

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE TRING TOWN COUNCIL HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, TRING ON MONDAY 16th AUGUST 2010 AT 7.30 p.m.

Present: Councillors: Mrs R. L. Ransley (in the Chair)
J. S. Allan (ex officio)
Mrs M. V. Booth
N. A. Hollinghurst
J. R. Jameson

Also present: Councillor: M. J. James

Mrs S. Johnson, Clerk of the Council
Mrs R. Higgins, Information Officer
Mr R. Flanigan, Admin Assistant
7 members of the public

15582. **APOLOGIES**

Apologies for absence were received from Councillors Batchelor, Berdinner and Mrs Rance.

15583. **DECLARATIONS OF INTEREST**

There were none.

15584. **MINUTES**

The Minutes of the meeting held on 12th July 2010 were confirmed as a true record and signed by the Chairman.

15585. **MATTERS OF REPORT FROM THE MINUTES**

There were none.

15586. **CHAIRMAN'S COMMUNICATIONS**

There were none.

15587. **PUBLIC PARTICIPATION**

It was **RESOLVED** that Standing Orders be suspended in accordance with the provisions of Standing Order 67 so that members of the public might speak.

Two residents of Damask Close objected to planning application 4/01271/10/FUL on the basis that the site was too narrow to accommodate the proposed house, which itself failed to respect the character of the surrounding properties. Julian Bly of Church Yard attended in support of his planning application 4/01174/10/FUL; and Malcolm James in support of his planning application 4/01206/10/FHA. Two residents of Ash Road objected to planning application 4/01302/10/FHA on the grounds of the proposed development being obtrusive and causing loss of privacy for theirs and neighbouring properties.

15588. **PLANNING APPLICATIONS**

The Council considered the planning applications that had been referred by Dacorum Borough Council for observation. 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.

4/01039/10/FUL

Demolition of existing buildings and construction of four houses (amended scheme) at Redwing Farm, Cholesbury Road, Wigginton for Rectory Homes Ltd

The Council had no objection to this application.

Contd/..

15588. **PLANNING APPLICATIONS/Contd.**

PLAN REF. NO.

4/01119/10/FUL **Cross Border - For Information Only** - Change of use of part of Tringford Pumping Station including alterations to allow the building to be used as an operational base with welfare facilities for British Waterways staff

The Council noted this application.

4/01161/10/TPO Works to trees at 2 Kay Close for Mr J. Farrera

The Council had no objection to this application. However it recommended that replacement, suitable planting take place, subject to the Landscape Officer's advice.

4/01174/10/FUL Conversion of workshops to five 2-bed dwellings at Plough Cottage, Church Yard for Mr J. Bly

The Council had no objection to this application.

4/01175/10/LBC **Cross Border - For Information Only** - Change of use of part of Tringford Pumping Station including alterations to allow the building to be used as an operational base with welfare facilities for British Waterways staff

The Council noted this application.

4/01202/10/ADV Various illuminated signage at 69 High Street for Prezzo PLC

The Council recommended this application for refusal on the grounds that internal illumination of any signage was detrimental to the conservation area.

4/01206/10/FHA Demolition of linked garage & construction of two storey side extension at 2 Grove Gardens for Mr. M. James

The Council had no objection to this application.

4/01222/10/FHA Conservatory at 2 Bunyan Close for Mr and Mrs A. Booth

The Council had no objection to this application.

4/01227/10/FHA Loft conversion, roof alterations with rear dormer, entrance porch, front bay extension, and alterations at 25 Station Road for Mrs A. Skingley

The Council had no objection to this application.

4/01271/10/FUL New dwelling land adj. 17, Damask Close for Rectory Homes

The Council recommended this application for refusal on the grounds that the proposed small house on a cramped plot was out-of-character with the neighbouring properties in a development of large, detached and well-spaced houses.

Contd/..

15588. **PLANNING APPLICATIONS/Contd.**

PLAN REF. NO.

4/01273/10/FUL Two storey rear extension at The Oak House, 52 Western Road for Watch Doctors

The Council had no objection to this application.

4/01276/10/FUL Change of use from amenity land to garden with new side fence at 1 Beacon Way for Mr D. Tyack

The Council recommended this application for refusal on the grounds that the new fence would detract from the visual amenity of the road.

4/01277/10/FHA Part two storey, part single storey rear extension at 20 Park Road for Mrs C. Hindes

The Council had no objection to this application.

4/01280/10/FHA Reconstruction of existing rear extension and new first floor extension at 25 Mill View Road for Mr & Mrs J. Shepherd

The Council had no objection to this application.

4/01286/10/FHA Replacement shed at 4 Station Road for Mr M. Murphy

The Council had no objection to this application.

4/01290/10/FHA Construction of cart-shed garage at Red Roofs, Little Tring Road for Mr M. Smith

The Council had no objection to this application.

4/01302/10/FHA Single storey side extension with roof alterations and two storey part rear extension (amended scheme) at 1 Thorntree Drive for Mr G. Elvins

The Council recommended this application for refusal on the following grounds:

- 1 The proposed extension was overbearing and oppressive for 8, 10, 12 and 14 Ash Road
- 2 Loss of privacy and light to neighbours

The Council recommended that consideration of the following applications be deferred to the Planning Committee Meeting to be held on Monday 6th September 2010 to allow for neighbour notification.

4/01311/10/FHA Two storey side extension at 88 Miswell Lane for Mrs J. Turner

4/01331/10/TPO Fell horse chestnut at The Arts Educational School, Mansion Drive for Tring Park School

Contd/..

15588. **PLANNING APPLICATIONS/Contd.**

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

PLAN REF. NO

*4/00784/10/FUL	Refusal for Condenser Unit at Newsagents, 100 High Street for Mr M. Patel
4/00903/10/LDP	Grant of Lawful Development Certificate for single storey side infill extension at 36 Grove Road for Mr & Mrs A. Crace
4/00920/10/FHA	Conditional permission for first floor rear extension and timber entrance canopy at 84 Western Road for Mr N. Newell
4/00922/10/FHA	Conditional permission for single storey rear extension, first floor rear extension and timber entrance canopy at 82 Western Road for Mr N. Newell
4/00974/10/FHA	Conditional permission for replacement single storey building to house swimming pool at Dunsley House, London Road for Mr A. Garton
4/00975/10/FHA	Conditional permission for single storey rear extension and two bay windows to front at 47 Dundale Road for Mr J. Gomme
*4/01040/10/FHA	Refusal for two storey rear extension at 41 Albert Street for Mr S. Blanchard

15589. **LICENSING ACT 2003**

No applications had been received after preparation of the agenda.

15590. **COMMUNITIES AND LOCAL GOVERNMENT COMMITTEE – INQUIRY AND CALL FOR EVIDENCE ON THE ABOLITION OF REGIONAL SPATIAL STRATEGIES**

The Select Committee on the Abolition of Regional Spatial Strategies had called for evidence by 15th September 2010 on the implications of the proposal to abolish them. Councillor Mrs Rance would be asked to prepare a possible submission for the Planning Committee due to be held on 6th September 2010.

15591. **SUPPLEMENTARY PLANNING DOCUMENT ON PLANNING OBLIGATIONS: DBC CONSULTATION**

Dacorum Borough Council had invited responses to its draft SPD on Planning Obligations, previously referred to as ‘Section 106 agreements’ as they were first introduced under S106 of the Town & Country Planning Act 1990. Following discussion the Committee **RESOLVED** to make the following comment: that ‘the document sets out usefully the requirements of a replacement scheme for Section 106’. The Clerk would make this submission by the required date of 24th September 2010.

The meeting ended at 8.15 p.m.

Chairman