council's Core Strategy 2.47-2.50;9.9 for family sized dwellings.

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

17/2260/MPO - Borehamwood Shopping Park, Theobald Street, Borehamwood

Application to modify a planning obligation dated 18 August 1986 (to amend clause 9D relating to car parking charges) pursuant to planning application TP/86/0091 for demolition of existing building and erection of class 1 retail development with associated parking pedestrian servicing & landscaped areas inc no more than 60,000 sq ft retail food use

Observation: At its meeting on 28 November 2017 the Environment and Planning Committee raised concerns about the adequacy of parking provision.

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

17/2252/FUL - 191 – 195 Shenley Road, Borehamwood

Erection of first floor infill extensions, alterations to existing flats, enclosure of external staircase and creation of an additional 1 bed flat (Revised application following refusal of 17/1477/FUL)

Observation: At its meeting on 28 November 2017 the Environment and Planning considered that there was no reason to alter the refusal decision.

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

17/2254/FUL - 33 Gateshead Road, Borehamwood WD6 4NH

Conversion of single family dwelling into 2 x 2 self-contained units (revised application following withdrawal of 17/1795/FUL)

Observation: At its meeting on 28 November 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 in line with Hertsmere Borough Council's Core Strategy 2.47-2.50;9.9.

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

### **36. PLANNING DECISIONS**

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

### **37. CIL RECEIPTS AND BIDS**

It was noted that further clarity on permissible CIL expenditure would be helpful from HBC. The Clerk was in the process of putting together a costed Fairway Hall extension plan at the request of Town Councillors.

PS reported on a meeting with HBC Officers concerning the possibility of the Town Council deploying top sliced (15%) CIL monies to support an NHS hub near HBC offices.

### **38. ALLOTMENTS**

#### Stapleton Gardens

It was noted that HBC had indicated that s.106 monies (c.£20,000) might be available to assist the Town Council in building the locker shed(s) at Stapleton Gardens and to complete the perimeter fencing and beekeeping area.

#### Allum Lane

**It was RESOLVED that:**

**the restriction on bonfires (i.e. bonfire season) at Allum Lane Allotment site be removed until further notice due to the rural nature of the site and at the request of consultations between plot holders and the Town Clerk.**

**39. STREET FURNITURE AND NOTICE BOARDS**

Members received the Clerk’s update report. It was further noted that discussions were continuing between Rev T Warr and PS and SP regarding the possibility of a suitable Town Council notice board at or near All Saints Church on Shenley Road.

**40. LOCAL PLAN: PLANNING FOR GROWTH ISSUES AND OPTIONS**

It was **RESOLVED** that:

**The following text be agreed as the Town Council’s consultation response to the Local Plan: Planning for Growth Issues and Options:**

*“...In response to the options set out in the Planning For Growth Local Plan for Hertsmere, the Town Council’s preferred choice from those listed would be for the New Garden Village.*

*The Council would ask that the comments previously submitted at earlier stages of the consultation exercise be taken into account in any final decision making. At its Environment and Planning Committee meetings Members have recognised that, whilst there is a need for development in the area, this should be balanced with the infrastructure capacity, especially with regard to the local transport network, schooling and the provision of quality health services (e.g. GP and dental surgeries). Members also felt that, ideally, some form of ring fencing should take place to help local people find homes near their families.*

*In order to protect Aldenham Reservoir, the Town Council is of the view that the land on the south side of the Watford Road should be reserved for housing.*

*The Town Council is also committed to the concept of encouraging family sized dwellings within Hertsmere for the same reasons as mentioned above and applauds the core strategy 2.47 – 2.50; 9.9 – “within Hertsmere there is strong need for family sized affordable housing (3 and 4 bed properties)”.*

*The Town Council would also encourage Hertsmere Borough Council to take special care in ensuring that it seeks to approach more hard to reach groups within the community, including vulnerable adults and those with disabilities...”*

**41. CLOSE OF MEETING**

The Meeting closed at 9.00 pm.

It was noted that the next Environment and Planning Committee was scheduled to take place on 16 January 2018 at 7.00 pm in the Meeting Room, Town Council Offices.

Date:.....

CHAIRMAN.....