

MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL
HELD IN THE THE COUNCIL CHAMBER, THE MARKET HOUSE, TRING
ON MONDAY 14TH AUGUST 2017 AT 7.30 P.M.

Present: Councillors: S. Hearn (Chairman)
H. Grace
Mrs P. Hearn (ex officio)
M. Hicks
N. Nutkins
Mrs. R. Ransley
C. Townsend
G. Wilkins

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

9 Members of the Public

18860. TO RECEIVE APOLOGIES FOR ABSENCE

All Members present

18861. TO MAKE DECLARATIONS OF INTEREST

Cllrs Mrs Conway and Mrs Hearn explained that they would not take part in items 18866 as a member of Dacorum Borough Council's Development Control Committee.

18862. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 17th JULY 2017

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

18863. MATTERS OF REPORT FROM THE MINUTES

None

18864. CHAIRMAN'S COMMUNICATIONS

The Clerk reported two items of correspondence:

- Confirmation that Dacorum Borough Council's Site Allocations Development Plan Document had been adopted on the 12th July 2017
- Details of the Woodland Trust's plans for a proposed landscape 'lookout nest' in Tring Park
- A request from the Developer to present their revised plans for the site on land to the rear of Silk Mill

18865. PUBLIC PARTICIPATION

Standing Orders were suspended **by resolution** at 7:35 pm

Residents of Station Road expressed their opposition to application 4/01885/17/TEL on the basis that there had been a lack of due diligence in assessing alternative sites; the proposed measures to disguise the new

equipment were inadequate; and that there was no opportunity to present their opposition to Dacorum Borough Council's Development Management Committee.

The agent for application 4/01806/17/FUL explained the history behind the development in the neighbourhood and how the addition of the proposed house, which was of the same design as those with permission, brought the development to a close.

The agent for application 4/02027/17/FUL gave a reduction in floor space from the existing use to the proposed use as the grounds for development in the Green Belt, quoting paragraph 89 of the National Planning Policy Framework.

Standing Orders were resumed **by resolution** at 7:43 pm

18866. 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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|----------------|--|
| 4/01755/17/FHA | Demolition of conservatory and construction of two storey rear extension at 2 Barbers Walk, Tring HP23 4BD for Mr Cave
The Council recommended no objection to this application |
| 4/01830/17/TCA | Remove ash tree at United Free Church, 89 High Street, Tring HP23 5AH for Mr K Ashton
The Council recommended no objection to this application subject to the Tree Officer's report |
| 4/01826/17/LDP | Garden room at 37 Miswell Lane, Tring HP23 4DD for Jason Pugh
The Council recommended no objection to this application |
| 4/02027/17/FUL | Demolition of existing building. Construction of 4 no.5 bedroom dwellings at Hastoe Riding Stables, Hastoe Hill, Hastoe, Tring HP23 6LP for Mr. R Jarman
The Council recommended refusal of this application on the grounds that the proposed development was construction of new buildings inappropriate within the Green Belt. The development did not satisfy the exceptions in National Planning Policy Framework paragraph 89.

The proposed development involved a change of use from the existing purpose. Whilst there was a reduction in floorspace the height and scale of the buildings – 5 bedroom detached dwellings – is much more imposing on the landscape than the existing (predominately) single storey riding stables. |

4/01806/17/FUL	Construction of detached dwelling at land at 35 Grove Road, Tring HP23 5HA for Braybeech Homes Ltd The Council recommended no objection to this application
4/01840/17/FHA	Demolition of existing garage and construction of double garage at 25 Station Road, Tring HP23 5NG for Gareth Morris The Council recommended no objection to this application
4/01892/17/LDP	Garage conversion at Whitecrest, Bunstrux, Tring HP23 4HT for The Cox Clifford Partnership The Council recommended no objection to this application
4/01831/17/FHA	Construction of orangery at Ashridge House, Orchard Gardens, Tring HP23 5FF for Mr and Mrs Plose The Council recommended no objection to this application
4/01885/17/TEL	Proposed base station installation at footpath opposite The Cedars, Station Road, Tring HP23 5NG for CTIL Ltd, Telefonica UK Ltd and Vodafone Ltd The Council recommended refusal of this application on the grounds that there were more appropriate sites – the case made to dismiss these alternatives was inadequate
4/01882/17/FHA	Demolition of existing lean-to structure. Construction of single storey side extension at 10 Buckingham Road, Tring HP23 4EY for Sharon Egan 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.

4/00174/17/FHA	Permission granted for loft conversion at 97 Western Road, Tring HP23 4BN
4/01426/17/FHA	Permission granted for proposed first floor rear extension and internal alterations at 1 Manor Road, Tring HP23 5DA
4/01503/17/FUL	Permission granted for two temporary porta cabins at The Arts Educational School, Tring Park, Tring HP23 5LX
4/01530/17/FHA	Permission granted for single storey front extension at 13 Fantail Lane, Tring HP23 4EN
4/01345/17/FHA	Permission granted for loft conversion with rear and side dormer and front velux roof light at 24 Highfield Road, Tring HP23 4DX
4/01191/17/FHA	Permission granted for two storey side and rear extension. Single storey rear extension. Rear/side roof light at 36 Nathaniel Walk, Tring HP23 5DG
4/01271/17/FHA*	Permission granted for two storey front extension at 22 Verney Close, Tring HP23 5LB

- 4/01531/17/FHA Permission granted for two storey rear extension and internal alterations at 20 Longbridge Close, Tring HP23 5HG
- 4/01606/17/TPO* Permission refused for works to tree at 3 Beech Grove, Tring HP23 5NU
- 4/01607/17/TPO* Permission refused for works to tree at 4 Beech Grove, Tring HP23 5NU
- 4/01260/17/FHA Permission granted for installation of galvanised steel mobility shelter unit to accommodate scooter and wheelchair within a fenced enclosure to front of property at Rosebank, Donkey Lane, Tring HP23 4DY
- 4/01410/17/FUL WITHDRAWN Refurbishment and change of use of 81 & 82 Akeman Street from offices to 2 residential dwellings with private gardens and associated parking. Partial demolition of offices and undercroft parking to the rear of the listed buildings known as SG6, SG7 and SF7-SF12 Akeman Business Park. Demolition of building YG34 and removal of Unit PC1 and PC2 Akeman Business Park. Replacement with four 2-bedroom flats, associated parking, landscaping and access improvements. Retention of rear boundary wall to SG6, SG7 and SF7-SF12 at 81-82 Akeman Street, Tring HP23 6AF and Akeman Business Park
- 4/01576/17/FHA Permission granted for extension of existing bungalow to create a two storey four bed house at 61 Longfield Road, Tring HP23 4DF
- 4/01603/17/FHA Permission granted for single and two storey side extension at 15 Fields End, Tring HP23 5ER
- 4/01669/17/LDLB Permission granted for installation of aluminium plaque on wall to Tring Park, East of High Street, Tring HP23 6AP
- 4/01670/17/LDLB Permission granted for installation of aluminium plaque at The Market House, 61 High Street, Tring HP23 4AB

* These decisions were contrary to the Town Council's recommendation

RESOLVED: To note the above decisions.

18867. TEMPORARY TRAFFIC REGULATION ORDERS

Details of Temporary Traffic Orders 'Tour of Britain Cycle Race' and 'Station Road Cycleway' were circulated prior to the meeting.

RESOLVED: To note the above Temporary Traffic Orders.

18868. PREMISES LICENCE APPLICATION

None Received