

ELSTREE AND BOREHAMWOOD TOWN COUNCIL
ENVIRONMENT AND PLANNING COMMITTEE

MINUTES of a meeting held in the Meeting Room of Fairway Hall Offices, Brook Close, Borehamwood on **Tuesday 9 January 2024** at 7.00pm.

Present: Cllr P Kaza – Chair
Cllr T Kumar – Vice Chair
Cllr D Ozarow
Cllr A Collins – Until 7.15pm
Cllr F Turner

In attendance: T Malton – Town Clerk
G Martell – Deputy Town Clerk

Members of Public: 2 members of public

35. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none.

36. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

37. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on Tuesday 27 November 2023 were signed as a true record by the Chair.

38. PUBLIC PARTICIPATION

Members of public present did not have any questions /statements on items on the Agenda.

39. NEIGHBOURHOOD PLAN

Mr C Butchins and Ms I Gershlick of the Neighbourhood Plan Steering Group gave an update on the Neighbourhood Plan policies and objectives.

CB & IG asked the members to confirm that the proposed vision of the plan circulated was correct and requested further input and feedback from Councillors, particularly on:

- Policy EB13: Local Green Spaces
- Policy EB16: Improving Walking and Cycling Opportunities
- Identification of local views; of the area from within the area.

- The Design Guide – secondary edition.

40. PLANNING APPLICATIONS

The list of Planning Applications from Hertsmere Planning was received.

It was noted that the list was circulated to all Members once a week and then attached to the agenda. As there is a time limit on comments, the Clerk asked that members peruse the list in advance of the meeting so they can make observations accordingly. If members feel that an application should be discussed further or a comment made, and the deadline date is before the next meeting, they will notify the Admin Assistant.

23/1664/FUL	Fountain Court, Brook Road - Installation of external mobility scooter storage unit with associated hardstanding No comment, consultation period expired.
23/1669/VOC	Majestic House 16-18 Shenley Road - Application for variation of condition 8 to allow for internal reconfiguration, installation of residential and commercial refuse store, alterations to ground floor window, following grant of 10/1771/FUL No comment, consultation period expired.
23/1687/PD280	Elstree Film and TV Studios Shenley Road - Proposed demolition of single building comprising stages 7, 8 and 9 (Application for Prior Notification) No comment, consultation period expired.
23/1691/HSE	52 Masefield Ave WD6 2HQ - Single storey full length side extension, full width ground floor rear extension (as approved under 23.1523/PD42) and part first floor rear extension. No comment, consultation period expired.
23/1702/HSE	29 Lullington Garth WD6 2HD - Conversion of loft to habitable space including hip to gable roof alterations, rear dormer and 3 front roof lights. No comment, consultation period expired.
23/1704/HSE	82B Theobald Street WD6 4SE - Conversion of garage to habitable space, single storey rear extension and alterations to fenestration No comment, consultation period expired.
23/1706/HSE	70 The Champions WD6 5QE - Construction of single storey front extension and conversion of garage to habitable space to include alterations to fenestration. No comment, consultation period expired.
23/1711/PD42	41 Thornbury Gardens WD6 1RB - Demolition of conservatory and detached outhouse, construction of single storey rear extension No comment, consultation period expired.
23/1701/HSE	27 Bishops Avenue Elstree - Construction of single storey rear and side extension to incorporate existing garage; alterations to fenestration. No comment, consultation period expired.

