

HERTSMERE BOROUGH COUNCIL

PLANNING COMMITTEE

**Minutes of the meeting held in Council Chamber, Civic Offices, Elstree
Way, Borehamwood, Herts, WD6 1WA**

16 January 2020

Present:

Voting Members:

Councillors Silver (Chair), Spencer (Vice-Chair), Briski, Evans, Gray,
S Hodgson-Jones, Lambert, Lyon, Newmark and Turner

Also Present:

Councillor R Butler

Officers:

C Hayes	Principal Lawyer
A Waite	Head of Planning & Economic Development
K Humphries	Principal Planning Officer
S Richards	Principal Planning Officer
W Clarke	Senior Planning Officer
M Sanders	Senior Planning Officer
P Haran	Senior Planning Officer
A Witherick	Democratic Services Officer

390. **MEMBERSHIP**

Councillor D Lambert substituted for Councillor J Graham.

391. **COMMUNICATIONS AND APOLOGIES FOR ABSENCE**

Officers had tabled papers detailing amendments and additional information in connection with the applications on the agenda, copies of which had been made available to Members of the committee, the press and the public.

Apologies for absence had been received from Councillors J Graham and S Quilty.

392. **DECLARATIONS OF INTEREST**

Councillor J Newmark declared that he might be considered predetermined in relation to Item 5D, 18/1273/FUL Borehamwood

Football Club, Meadow Park, Broughinge Road, Borehamwood, WD6 5AL, for historic reasons due to participation during a debate at the Executive and subsequent conversations. As a result he would withdraw from the meeting for that item.

393. **MINUTES**

RESOLVED that the minutes of the meeting of the Planning Committee held on 16 December 2019 be approved and signed as a correct record.

394. **PLANNING APPLICATIONS FOR DETERMINATION AT THE MEETING**

Consideration was given to the planning applications listed at Item 5 of the agenda and the amendments and additions sheet as tabled by Officers.

394.1 **19/1737/REM Units 3 & 4, Former J Sainsbury Distribution Depot, York Crescent, Borehamwood, Hertfordshire, WD6 1SN**

Mr C Slack of Turley spoke in favour of the application as agent.

The Committee queried the height of the buildings and how this would impact on local residents. Officers showed how the proposals were at the maximum allowed in the outline planning permission but clarified that the units that were the subject of this application (units 3 & 4) would not stand adjacent to residential premises.

Members recognised that this would replace the employment space that had been lost with the departure of the previous tenants. Concerns were raised about the possible knock on impact and interplay of the different sites which might be developed nearby and the resulting change in traffic movements. It was acknowledged that consideration could not be given to planning applications that had not been received.

The Committee was positive with regards to the work which had been done to plan the site and the level of community engagement undertaken.

RESOLVED that planning permission be **GRANTED** subject to the conditions set out in the Officer's report.

394.2 **19/1275/FUL Elstree Film And TV Studios, Shenley Road, Borehamwood, Hertfordshire, WD6 1JG**

Noted the receipt of additional information as set out in the tabled addendum.

The Committee welcomed the proposal as it would provide potential employment opportunities and the appropriate reuse of an existing site. The Committee welcomed the use of solar power and heat source pumps with the aim to be net zero for carbon emissions. A query was raised with regards to electric charging points and Officers agreed that an informative could be added.

Officers provided clarification on the memorandum of understanding as this was used where the Council was an applicant and therefore unable to enter into a Section 106 planning obligations agreement with itself. This would ensure that the funds were appropriately ring fenced in their use for carbon offsetting activities.

RESOLVED that planning permission be **GRANTED** subject to the conditions set out in the Officer's report and the tabled addendum and an additional informative to encourage the provision of electric vehicle charging points.

394.3 **19/1704/FUL Little Delrow, Summerhouse Lane, Aldenham, WD25 8DL**

The Committee commended the work that the applicant undertook and recognised that the proposals would help to modernise the site. Members were interested to hear that there were two other properties in Summerhill Lane and hoped that this was part of a wider master plan for the area.

A query was raised as to the level of parking to be provided on the site. Officer clarified that the total included one carport space and one garage space.

RESOLVED that planning permission be **GRANTED** subject to the conditions set out in the Officer's report.

[At 6.53 pm Councillor J Newmark left the meeting prior to the next Item.]

[At 7.12 pm Councillor R Butler joined the meeting during the next Item.]

394.4 **18/1273/FUL Borehamwood Football Club, Meadow Park, Broughinge Road, Borehamwood, Hertfordshire, WD6 5AL**

Mr P Beech of HTP Architecture LLP spoke in favour of the application as architects for the applicant.

In response to comments from the speaker the Committee were reminded that they could only consider the application as submitted and on planning grounds. Officers had sought to negotiate with the applicant as it was a retrospective planning application but this had been unsuccessful.

The Committee were supportive of the football club and the benefits that it brought to the local community, however the size and proximity of the water tank was considered to be overbearing and out of keeping with the local area. Concerns were raised on the impact that it was having on neighbouring properties. This was not consistent with the Council's planning regulations and the Committee were supportive of the Officer recommendation to refuse. The Committee were keen that negotiations towards an appropriate solution be continued.

RESOLVED that planning permission be **REFUSED** on the grounds set out in the Officer's report.

[At 7.20 pm Councillor J Newmark re-joined the meeting at the end of the previous Item.]

395. **PLANNING APPEALS: CURRENT POSITION**

Noted the current planning appeals and appeal decisions as set out at Item 6 of the agenda.

396. **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT**

The Chair reported that this would be the last Planning Committee meeting for the Head of Planning & Economic Development. She gave her thanks for his service to the Committee and the Council and this was seconded by Cllr Newmark and supported by the rest of the Committee.

397. **DATE OF NEXT MEETING**

The next meeting was scheduled for Thursday 20 February 2020 at 6pm (revised from 13 February 2020 due to a local by-election).

CLOSURE: 7.22 pm

CHAIR