



Elstree & Borehamwood Residents Association

Minutes of Meeting for 15th May 2018

Date: 15th May 2018

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

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

Updates Since Our Last meeting:

Aldenham Reservoir Footpath Update:

Simon Ray, Chair of Aldenham Country Park Trust, updated us at the Greenbelt Society AGM meeting the day before our EBRA meeting and said HCC have issued an order for public right of way but there are some minor issues with the landowners, regarding who is responsible for the path's maintenance and building them up to a reasonable standard. The ball is in HCC court and we are now awaiting the outcome.

Aldenham Reservoir/ Liberty Aldenham:

It has been asked of EBRA by Tamara Ozarow, EBRA Member, to clarify the situation regarding the proposed and twice failed planning application for 170/150 houses on greenbelt land next to the Fisheries pub, Watford Road. The landowners have twice had their Planning Application turned down for such planning permission for a housing development. However, they have now put their greenbelt land forward for consideration under the next Site Allocation exercise. It is now a case of waiting to see if their land will be rezoned in their favour e.g. released from the Greenbelt.

The documents in relation to the two previous Planning Applications can be found under Planning Application references for 2015 - 15/1144/OUT and for 2016 - 16/1302/OUT.

Reviva Compost Waste Site Update – Planning Application Ref: 18/0431/HCC

STENCH (c/o Cllr Pat Strack) and STENCH Elstree (c/o Elsa Reyes)

At the time of our May meeting, Elsa Reyes, head of the other campaign group 'STENCH Elstree', had seen lorries going into Reviva over recent weeks, despite the fact that Reviva should have discontinued their composting business. However, Cllr Pat Strack thought these lorries were in fact actually going to 'Farmer Deegan's Land' as far as she knew and not Reviva. Elsa was adamant that she could still smell compost odours and believes Reviva are still composting, albeit of a reduced scale. Cllr Pat Strack also believes that HBC have this enforcement in hand.

Cllr Pat Strack updated EBRA et al, the previous night at the Greenbelt Society AGM meeting and said that on 14th May 2018, three documents were submitted to the planning department and these included the Flood Risk Assessment and Traffic Report etc. However, there was still no clear detail about exactly what they would be recycling! She said that there will be a period of 14 days to 3 weeks consultation and this application should go to planning in June or July. (Update: possibly September now)

Cllr Pat Strack of STENCH says there will be another meeting soon with various agencies to further discuss Reviva's situation.

As at the time of these minutes being completed, there appears to be no further information available on this Planning Application and no date for any Planning Application to be heard.

Potters Lane/Cowley Hill Development – Planning Applications for i) 58 Dwellings and ii) a 2 form entry Primary School

i) Land North of Potters Lane Borehamwood Hertfordshire: **17/2494/OUT**

Outline planning application for the erection of 58 dwellings, together with associated landscaping, amenity areas and a means of access from Potters Lane, scale and layout determined as part of application

ii) Land off Cowley Hill Borehamwood Hertfordshire; **17/2493/OUT**

Outline planning application for the provision of a 2 form entry primary school together with a means of access from Cowley Hill.

There is much concern about the impact this proposed development will have on the local area with especial regard to the effect it will have on the narrow and already frequently congested Potters Lane and that it was argued that it was being built in the wrong location for the children who would be attending it. Cllr Vince raised further concern that when a new school is built, a lot more housing will typically follow on. She also voiced her concern that there was no guarantee of keeping the Maxwell Community Centre safe even if the school was built in the Potters Lane area.

The consultation expired on 6th February 2018.

We advised those writing in to the Planning Department with any suggestions about this Planning Application to make sure their comments were pertinent valid objections as per the list of valid reasons on the HBC website or get advice from the Planning Department Officers.

EBRA recognise there are there are strong views on this matter. During this part of our agenda item, the same concerns and views were raised as per the ones listed in the previous minutes.

At the time of these minutes being finished, no date has been set for either of these Planning Applications to be heard.

