



# ELSTREE and BOREHAMWOOD TOWN COUNCIL

Fairway Hall, Brook Close, Borehamwood, Herts. WD6 5BT  
Tel: 020 8207 1382



## 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 **Monday 18 April 2023** at 7.00pm.

### **Present:**

Cllr Mrs P Strack  
Cllr P Kaza  
Cllr R Butler  
Cllr S Rubner (Sub)

### **In attendance:**

Karen Crowhurst – Locum Clerk  
D Salter  
J Simon  
Steve Hall

### **Members of the public:**

**49. Apologies:** To receive and accept apologies for absence.

Apologies were received from Cllr Parnell

**50. Declarations of Interest:** To:

a) receive declarations of interest from Councillors on items on the agenda;

No declarations of interests were received.

b) receive written requests for dispensations for declarable interests; and

c) grant any requests for dispensation as appropriate.

No written dispensation requests were received nor granting of dispensations.

- 51. Minutes:** To confirm and sign the Minutes of the meeting held on 13 March 2023.

The minutes of the meeting held on 13 March were received as a true and accurate record of the meeting. The minutes were then signed by Cllr Butchins in his capacity as Chairman.

- 52. Public Participation:** To receive questions/statements from the public in relation to items on the agenda (one 3-minute slot for up to 3 Members of the Public). At the Chair's discretion, this item may be considered at a later part of the agenda.

There was none.

- 53. Planning Applications:** To consider Planning Applications from Hertsmere Borough Council.

**23/0209/HSE 1 Gables Avenue WD6 4SP**

Part demolition of existing ground floor areas and rear conservatory. Construction of a part single, part two storey side and rear extension with alterations to fenestration and erection of a single story detached outbuilding to rear garden

**No comment.**

**23/0359/HSE Homleigh, Mildred Avenue Borehamwood**

Conversion of loft to habitable room with rear dormer, insertion of roof lights to side elevations and removal of chimney stacks. Part single, part two storey side and rear extensions, rear raised patio and front dormer. Alterations to fenestration to include insertion of first floor rear Juliet balcony (Revised application)

**No comment.**

**23/0426/HSE Homeleigh, Mildred Avenue Borehamwood**

As above plus "new stair access to rear garden and new front porch"

**No comment.**

**23/0365/HSE 36 Clydesdale Close WD6 2SD**

Conversion of loft to form habitable space including front dormer.

**No comment.**

**23/0350/HSE1 Clare Close, Elstree**

Pitched roof over garage and front porch to replace flat roof.

**No comment.**

**23/0177/HSE County Corner Barnet Lane Elstree**

Replacement of existing windows and doors with (like for like) timber units to front elevation, and replacement of existing timber French doors with wood grain to rear elevation.

**No comment.**

**23/0351/PD560 Telecommunications Equipment Opposite Kendall Court, Studio Way**

Installation of 20m 5G slimline monopole, supporting 6 x antennae, 2 x 300mm dishes & 2 cabinets to include associated ancillary development.

**No comment.**

**23/0380/PD560 Telecommunications Equipment on Grass Verge Adjacent to 1 Gateshead Rd**

Installation of 15m high 5G slimline monopole, supporting 6 x antennae, 3 x equipment cabinets and ancillary development

**No comment.**

**23/0027/HSE 15 Schubert Road WD6 3DN**

Part single part two storey rear extension, conversion of garage to form habitable space, first floor side extension, front porch and alterations to fenestration (amended plans)

**No comment.**

**23/0388/VOC Land at 1a Shenley Road Borehamwood**

Application for variation of condition 2 (plans) to allow for internal and external alterations following grant of planning permission 20/0942/FUL

**No comment.**

**22/2149/OUT Organ Hall Farm and Land, Theobald Street**

Erection of up to 121 dwelling, 75 bed care home, medical centre, associated infrastructure, parking, landscaping, open space, earthworks and access from Theobald Street (outline application to include access other matters reserved

Amended Plans and Supporting Documents received 20.3.23.

**Objections** – Elstree and Borehamwood Town Council strongly objects to this application There are no special circumstances. The proposed dwellings will be in a Green Belt area. The care home proposed will not the need as the costs to stay in the care home may not be affordable to

all. There will be an increased impact on Travel as staff and visitors will want to visit. There is insufficient public transport for residents.

**23/0415/FUL Unit 2 Distribution Park Elstree Way**

Change of use from existing warehouse (class B8) to dual use warehouse (class B8)/vehicle hire depot (sui generis) to include enclosed parking with 1.8m high fence with entrance gates, washbay with spray screen enclosure and self-bunded fuel.

**No comment.**

**23/0437/HSE 4 Park Crescent Elstree**

Installation of 14 solar panels onto flat roof at 10-degree angle

**No comment.**

**23/0446/PD42 49 Featherstone Gardens WD6 2LP**

Demolition of existing side and rear garage, followed by construction of single storey rear extension.

