

**MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL HELD  
IN THE COUNCIL CHAMBER, THE MARKET HOUSE, HIGH STREET, TRING  
ON MONDAY 6<sup>TH</sup> JUNE 2016 AT 7.30 P.M.**

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

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

15 Members of the Public

**18287. TO RECEIVE APOLOGIES FOR ABSENCE**

All members present

**18288. TO MAKE DECLARATIONS OF INTEREST**

Cllr Mrs Ransley declared a pecuniary interest in item 18293.

**18289. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE  
MEETING HELD ON 25<sup>th</sup> APRIL 2016**

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

**18290. MATTERS OF REPORT FROM THE MINUTES**

None

**18291. CHAIRMAN'S COMMUNICATIONS**

None

**18292. PUBLIC PARTICIPATION**

Standing orders were suspended **by resolution** at 7:33pm

Residents of Langdon Street, Mansard Close, Albert Street, Akeman Mews spoke in opposition to the application 4/01282/16/OPA Change of use from office to residential at Akeman Business Park.

All stressed the impact the development would have on traffic and parking in an area which was already heavily congested because of narrow roads, houses without garages, parking restrictions, the Catholic Church, pupils of the Martial Arts School on the Business Park being dropped off and collected by parents and visitors to the Natural History Museum.

The proposal involved the loss of parking spaces (8) used by residents of Langdon Street; visitors to the neighbourhood also used the business parking on an informal basis during the evening. Pavements are frequently blocked as people park on the pavement on both sides of the road to allow enough space for a single file of traffic (Often too small for delivery lorries, refuse lorries, etc.). This forces people to walk in the road, especially young families with children in buggies. Doubts were expressed on the practicality of the parking arrangements indicated on the plans.

Two tenants of Akeman Business Park also spoke in opposition to the application 4/01282/16/OPA. Both spoke of the closure causing loss of employment in the area because of lack of alternative provision. The proprietor of the garage in the business park highlighted the difficulties the development would cause for his clients trying to park. Businesses in the neighbourhood in general would suffer through the increased congestion.

Possible contamination issues on the sites were raised; it was noted that the contamination report was a desk exercise with no site visit. The presence of asbestos on the site was reported.

Standing Orders were resumed **by resolution** at 7:50pm

### **18293. 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.

4/01031/16/LBC      Internal alterations to create first floor bathroom, ground floor utility room and conversion of outhouse to a study at 20 Park Street, Tring HP23 6AW for Mr Martin Hawtin

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

4/01223/16/FHA      Loft conversion to a playroom and bathroom. Addition of front dormer. Addition of conservation roof-lights to front and rear at 1 Harvest Turn, Tring HP23 4ET for Mrs Melissa Seddons

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

*Cllr Mrs Ransley left the Chamber for the following item*

4/01234/16/FHA      Rear conservatory at 28 Nathaniel Walk, Tring HP23 5DG for Mr and Mrs Ransley

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

*Cllr Mrs Ransley returned to the Chamber*

4/01292/16/TPO Works to walnut tree at Silveridge, 42 Icknield Way, Tring HP23 4HZ for Mrs Helen Dunford

The Council recommended **no objection** to this application subject to the Tree Officer's report

4/01252/16/FHA Demolition of existing double garage, WC and utility room. Construction of two storey extension. Demolition of existing UPVC conservatory. Construction of single storey rear extension at 55 Christchurch Road, Tring HP23 4EL (amended scheme) for Stephen Hawes

Council recommended **no objection** to this application

4/01338/16/TCA Fell T3 - Yew Tree at 96 High Street, Tring HP23 4AF for Mr Ricardo Benigno

The Council recommended **refusal** of this application on the grounds that whilst a mature specimen it had many years of life left and yew trees could survive pruning

4/01257/16/OPA Change of use from office to residential at Akeman Business Park, Akeman Street, Tring HP23 6AF for Mr M Mehat

The Council recommended **refusal** of this application because of the impact on traffic and the highways. There was also a need to clarify potential contamination of the site.

4/01282/16/TPO Works to T1 conifer at 33 Albert Street, Tring HP23 6AU for Mr John Jones

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

4/00210/16/FHA Amended plans for retention of patio at 36 Miswell Lane, Tring HP23 4DD for Mr and Mrs Craig Murphy

The Council recommended **refusal** of this application because the proposed lowering of the patio did not mitigate the overlooking of the neighbouring property (that arose because of the relative levels of the properties)

4/01332/16/OPA Change of use from offices to residential (3 self-contained flats) at 8 Akeman Street, Tring HP23 6AA for Mr Jack Pendeli (Dacorum Developments Ltd)

The Council recommended **refusal** of this application because of the loss of employment in the Town

4/01225/16/FHA Conversion of existing internal garage to habitable space at 31 Beaconsfield Road, Tring HP23 4DP for Mr Peter Just de la Paisieres

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.**

4/00166/16/FUL Permission granted for alterations to east and south elevations of existing office building at 64-66 Akeman Street, Tring HP23 6A

4/00050/16/FHA\* Permission granted to demolish existing single storey extension and construct a new single/two storey rear extension at 14 New Mill Terrace, Tring HP23 5ET

4/00540/16/LDP Permission granted for single storey rear extension at 15 Longbridge Close, Tring HP23 5HG

4/00611/16/FHA Two storey rear extension at 36 Kingsley Walk, Tring HP23 5DN  
WITHDRAWN

4/00763/16/FHA Permission granted for garage conversion at 12 Home Farm, Park Road, Tring HP23 6QU

4/00389/16/FHA Single storey rear extension to the existing kitchen and adjacent garage with internal alterations. Addition of roof lights to the existing house rear roof slope and conversion of the existing tarmac driveway south of the site to additional residential garden area with associated new part brick/part close boarded fence boundary walls at 27 Cobbetts Ride, Tring HP23 4BZ  
WITHDRAWN

4/00635/16/LDP Permission granted for alterations to fenestrations and pitched roof over garage at 10 Windmill Way, Tring HP23 4HQ

4/00774/16/FHA Permission granted for two storey rear extension, first floor side extension, extend garage roof to front, replacement windows at 11 Whytingham Road, Tring HP23 5JN

4/02884/15/FMA Permission granted for demolition of existing building and front wall and construction of 10 x 3-bed dwellings with associated parking at JR Smith Transport Ltd, Langdon Street, Tring HP23 6DJ

- 4/00386/16/FUL Permission refused for 3-bed dwelling, demolition of garage, creation of crossover and access, parking and landscaping at 9 Station Road, Tring HP23 5NG
- 4/00842/169/FHA Permission granted for two storey and first floor rear extensions and internal alterations at 7 Hollyfield Close, Tring HP23 5PL
- 4/03733/15/FUL Permission granted for conversion of two dwellings to single dwelling with single storey front and single storey rear extensions, alterations to windows and doors, new rooflights and flue at Old Weavers Place, Alberts Street, Tring HP23 6DH
- 4/00927/16/TPO Permission granted for T1 Sycamore, reduce lateral growth over garden by 1-2m and thin remaining crown by approx. 15%. T2 Sycamore, reduce lateral growth over garden by 1-2m and thin remaining crown by approx. 15% at 11 Okeford Drive, Tring HP23 4EQ

**RESOLVED:** To note the above decisions

**18294. TEMPORARY TRAFFIC REGULATION ORDERS**

Temporary traffic order affecting the Manor Road Tring for a street party was considered.

**RESOLVED:** To note the Temporary Traffic Order

**18295. PREMISES LICENCE APPLICATION**

None received

The meeting was closed at 8.30 pm

Chairman