

MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL
HELD IN THE VICTORIA HALL AKEMAN STREET, TRING
ON MONDAY 16TH JANUARY 2017 AT 7.30 P.M.

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

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

46 Members of the Public

18566. TO RECEIVE APOLOGIES FOR ABSENCE

Cllr H. Grace gave his apologies (Prior appointment)

RESOLVED: To accept the apologies for the reason given

18567. TO MAKE DECLARATIONS OF INTEREST

Cllr Mrs Hearn & Cllr Mrs Conway explained that they would not take part in items 18572 and 18574 as they are members of Dacorum Borough Council's Development Control Committee.

Cllr Hollinghurst declared a prejudicial interest in application ref. 4/03100/16/FUL as a Hertfordshire County Councillor because Hertfordshire County Council owns the property.

The Deputy Clerk will withdraw from the Hall whilst the application submitted by her husband is considered.

18568. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 28TH NOVEMBER 2016

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

18569. MATTERS OF REPORT FROM THE MINUTES

None.

18570. CHAIRMAN'S COMMUNICATIONS

The Chairman explained a revision to the order of the agenda to enable the early consideration of planning application 4/03283/16/MFA with its own dedicated public participation session.

He outlined the need to comment of the application in the appropriate terms i.e. material planning considerations.

18571. PUBLIC PARTICIPATION IN RELATION TO PLANNING APPLICATION 4/03283/16/MFA

Standing Orders were suspended **by resolution** at 7:38 pm

13 members of the public spoke in opposition to the application, including 6 residents of Nursery Gardens. The points made were:

- Loss of privacy
- Loss of light
- The scale and height of the proposed building is out-of-keeping with the surroundings, which include Tring Conservation Area
- Insufficient parking provision and the effect that would have on the neighbourhood
- Loss of the only petrol station on the town
- Loss of employment land
- Lack of social infrastructure e.g. GPs to support the increase in population
- The potential dangers to pedestrians and road users, traffic disruption and damage from contractors parking off-site during construction

In general there was concern that the reports relating to the application contained several inaccuracies e.g. distances between properties and the possible areas of on-street parking.

A total lack of response to attempts to contact the Case Officer either by telephone or email was expressed by individual members of the public. This was the experience of all those present who had attempted to contact the Case Officer.

Standing Orders were resumed **by resolution** at 8:16 pm

18572. PLANNING APPLICATION-4/03283/16/MFA

The Council considered the following planning application 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 that application.

4/03283/16/MFA Demolition of existing buildings and construction of 34 retirement apartments and ancillary facilities including communal lounges, guest accommodation and staff offices with associated access, parking services and amenity space at site at junction of Brook Street and Mortimer Hill, Tring HP23 5EE for Grace Mews LLC.

The Council recommended **refusal** of this application on the grounds that it is an ineffective use of the site and the proposed building would be out-of-keeping and represented over development of the site.

Concern was also expressed that, if permission were to be granted, strict control of vehicles associated with the construction would be necessary.

18573. PUBLIC PARTICIPATION

Standing Orders were suspended **by resolution** at 8:35 pm

2 neighbours of application 4/03376/16/FHA spoke in opposition to the application on the grounds of loss of privacy, loss of light, visual intrusion and inadequate car parking. The applicant explained that the majority of the changes were to the interior and the majority of the exterior changes were within permitted development rights. Reference was also made to three storey properties in Harvest Turn.

Standing Orders were resumed **by resolution** at 8:40 pm

18574. 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.

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|----------------|---|
| 4/03054/16/FHA | Additional/amended plans Ground floor front elevation infill extension, 2 storey side extension and new access to rear for parking of two vehicles at 2 Goldfield Road, Tring HP23 4BA for Mr Hipgrave |
| | The Council recommended no objection to this application |
| 4/03233/16/FHA | Single storey side extension at 2 Longfield Gardens, Tring HP23 4DN for Miss Joanne Smith |
| | The Council recommended no objection to this application |
| 4/03285/16/LDP | <i>For information only.</i> Replacement of existing roof tiles and existing roof to rear dormer. Replacement cladding to dormer with white PVC cladding. Rendering of exterior brickwork at 128 Miswell Lane, Tring HP23 4EU for Mrs Helen Stevenson |
| | The Council noted this application having no objection to it |
| 4/03324/16/TCA | Works to trees at 19-20 Charles Street, Tring HP23 6BD for Mr John Jones |
| | The Council recommended no objection to this application subject to the Tree Officer's report |

