



Elstree & Borehamwood Residents Association

Minutes of Meeting for 9th May 2017

Date: 9th May 2017

Held at: St Theresa's Church Centre, Shenley Road, Borehamwood WD6 1TG

Committee Members Present: Andy Lewis (Chair), Lawrence Stack (Vice Chair), Suzanne Alford (Treasurer) and John Fort

Andy Lewis recapped on the previous minutes.

May Update Since Our Last meeting:

CLlr Pat Strack from the Town Council, who was unable to attend our meeting, forwarded EBRA this information about Reviva, China and Aldenham Reservoir, which was read out by Sue Alford:

Reviva Compost Waste Site:

Reviva withdrew their application on 21st March 2017 as Hertfordshire County Council officers recommended the application be refused. The enforcement notice situation needs to be reviewed in light of this development.

China:

With regards to the sister town twinning with China, Hertsmeare Borough Council's General Management Committee (GMC) have agreed to have the Mayor sign the Memorandum with China and proceed with the project.

Yavneh Primary School:

The Yavneh Primary School planning application has been submitted and can be found under this reference number: 17/076/FUL.

Borehamwood Football Club Expansion into Meadow Park:

This Planning Application was withdrawn.

Patchetts Green:

See attached article for information about the developers failed bid to minimise the number of affordable houses.

Local Plan:

The Local Plan consultation which was further extended has now ended as at 30th April. This Plan is important because it will affect how our towns, villages and countryside will look and feel in the future. It identifies what types of developments will be allowed and where and what areas need improving or protecting. It will be used in determining planning applications and a guide to investment decisions across the borough over the next 15 years.

Once all the comments and ideas have been looked at, further evidence gathered and key services such as education, health and transport spoken to, the borough will set out the issues and some more specific options the plan could cover.

There will be an opportunity for people to comment on these issues and options in Summer/Autumn 2017 before a much more detailed local plan is produced for consultation.

For further information please refer to www.hertsmere.gov.uk > planning & building control > Local plan. (<https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Local-Plan/New-Local-Plan-Planning-for-Growth.aspx>)

Police Update:

No Police attended. This Police update covered:

- Drug dealers were caught on CCTV doing a deal outside McDonalds on 18th April 2016.
- Residents duped by gardening conmen in Hertsmere – watch out for a leaflet/flyer/business card with Bensons or Lamberts Tree Services. These people are distraction burglars.
- There was an alleged GBH assault in Shenley Road on April 6th. The alleged offender has a trial set for May 12th.
- There was a robbery in Nelkens the Jewellers when a man grabbed £300 from the hands of another customer at 1pm on March 31st 2017
- A man was walking down an alleyway between Reston Close and Gateshead Road when he was approached from behind by two men who forced him to hand over his Rolex Oyster watch at 8.30 to 8 40pm on March 21st 2017.

Wheelie bin fires continue to dominate the Farriers Way estate area. There have been at least 17 fires over the past few months in the area. Please report any suspicious activity to the police. The police are monitoring the situation and in the meantime residents are advised to keep their wheelie bins well away from property, fences, outdoor pets and cars to avoid the spread of any fire.

With regards nuisance kids on bikes, the police have not received as many calls recently as they had done and the police feel the situation has subsided for now.

Buses Update:

Steve Simmonds kindly emailed EBRA with the following update:

“In the absence of any adverse comments from passengers about the withdrawal of the remaining buses from Farriers Way and the section of Arundel Drive, route B3 will not be extended as a replacement.”

Any other business:

- Lawrence Stack discussed his current fund raising campaign to raise money for Edgware Hospital’s Renal Unit to get a new blood pressure machine.
- The DR 96 Club (Library) is going from strength to strength and the Monday club at Organ Hall has increased its frequency to fortnightly.
- A Dementia Club UK has been launched to address the needs of those with this condition and their carers.
- Five electric car charging points will be installed in the Borough later this year at three car parks across the borough.

Next Meeting:

Our next meeting is on 4th July 2017 at 7.50pm at St Teresa’s Church Hall, 291 Shenley Road, WD6 1TG.

Our future meeting dates for 2017 are:

- 4th July 2017
- 12th September 2017
- 7th November 2017

The End

This article was extracted from the www.hertsmere.gov.uk website.

Landmark appeal rules in Hertsmere's favour



Last Modified May 08, 2017

[Share this page](#)

A developer's bid to minimise his affordable homes obligation citing new national guidance has been rejected by the planning inspectorate in a landmark case.

The appeal by Hertfordshire-based developers Heronslea Group against our decision to refuse planning permission for 50 new homes, with four affordable ones, at a site in Aldenham was thrown out by Planning Inspector, Grahame Gould, recently. The company had argued that following the introduction of the Vacant Building Credit (VBC) policy, the number of affordable homes to be provided on the site could be below the 40 per cent requirement set out in our planning policy. When VBC is applied to a development where vacant buildings are being redeveloped or brought back into use, the amount of affordable housing that has to be provided can be reduced.

In his report, Mr Gould concluded that "four affordable homes would be an inadequate level of provision for the scheme" and that the conflict with Hertsmere's policy was "unacceptable" as it failed to "address the acute need for additional affordable housing in Hertsmere." He also attached "great weight" to the fact that building work had already started on the site based on a set of earlier approved plans, which included 20 affordable homes.

This is the first case of its kind in the country. It follows a legal challenge brought by West Berkshire District Council and Reading Borough Council to the VBC policy, which was later lost on appeal.

Christine Lyons, Head of Planning and Economic Development at Hertsmere, welcomed the ruling. She said: "This was always going to be an important case for us.

"It not only put the resilience and relevance of our locally agreed planning policy to the test, but also potentially had consequences for the number of affordable homes we could expect to see in future developments.

"However, the inspector's final judgement was clear - he has found our local decision-making and strategies to be robust and thorough.

"We've put a lot of work into ensuring that Hertsmere's planning policies reflect the needs and aspirations of our growing community.

"This decision gives us a welcome confidence boost and reminds us that all the work we continue to do with members of the public and other partners to plan and guide development in the borough does matter."

In August 2015, Heronslea submitted a planning application to demolish Patchetts Equestrian Centre in Hilfield Lane, build 46 homes and convert existing listed buildings on the site to provide four further homes. In line with Hertsmere's requirements, this scheme included 20 affordable homes and was approved in June 2016.

However, following the introduction of VBC, a second application was submitted, also in June 2016, for the same number of homes, but of which just four would be affordable – an 80 per cent reduction on the number previously approved.

This application was refused in September 2016 as we felt that VBC should not be applied in this instance and so the application did not meet our Core Strategy Policy on affordable housing provision.

An appeal was lodged by Heronslea against this decision with the Secretary of State for Communities and Local Government at the beginning of the year. To read the inspector's full report see [here](#).

Posted on Monday 8th May 2017