Footnote: Here is a correction () to the previous minutes:*

**There is a proposal for developing land belonging to the Wrotham Park Estate off Potters Lane, in the Cowley Hill area. This will be for the new 'Primary School*' which will provide places for 420 pupils and a 30-place nursery. In the event that this proposal is not successful then the focus will shift to the Maxwell Community Centre site to locate this school. The County Council are not allowed to build any more schools and it is only developers who can build them. To fund the school, developers will be building around 58 new homes, of which 35 percent will be affordable, to be built off Potters Lane.*

**Please note the amended wording here of 'Primary School' rather than 'Hertswood Primary School' in this paragraph from that on the previous minutes, as now corrected by our EBRA member, Martin Doe.*

Land South of Borehamwood - Land off Coleridge Way, WD6 2AT – (The original Planning Application Ref was 14/1111/FUL)

Taylor Wimpey is currently preparing proposals for a small extension of 18 apartments to its Byron Avenue development in Borehamwood. The plans comprise a single block of 18 apartments (one and two-bedroom apartments, of which 35% would be affordable homes) on land off Coleridge Way, adjoining Taylor Wimpey's

already approved 43 home development. Andy expected this application to go through and that it would probably be completed by the end of this year. Taylor Wimpey were just waiting for an amendment regarding the depth of top soil in relation to the foundations of the proposed buildings. A public exhibition was held at Allum Manor Hall on 9th May. The consultation period ends 20th May and a planning application will be submitted to HBC in due course,

Local NHS Facility and Services Concerns:

EBRA have emailed Elizabeth Griffiths, Productivity & Performance Locality Support Officer, at Herts Valleys CCG, asking about any Forums we could attend and for any information about the services likely to be provided by the proposed new hub and when it will be built. She was not able to answer anything about the hub and was going to find the person we need to contact (still waiting for this information) but replied that there was a PPI Group (Patient and Public Involvement Group) which meets about nine times a year and has representatives from most of the Practices in Hertsmere which include Potters Bar, Little Bushey, Radlett and this meeting discusses more general issues affecting Practices generally and health issues of general interest to the group.

Over the last few months they've had speakers talking about

- ◆ General Data Protection Regulations
- ◆ My Care Record
- ◆ CCG Web Site
- ◆ Community Navigators
- ◆ Carers in Herts
- ◆ New Leaf College
- ◆ Your Care Your Future
- ◆ Over the Counter Medicines

The next PPI meeting is being held at Parkfield Surgery, Potters Bar on Thursday 14.6.2018 at 4-6.00pm and anyone is welcome to attend.

Police Update:

No Police attended. This Police did not respond at all to our request. This update was extracted from the Hertfordshire Police's website:

◆ **Current Crime Wave in Borehamwood:**

It was noted during this police update that some EBRA members present at our meeting were very concerned that there had been a number of burglaries in the Elstree and Borehamwood area. However, as anyone receiving the OWL crime updates will only receive their wards information, it became apparent that as residents we would never have a true picture as to the overall crime levels in the overall area. It was perceived that there were at least 3 burglaries a week in some parts of the town, that burglaries were now happening more in the daytime and that a certain type of older patio doors put into many homes built in the 1970's presented a particular security risk, which was being taken advantage of by burglars. Also it was felt that a better fence solution along Barnet Lane/Deacons Hill/Hartford Road area may stop burglars coming in from the fields behind these homes. We felt much of the problem lay in the under resourcing of the police service.

EBRA will seek to try and get the Police OWL system to alert the whole area and not just ward by ward. EBRA sent an email regarding this to Cllr Pervez Choudhury, Derek Sweeney, Cllr Pat Strack and Cllr Clive Butchins and requested that this was discussed at the Community Safety Meeting on 18th July 2018.

Update to our request: You can adjust the OWL settings for area coverage yourself if you are registered on the Police's OWL system – www.owl.co.uk - If you go onto the OWL system and log in > go to 'Your Messages' which should be in front of you on the screen > one of these message sections is entitled 'Proximity Messages' > click on edit and then you can increase or decrease the area of coverage between 1km to 10km to suit your needs.