- 4/03327/16/FHA Garage conversion and internal alterations at 16 Bunyan Close, Tring HP23 5PS for Mrs S Playle
The Council recommended **no objection** to this application
- 4/03331/16/FHA Installation of new boiler with flue facing public highway at 20 Park Street, Tring HP23 6AW for Mr Marcus Hawtin
The Council recommended **no objection** to this application
- 4/03346/16/FHA Demolition of existing single storey garage. Construction of two storey side and rear extensions to create 1 bedroom annexe to first floor with a utility room and garage below. Existing driveway widened to allow off road parking for 2 cars at 1 Harcourt Road, Tring HP23 5JJ for Wootton and Simpson
The Council recommended **no objection** to this application
- 4/03370/16/TCA Works to trees at alleyway rear of 8, 9 and 10 Harrow Yard, Akeman Street, Tring HP23 6AA for Mr Brian Lockyear
The Council recommended **no objection** to this application subject to the Tree Officer's report
- 4/03381/16/TCA Works to trees at 3 West Lodge, Park Road, Tring HP23 6BU for Mr John Jones
The Council recommended **no objection** to this application subject to the Tree Officer's report
- 4/03335/16/FHA New atrium and loft conversion at Dunsley House, London Road, Tring HP23 6HA for Ms Helen Garton
The Council recommended **no objection** to this application
- 4/03390/16/FHA Demolition of existing garage and extension and construction of a single storey rear extension with alterations to the parking area at Chilterns, Icknield Way, Tring HP23 5HJ for Mr and Mrs Sawyer
The Council recommended **no objection** to this application
- 4/03419/16/FUL Installation of two roller shutters on front elevation and change of use from window manufacturer to an MOT station at Unit 21, Silk Mill Industrial Estate, Tring HP23 5EF for Mr Joe Burns
The Council recommended **no objection** to this application
- Cllr Hollinghurst & the Deputy Clerk withdrew from the meeting at 8:50pm*
- 4/03100/16/FUL Construction of poly tunnel to house sheep for lambing and to store hay/straw after harvest at Miswell Farm, Tring HP23 4JT

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

Cllr Hollinghurst & the Deputy Clerk returned to the meeting at 8:52pm

4/03376/16/FHA First floor front extension, single storey rear extension and loft conversion at 1 Counters, Miswell Lane, Tring HP23 4EU for Mr Bill Hawkins

The Council recommended **refusal** of this application on the grounds that the proposed addition to both the front and the rear of full width dormer windows would result in a development: that was out of keeping with surrounding properties; had the potential to cause loss of privacy; and would result in a building of unattractive appearance because of its scale and bulk

4/03441/16/FHA 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 for Mr and Mrs John Jones

The Council recommended **refusal** of this application on the grounds that: the proposed two storey side and rear extension will cause overshadowing of the neighbouring property; and the single storey rear extension with tiled roof will be visually intrusive causing loss of amenity to the neighbouring property

4/03448/16/FHA Two storey side extension. Demolition of existing conservatory and construction of single storey rear extension with roof lights at 19 Brook Street, Tring HP23 5EF for Ms Wain

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

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.

4/02374/16/FHA	Permission granted for two storey side and single storey front and rear extension at 14 Deans Furlong, Tring HP23 4AR
4/02867/16/FHA	Permission granted for two storey side extension at 30 Nathaniel Walk, Tring HP23 5DG
4/02714/16/FHA	Permission granted for single storey rear extension at 13 Albert Street, Tring HP23 6AU
4/02346/16/FUL	Permission granted for construction of agricultural building with hard standing access and surround at Greenoaks, Heath End, Berkhamstead HP4 3UF
4/03044/16/FHA	Permission granted for part single, part two storey side extension, two storey front extension and associated works at Barnwood, 81 Grove Road, Tring HP23 5PB

- 4/03160/16/FHA Permission granted for two storey rear extension with internal alterations. New front porch with covered veranda and driveway at 25 Miswell Lane, Tring HP23 4DD
- 4/03196/16/HPA Prior approval not required for single storey rear extension measuring 4.0m deep with a maximum height of 3.4m and a maximum eaves height of 3.17m at 28 Gannel, Tringford Road, Tring HP23 4JL
- 4/02918/16/FHA Permission granted for two storey side extension (partially completed under previous approval) at 1 Woodland Close, Tring HP23 6BY
- 4/02955/16/FHA Permission granted for single storey and part two storey rear extensions at 36 Beaconsfield Road, Tring HP23 4DW
- 4/02948/16/FHA Permission granted for part single storey, part double storey rear extension at 12 Gannel Terrace, Tringford Road, Tring HP23 4JH
- 4/03115/16/TPO Permission granted for works to trees at 12 Okeford Close, Tring HP23 4AJ
- 4/03145/16/FHA Withdrawn Loft conversion and rear dormer at 3 Langdon Street, Tring HP23 6AZ

RESOLVED: To note the above decisions

18575. TEMPORARY TRAFFIC REGULATION ORDERS

RESOLVED: To note the Temporary traffic regulation orders circulated relating to the A41.

18576. PREMISES LICENCE APPLICATION

None Received

18577. SITE ALLOCATIONS MODIFICATIONS CONSULTATION

The proposed amendments to the Site Allocations documents following the public examination were considered. No changes to the proposed amendments were considered necessary.

18578. SINGLE WORKING PLAN WORKING PARTY

The Chairman introduced this item by emphasizing the importance of its work. Cllr Mrs Hearn noted the consideration of amenity land would be on the agenda of the next Dacorum Borough Council's Cabinet meeting.

RESOLVED: To note the minutes of the Single Working Plan Working Party meeting held on Monday 5th December 2016