23/1648/FUL	<p>Nicoll Farm 34 Allum Lane Elstree - Conversion of existing grade II listed barn to single storey 4 bed dwelling with accommodation at loft level, access and parking, including demolition of 20th century extensions, internal alterations, alterations and replacements to fenestration and insertion of 3x roof lights; internal and external alterations to existing grade II listed farmhouse;; construction of 3 x single storey 4 bed detached dwellings with accommodation at loft level and of 1 x single storey 3 bed detached dwelling with accommodation at loft level; associated landscaping and parking, including on-site widening of existing driveway (Associated LBC application under reference 23/1649/LBC)</p> <p>Concern was raised regarding the conversion of a listed building. Consultation deadline passed.</p>
23/1742/PD56M	<p>Vision House, Station Road WD6 1DE - Change of use of ground floor rear office (Class E) to residential use to provide 1 x bed flat)</p> <p>No comment, consultation period expired.</p>
23/1753/HSE	<p>22 Park Crescent WD6 3PU - Conversion of loft to habitable space to include rear dormer and insertion of 3 x roof lights.</p> <p>No comment, consultation period expired.</p>
23/1761/HSE	<p>21 Barham Ave Elstree - Demolition of existing conservatory, single storey rear extension, garage, car port, swimming pool enclosure. Construction of a part single, part two storey side extension, part single, part two storey rear extension, single storey front porch canopy; alterations to fenestration and new brick façade. Conversion of loft to habitable space with associated roof alterations to include an increase in ridge height, 3 rear dormers, side rooflights and chimney stack removal.</p> <p>No comment.</p>
23/1775/FUL	<p>26-30 Theobald Street WD6 4SG - Demolition of the existing Light Industrial unit (B1c Use Class) and vehicle garages/buildings and storages (sui generis) to allow for the construction of a part three, part four and part six storey building comprising 37 residential units with a ground floor commercial unit (Use Class E) and construction of a three storey building comprising 4 residential units with undercroft parking; hard and soft landscaping including boundary treatment; refuse/recycle and cycle provision; private amenity space with communal gardens/recreational space and vehicular parking with access from Glenhaven Avenue and pedestrian /occupier access from Theobald Street and Glenhaven Avenue.</p> <p>No comment.</p>
23/1034/FUL	<p>Former National Westminster House. 225 Shenley Road - Refurbishment and extension of the existing building comprising a part 3, part 5, part 8 storey extension, providing 69 residential units (Class C3), car and cycle parking, refuse storage, hard and soft landscaping and other associated works</p> <p>As a neighbouring property, concern was raised about the increased traffic levels and any impact on accessibility for our customers.</p>

23/1349/HSE	322A Shenley Road WD6 1TT - Retrospective application for retention of air conditioning units to side elevation of dwelling and rear of outbuildings, and retention of brick wall to aide of house No comment.
23/1805/HSE	87 Hillside Ave WD6 1HH - Conversion of loft to habitable space to include construction of rear dormer, removal of chimney stack, alterations to existing roof line and alterations to fenestration No comment.
23/1805/HSE	87 Hillside Ave WD6 1HH - Conversion of garage to habitable space and construction of first floor extension over existing garage to include side dormer. Removal of chimney stack and alterations to fenestration No comment.
23/1794/HSE	6 Allum Lane WD6 3PH - Construction of single storey flat/green roof outbuilding for use as garage/bin/bike store for front of existing dwelling No comment.
23/1801/HSE	69 Cowley Hill WD6 5LH -Two storey side extension & part single, part two storey rear extension, alterations to fenestration No comment.
240004/PD42	76 Balmoral Drive WD6 2RB - Removal of existing rear extension and construction of single storey rear extension No comment.

41. PLANNING DECISIONS

The list of Planning Decisions from Hertsmere Borough Council was received.

42. SITE WARDEN UPDATES

Members received an update report from Lead Site Warden regarding the following:

Section 106 Application Update

Applications In Progress

- Melrose Avenue – 10 bollards and locks

Pending Applications from Project List approved by E&P in July 2023

- Quotes have been received for the Allum Lane development and Allum Lane wheelbarrow storage.
- Potential solutions are being investigated for Allum Lane and Melrose Avenue CCTV.
- No further progress to report regarding Melrose Avenue water tanks.
- All projects are on hold at Stapleton Gardens.

Film Plaques

A review has taken place showing deterioration in protective coating of the plaques.

Benches

A review has taken place with any repair actions being scheduled.
A full inventory of benches is being compiled.

All Saints Churchyard

All outstanding works are scheduled to take place in January and February, weather permitting.

St Nicholas Churchyard

Awaiting quotes for the tree works.

Elstree War Memorial

All outstanding works are scheduled to take place in January and February, weather permitting.

Melrose Allotments

Further investigations into groundwater flooding affecting Chaucer Grove are being conducted by Peabody Homes.

Awaiting quotes for improvements to roadway.

Allum Lane Allotments

Subject to approval, contractors could start clearance works to create 25 additional plots in February ahead of Section 106 funds being approved.

Stapleton Allotments

Success Property are in advanced conversations with Hertsmere Borough Council regarding planning. A verbal offer has been made but not further written offer has been received.

-end-

The meeting closed at 7.55pm

The next meeting of the Environment and Planning Committee is scheduled for Tuesday 6 February 2024, 7.00pm at Fairway Hall.

Date:..... CHAIRMAN.....

Hard copy signed by Chair 6/2/24