We would also like the Community Safety and Performance Portfolio holder (Cllr Pervez Choudhury) and Police Crime Commissioner to attend one of our future meetings to discuss the situation.

There is a good website that shows where local crimes are happening.
<https://www.police.uk/hertfordshire/J02/>

Buses and Hertfordshire Local Transport Plan Update:

Steve Simmonds of Sullivan buses updated EBRA by email (dated 10th May 2018) as to the following changes:

- ◆ ‘Metroline will be replacing London Sovereign on route **292** from the 8th December 2018. The number of buses on the route has not yet been announced which means it is being discussed. No consultation has been undertaken by TfL on proposals to withdraw any section of route. However, a consultation is not required for frequency reductions. Although nothing may change from the present level of service Steve’s guess is that the core frequency of the route will be reduced to every 20 minutes rather than every 15 minutes. This should help improve reliability and reduce the number of buses being turned short at Borehamwood Tesco in the light of ever increasing traffic congestion’.
- ◆ ‘Sullivan buses are currently reviewing their services. The 306 is not expected to change but the 398 running between Potters Bar and Watford via Borehamwood is carrying few passengers and is likely to be reduced or withdrawn during the off peak and in the light of increasing traffic congestion be reduced slightly at peak times to be more reliable’.

S106 and CIL Monies:

Andy Lewis, Chairman, updated us with the response for a Freedom of Information Request he made to HCC five months ago, requesting details of S106 and CIL monies and what area they had been spent and what the money had been spent on. The information he received was in the form of a spreadsheet detailing over 2000 rows, each one a project and how much had been spent. There was £57.8m in the HCC account of which £1.8m was spent in the Borehamwood area and £1.7m spent in the Elstree area. The Elstree Crossroads project alone cost £1.1m for the consultation and improvement to this junction. Much of the money has been gone on the expansion of local schools such as Summerswood, Hertswood and Parkwood etc and some on our library.

As this is a very long spreadsheet, if anyone wants a copy of it please email Andy at: ‘chairman.ebra@gmail.com’.

Any Other Business:

Enlargement of the Elstree and Borehamwood Train Station Building – Planning Application Ref: 18/0660/PRAP

We welcomed Bob Redman, First Impressions, to talk to us about the new plans for the enlargement of our town’s railway station.

The new building will in essence include some of the shell of the existing building, however the front of the building will be bought forwards to increase the capacity within the station building and to increase the access points at the front of the station.

In summary the new changes will include:

- ◆ At the front, two double doors to access/egress the station.
- ◆ At the rear, twice the size of access/egress doorway to enter onto the platform/ enter the station.
- ◆ There will now be five toilets instead of one toilet.
- ◆ One ticket window instead of two.
- ◆ Ticket vending machines
- ◆ The coffee shop will be three times its current size.
- ◆ Less room on the open forecourt area outside the station.
- ◆ More substantial bicycle racks
- ◆ Some of the flower beds outside may need to be relocated
- ◆ The Stars on the ground should be alright

It is thought that the station changes will need to be completed by March 2019. So work will probably start soon over the next few months. The majority of monies needed for this project come from a £1m fund that needs to be used up by next March.

It appeared that planning permission had already been given for this on 9th May. John Cartledge explained that railway operators have special planning status under the Railways Clauses Consolidation Act 1845, which includes giving railway operators the power to provide whatever facilities they need to deliver their services.

If you wish to have a copy of the power point presentation with all the architectural drawings of the new station etc then please email Sue at 'contactsuzanne@gmail.com' or contact Bob Redman directly.

Elstree and Borehamwood Railway Station – amendment to parking bays usage:

John Cartledge updated us about the issue when the station's onsite minicab service rented out some parking bays at the station a couple of years ago, which caused much controversy at the time due to the impact it had on car drivers using the station car park, in that these parking bays had now been returned back to their former use of a 20 min pick up/drop off facility for station customers to use. Bob Redman advised that these times must be adhered to avoid getting a ticket.