**No comment.**

**23/0423/HSE 20 Grange Road Elstree**

Single storey rear extension

**No comment.**

**23/0325/HSE 300 Theobald Street WD6 4PG**

Installation of dropped kerb and vehicle crossover.

**23/0433/HSE 34 Tennison Ave WD6 2BE**

Installation of 8 solar panels on rear ground floor flat roof (Revised Application)

**No comment.**

**23/0442/VOC 6 Barham Avenue, Elstree**

Application for variation of condition 2 (plans) to allow for rear dormer following grant of 22/1184/VOC

**No comment.**

**23/0447/FUL 301 Shenley Road WD6 1TH**

Conversion of loft to form habitable space including rear dormer and 2 rooflights to front roof slope to enlarge first floor flat

**No comment.**

**23/0462/FUL Wellwood House Fairway Avenue**

Construction of ground floor extension to existing detached pharmacy

**No comment.**

**23/0477/HSE 36 Nicoll Way WD6 2PS**

Single storey front extension (revised application)

**No comment.**

**23/0392/HSE 68 Danzinger Way WD6 5DD**

Construction of single storey rear extension and alterations to fenestration

**No comment.**

**23/0463/HSE 51 Manor Way WD6 1QR**

Installation of a dropped kerb and vehicle crossover

**Objections.** Elstree and Borehamwood object to this application for the following reasons: There will be a loss of parking on the street. There will be a loss of a grass verge. The Council has concerns that if the application were to be approved, this would then set a precedent for other residents to do the same which will then impact the street-scene as well as a loss of green spaces.

**23/0491/PD42 17 Melrose Avenue WD6 2BH**

Single storey rear extension

**No comment.**

**23/0387/HSE 24 Rogers Close Elstree**

Construction of single storey rear extension and single storey front extension to include new front porch and alterations to fenestration.

**No comment.**

**23/0490/HSE 7 Thornbury Gardens WD6 1RB\**

Construction of a single storey rear extension to include alterations to fenestration.

**No comment.**

**23/0496/FUL 213 Shenley Road WD6 1TE**

Replacement entrance doors, removal of one entrance to be replaced with new glazing and new access door formed. Block paving at new access door to be regraded to provide level access with associated works to the site.

**No comment.**

**Applications received after despatch of Agenda**

**23/0478/OUT Land south of Sky Studios Elstree, Rowley Lane**

Application for flexible (B2/B8) use including ancillary office floorspace, associated parking, loading docks, servicing, landscaping and substation. (Outline Application to include access with all other matters Reserved)

**23/0497/ADV 213 Shenley Road WD6 1TE**

Installation of 1 banner sign

**No comment.**

**23/0499/FUL Meadow Park Broughinge Road**

Installation of a permanent BMX facility, alongside a 6m high column with CCTV camera and associated access linked to existing footpath.

**Objections.** Whilst the Council Members welcome such a facility. The proposed application will not work in the area proposed. Members have concerns that there will be significant loss of recreational space. There will be an increase in noise. There will be more of a risk of anti-social behaviour. Council requests the site location be reconsidered.

**23/0510/HSE 4 Darrington Road WD6 4LL**

Part single, part two storey side extension, single storey front extension and alterations to fenestration.

**No comment.**

**23/0514/FUL 301 Shenley Road WD6 1TH**

Single storey rear extension to existing commercial unit.

**No comment.**

**23/0521/HSE 8 Allum Lane Elstree**

Conversion of loft to form habitable space including 3 side roof lights.

**No comment.**

**23/0522/LBC8 Allum Lane Elstree**

Listed Building Consent for above.

**No comment.**

- 54. Planning Decisions:** To receive any decisions reached on applications upon which the Committee submitted comments.

**22/0070/FUL Refuse Permission 98A Shenley Road WD6 1EB**

Retrospective application for the subdivision of 5 bed flat to provide 4 x (1 bed) self-contained units.

Members noted the decision planning decision made by Herstmere Borough Council.

**55. Neighbourhood Plan:** To receive update from the Chair.

The Chair read from his report, which is appended to these minutes. There was a discussion about the consultation process and the next steps. It was agreed that an informal meeting with the Neighbourhood Consultant and the Environment and Planning Committee. **Action – The Environment and Planning Committee and the Locum Clerk.**

**56. Allotment Report.** To receive a verbal report regarding potential planned allotment improvement works from S106 monies. – For information purposes.

Steve Hall reported on the schedule of maintenance for the allotments and advised that all maintenance for the area is in hand and residents who live in properties abutting the allotments have been written to.

**57. Closed Churchyard Report.** To receive a verbal report regarding funding options and works required, including completion of pathways, at All Saints Churchyard. – For information purposes.

Steve Hall reported that he and the Locum Clerk are due to meet with the Church Warden on the 19<sup>th</sup> of April to discuss expectations and any work at the cemetery which needs to be carried out. **Action- Steve Hall and the Locum Clerk**

**58. Close of Meeting:** To close meeting. The next meeting of the Environment and Planning Committee is scheduled for Monday 22 May 2023 at 7.00pm.

There being no further business, the meeting closed at 8.00pm.