

MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL
HELD IN THE VICTORIA HALL, AKEMAN STREET, TRING
ON MONDAY 17TH JULY 2017 AT 7.30 P.M.

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

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

16 Members of the Public

18820. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr N. Nutkins (prior appointment)

RESOLVED: To accept the apologies for the reason given

18821. TO MAKE DECLARATIONS OF INTEREST

Cllrs Mrs Conway and Mrs Hearn explained that they would not take part in items 18826 and 18828 as a member of Dacorum Borough Council's Development Control Committee.

18822. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 12TH JUNE 2017

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

18823. MATTERS OF REPORT FROM THE MINUTES

None

18824. CHAIRMAN'S COMMUNICATIONS

The Clerk reported two items of correspondence:

- Notification of the draft Two Waters Masterplan Guidance Consultation
- An invitation to a briefing session from Dacorum Borough Council on the new Borough Local Plan and Neighbourhood Planning

18825. PUBLIC PARTICIPATION IN RELATION TO PLANNING APPLICATION 4/01569/17/MFA SITE OF THE FORMER ST FRANCIS DE SALES CONVENT SCHOOL

Standing Orders were suspended **by resolution** at 7:34 pm

Four residents from Cherry Gardens and Longfield Road spoke in opposition to the proposed development:

- The proposed density was too high and contrary to Tring Character Assessment Miswell Lane (TCA2)
- No ecological assessment had been undertaken – the changes in the proposed development rendered the previous study redundant
- Inadequate provision to replace the trees marked for removal
- A lack of amenity space on the development
- The loss of a sports facility
- No detail on the proposed use for the land adjacent to the Scout Hut
- Plot 40 was too close to the development in High Drive

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

18826. PLANNING APPLICATION 4/01569/17/MFA

The Council considered the above planning application which had been referred by Dacorum Borough Council for observation of this authority.

Members agreed that the development was an improvement on the previous plans for this site – the house were a better design, being lower, and there was a better layout. The proportion of social housing was welcomed. Unfortunately the proposals lack detail on certain key aspects – notably measures to protect the ecology and replace lost trees.

The Council, whilst disappointed with the loss of the school and its associated sports facilities, recognised that this was a fait accompli.

RESOLVED: To recommend refusal of planning application 4/01569/17/MFA on the following grounds:

- A new ecology report is required – the comment from Herts & Middlesex Wildlife Trust with reference to NPPF paragraph 118 relates
- The provision of open space/amenity land is inadequate comprising several small spaces adjacent to the access road. There is no dedicated space where children can play safely. This is a major omission in a development of this size and nature
- The housing density is too high – the previous application for this site had a more acceptable 32 dwellings – contrary to Tring Character Assessment Miswell Lane (TCA2)
- Plot 40 is too close to the approved development in High Drive

18827. PUBLIC PARTICIPATION

Standing Orders were suspended **by resolution** at 7:58 pm

A resident of Akeman St, speaking on his own behalf and three other neighbouring properties, expressed their support for the application 4/01410/17/FUL. They only had three concerns: possible overlooking despite the specification of velux windows; potential structural issues with the roof as a result of the proposed work; and, whilst some reduction in height of the boundary wall was welcome the proposed reduction was excessive.

Standing Orders were resumed **by resolution** at 8:02 pm

18828. 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.

4/01191/17/FHA Two storey side and rear extension. Single storey rear extension. Rear/side rooflight at 36 Nathaniel Walk, Tring HP23 5DG for Miss Brown

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

4/01260/17/FHA 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 for KVB Architects

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

4/01271/17/FHA Two storey front extension at 22 Verney Close, Tring HP23 5LB for Claire Winton

Standing Orders were suspended **by resolution** at 8:04 pm to allow a resident to speak.

A neighbour of application 4/01271/17/FHA expressed concern that his property would be overlooked and there appeared to be no measures such as obscure glass being taken. The details on the website were insufficient.