Neighbourhood Plan:

Angie Emmerson, visitor to our meeting, was very keen to set up a Neighbourhood plan, however we advised her that this was a complex process and to contact Cllr Graham Franklin for further information. It is however an area that can be revisited once the HBC Local Plan is published for further consultation phases later this year. Although we note that Shenley and other parishes have neighbourhood plans. John Cartledge said our Neighbourhood plan came to a halt due to the likely cost involved.

Blocks of Land for Sale:

Cllr Michelle Vince highlighted that there were another 300 pieces of land owned by HCC over the area, that were up for sale over the next two years. The land pieces were typically tiny bits of common land that were costly for the council to maintain and to keep costs down were to be sold off, usually in batches of 10 plots for about £70k and that maybe one or two per batch were of use to the buyer. She will forward EBRA details of this list.

Aldenham Country Park – need volunteers, donations and your ideas and suggestions:

Tim Waygood, Aldenham Country Park Director, said he welcomes any ideas and suggestions for any park improvements and money raising ideas etc.

Whilst many of us take ACP and its exceptional environs for granted, it's important to acknowledge that as a park it actually makes very limited income – principally from the carpark fees and from some other initiatives such as glamping etc. So they are reliant on as much help from volunteers as possible to keep going! Tim is keen to get two key volunteers in place. He would like to initially find two people to help with i) fundraising administration e.g. setting up paypal / a 'just giving' page / promoting / contacting local companies and ii) someone else to help with organising and finding volunteers. These two volunteer roles would be given a free family membership for the farm, playground and car park and eggs! A lot of the work could be done from home, but realistically it's probably a couple of hours a day for each role. He is also keen to get volunteers on board at both Church Farm and Aldenham Country Park – so if you have time available and /or skills etc let him know.

ACP also need to raise £50k fund for professional and planning fees which will then form part of the park's future masterplan. He has applied for a grant from Hertsmere for the £50k and hopes to hear something in September.... In the meantime, if you wish to donate to ACP or want to be a volunteer, please contact Tim. Email:

timwaygood@btconnect.com

www.churchfarmardeley.co.uk

www.aldenhamcountrypark.co.uk

Forth Coming Events:

- ◆ On 16th June the Town Parade will start the Family Festival. The theme this year anything to do with trains. Thomas the Tank to Starlight Express, Railway Children to Casey Jones, Leaving on a Freight train to Chattanooga choo choo, Santa Express, to a Ghost Train etc.
- ◆ The Chamber Orchestra will perform at All saints Church Saturday 16th June 7pm cost £5 as part of the Festival.
- ◆ June 23rd there is the weekend Flower Festival with a Train Themed Exhibition for local groups.
- ◆ Band Concerts in Meadow Park - last one on Sunday 22nd July at 3pm. (Partnership of the Rotary Clubs of Elstree and Borehamwood, the Town and Borough Councils and Herts Association of Brass Bands)

EBRA – Committee – we need your help

EBRA have a very tiny committee of currently about 3 people and we desperately need more people to help us. Do you have any spare hours each bi-monthly period to help us? If you are able to help in anyway this would be very much appreciated. We need researchers, letter writers, people to help out on the night of our meetings to put out chairs etc, ideally someone who can run the membership desk at our meetings and welcome in attendees and sign up new members and take subscription payments etc – training will be provided. Andy does the agenda and power point presentation and Sue does the membership admin and minutes. Going forward, if anyone else is interested in doing the minutes please let us know, so Sue can be freed up to do more campaigning etc. We have one internal meeting for about two hours during the week before the next public meeting, so there is not a big demand on your time. We really need more of you on board to achieve our aims and goals! Although we are a small committee, we have plenty of fun too.

Next Meeting:

Our next meeting is on 17th July 2018 at 7.50pm at St Teresa's Church Hall, 291 Shenley Road, WD6 1TG. Our meeting was originally arranged for 3rd July but postponed to the above date due to the World Cup football schedule.

Our future meeting for **2018** are on Tuesdays on these dates:

- ◆ 4th September
- ◆ 13th November

The End