

MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, HIGH STREET, TRING
ON MONDAY 13TH MARCH 2017 AT 7.30 P.M.

Present: Councillors: S. Hearn (Chairman)
J. Bowden
H. Grace
M. Hicks
N. Nutkins
Mrs R. Ransley

Also Present: Cllr Mrs O. Conway
Cllr Mrs P. Hearn
Mr M. Curry (Town Clerk)
Mrs D. Slade (Deputy Town Clerk)

4 Members of the Public

18646. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr Wilkins (illness)

RESOLVED: To accept the apologies for the reason given

18647. TO MAKE DECLARATIONS OF INTEREST

Cllr Mrs Hearn & Cllr Mrs Conway explained that they would not take part in items 18652 as they are members of Dacorum Borough Council's Development Control Committee. Cllr Hicks declared a prejudicial interest in item 18652 application 4/00344/17/FHA as the applicant.

18648. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 13TH FEBRUARY 2017

RESOLVED: To accept the Minutes as presented and for the Chairman to sign them.

18649. MATTERS OF REPORT FROM THE MINUTES

The Clerk reported the 'Going Digital' planning workshop held at Dacorum Borough Council.

18650. CHAIRMAN'S COMMUNICATIONS

The Mayor drew Members' attention to the Dacorum Borough Council Planning Update circulated prior to the meeting and stressed the need to ensure that the Council only comments on planning applications in terms of material planning considerations.

The Clerk was asked to write on behalf of the Council to Dacorum Borough Council Planning Department expressing concern at the poor customer service received by members of the public wishing to object to an application.

The Clerk reported receipt of proposed changes to airspace usage at Wycombe Air Park. The Clerk was also asked to put the definition of 'Town Centre

Development' on the agenda of the next Single Local Plan Working Party meeting.

18651. PUBLIC PARTICIPATION

Standing Orders were suspended **by resolution** at 7:45 pm

A neighbour of application 4/00398/17/FHA explained his and his neighbours' objections to the application. These were the same as those made in relation to the previous application for development of this property.

Standing Orders were resumed **by resolution** at 7:49 pm

18652. PLANNING APPLICATIONS

The Council considered planning applications which had been referred by Dacorum Borough Council for observation of this authority. It was decided to request the Local Planning Authority to take the following comments into consideration when determining the under-mentioned applications.

PLAN REF.NO.

The following recommendations were put to Dacorum Borough Council on the basis of the Working Party's recommendations.

- | | |
|----------------|--|
| 4/00278/17/FHA | Single storey rear extension and side extension at 20 Cobbetts Ride, Tring HP23 4BZ for Mr Sean Hughes

The Council recommended no objection to this application |
| 4/00304/17/ROC | Variation of Condition 2 (approved plans) of appeal decision APP/A1910/Y/15/3130319ON Planning Application 4/00540/14/LBC (internal alterations to first floor office and ground floor entrance to facilitate conversion from offices (B1A0 to three self-contained flats (C3)) at 20 High Street, Tring HP23 5AP for Howmac Homes Limited

The Council asked that this application be held over to the next meeting whilst the Clerk sought clarification from the Case Office |
| 4/00319/17/FHA | Conservatory at 7 Cobbetts Ride, Tring HP23 4BZ for Mr and Mrs Homyer

The Council recommended no objection to this application |
| 4/00304/17/LBC | Internal and external alterations (alternative details to listed building consent 4/00540/14/LBC (Appeal reference APP/A1010/Y/15/3130319) Conversion and change of use of first floor office (B1A) and ground floor entrance to three self-contained flats (C3)) at 20 High Street, Tring HP23 5AP

See 4/00304/17/ROC above |
| 4/00349/17/FHA | Single storey rear extension and lantern light to existing flat roof at 107 Miswell Lane, Tring HP23 4EX

The Council recommended no objection to this application |

Cllr Hicks left the Chamber for the following item at 7:55pm

4/00344/17/FHA Reconstruct top part of right wall and rear gable elevation above garden wall height. Alterations to roof and new roof ridge to extend across link section. Replacement windows and flat roof dormer to link at Orchard Cottage, 42 Park Road, Tring HP23 6BP

The Council **recommended no objection** to this application

Cllr Hicks returned to the Chamber at 7:57pm

4/00368/17/LDE Continued use of flat as dwelling at 64A Western Road, Tring HP23 4BB

The Council **recommended no objection** to this application

4/00398/17/FHA Two storey rear extension at 7A Parsonage Place, Tring HP23 5AT for Mr Greg Cox

The Council **recommended refusal** of this application on the grounds: inappropriate development in the Tring Conservation Area and it would be detrimental to the adjacent Listed Building. The Council still has severe concerns that the development is unsafe for the new residents and has the potential to cause dangerous traffic movements reversing out onto Frogmore Street. The possible impact of traffic has been aggravated by the planning application opposite for a beer tasting establishment.

4/00454/17/TCA Works to trees at East Lodge, Park Road, Tring HP23 6BU for Josephine O'Neill

The Council **recommended no objection** to this application (subject to the Tree Officer's inspection)

LIST OF DECISIONS BY DACORUM BOROUGH COUNCIL IN RESPECT OF RECENT PLANNING APPLICATIONS

The Council noted the following decisions by Dacorum Borough Council.

PLAN REF. NO.

- | | |
|-----------------|--|
| 4/00068/17/HPA | Permission granted for single storey rear extension measuring 6m deep with a maximum height of 3.856m and a maximum eaves height of 2.9m at 36 Beaconsfield Road, Tring |
| 4/002018/17/AGD | Prior approval not required for wood constructed store at Goshawk Glade, near Keepers Cottage, Kiln Road, Hastoe HP23 |
| 4/03441/16/FHA* | Permission granted for demolition of existing conservatory and replacement two storey side extension and part two storey and single storey rear extension at 25 Windmill Way, Tring HP23 4HH |
| 4/02528/16/FUL* | Permission granted for construction of four detached dwellings with new access from Bulbourne Road at Gannel Farm, Tring HP23 5HF |
| 4/00084/17/FHA | Permission granted for front extension, garage conversion and internal alterations at Noddfa, Christchurch Road, Tring HP23 4EF |

- 4/00156/17/HPA Prior approval not required for single storey rear extension measuring 4.0m deep with a maximum height of 4m and a width of 2.931m at 28 Gannel, Tringford Road, Tring HP23 4JL
- 4/00255/17/AGD Prior approval not required for agricultural building at land at High Scrubs Wood, opposite Ambers Farm, Kiln Road, Hastoe HP23 6LT
- 4/00147/17/TCA Raise no objection to works to trees at Tring Park School, Tring Park, Tring HP23 5LX
- 4/03100/16/FUL Permission granted for construction of polytunnel to house sheep for lambing and to store hay/straw after harvest at Miswell Farm, Tring HP23 4JT

* This was contrary to the Town Council's recommendation. The Case Officer deemed the proposed development was outside permitted development rights.

RESOLVED: To note the above decisions

18653. TEMPORARY TRAFFIC REGULATION ORDERS

None received.

18654. PREMISES LICENCE APPLICATION

None Received

The meeting was closed at 8.10 pm

Chairman