Standing Orders were resumed **by resolution** at 8:06 pm

The Council recommended **refusal** to this application, but on the grounds of a lack of detail sufficient to determine if there would be overlooking and, if this existed, what measures would be taken to reduce the impact

4/01282/17/FUL Change of use of agricultural land to equestrian/paddock use at Gannel Farm, Tring HP23 5HF for Millstone Homes Ltd

Granted by Dacorum Borough Council

4/01297/17/AGD Log garage with carport at land at High Scrubs Wood, Hastoe HP23 6LT for Miss S Walker

Prior Approval Not Required

4/01302/17/FHA Replacement of existing timber double garage with 3-bay oak-framed structure at Holmlea, 77 Grove Road, Tring HP23 5PB for Mr Peter Darraugh

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

4/00558/17/FUL Amended/additional plans 3 storey extension to east elevation of existing office building to form ground floor entrance, lobby and self-contained office at first and second floor at 72-80 Akeman Street, Tring HP23 6AF for Akeman Business Park Ltd

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

4/01281/17/AGD Construction of an agricultural building to incorporate storage of equipment and machinery, wood workshop, studio and teaching space at land at High Scrubs Wood, opposite Ambers Farm, Kiln Road, Hastoe HP23 6LT for A

Refused by Dacorum Borough Council

4/01360/17/FHA Single storey rear extension at 2 Kay Close, Tring HP23 5AF for Miramar Design Ltd

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

4/01345/17/FHA Loft conversion with rear and side dormer and front velux roof light at 24 Highfield Road, Tring HP23 4DX for DVL Bespoke Design Solutions

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

4/01361/17/FHA Two storey side extension, single storey front and rear extensions at 25 Nathaniel Walk, Tring HP23 5DG for Mr and Mrs McDermott

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

4/01364/17/FHA Two storey side extension, single storey rear extension and garage conversion at 1 The Beeches, Tring HP23 5NP for Mrs K Lyes

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

4/01372/17/FHA Single storey front and rear extension and external alterations including rendered finish and construction of new chimney stack at 14 Beech Walk, Tring HP23 5JQ for Mrs Roberts

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

4/01402/17/TPO Remove oak and ash trees at Parkview House, Upper Tring Park, Wigginton, Tring HP23 6FB for Mr Standen

Work Approved by Dacorum Borough Council

4/01421/17/TCA Remove ash and elder trees at 31 Western Road, Tring HP23 4BQ for Mr John Jones

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

4/01426/17/FHA Proposed first floor rear extension and internal alterations at 1 Manor Road, Tring HP23 5DA for Mr B Childs

- The Council recommended **no objection** to this application **subject to** the use of obscure glass to stop overlooking
- 4/01417/17/FUL Addition of two sash windows at first floor level on south elevation to match existing at 64-66 Akeman Street, Tring HP23 6AF for Akeman Property Investments Ltd
- The Council recommended **no objection** to this application
- 4/01470/17/TCA Works to silver birch at 7 King Street, Tring HP23 6BE for Miss Lucy White
- Works approved by Dacorum Borough Council**
- 4/01333/17/FHA Single storey front extension at 4 Beech Walk, Tring HP23 5JQ for Mrs Hirani
- The Council recommended **no objection** to this application
- 4/01318/17/RET Change of use for Unit 11- vacant Grade II Listed property over first and second floor from B1 and B2 to D2 (leisure) Tring Martial Arts Academy with associated car parking at Unit 11, Silk Mill Industrial Estate, Brook Street, Tring HP23 5EF for Margisal Ltd
- The Council recommended **no objection** to this application but concern was expressed that this and other changes of use on site would overburden the parking capacity on site and increase traffic movement on & off the site where access was dangerous.
- 4/01410/17/FUL 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 for Mr Menal Metha
- The Council recommended **no objection** to this application but wished to highlight comments received from neighbours – see minute 18827.
- 4/01317/17/FUL Proposed change of use at ground floor Unit 50 to D2 (leisure) a privately owned gym and personal training centre with associated car parking at Unit 50, Silk Mill Industrial Estate, Brook Street, Tring HP23 5EF for Margisal Ltd
- The Council recommended **no objection** to this application but concern was expressed that this and other changes of use on site would overburden the parking capacity on site and increase traffic movement on & off the site where access was dangerous.
- 4/01411/17/LBC 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 for Mr Menal Metha
- The Council recommended **no objection** to this application
- 4/01476/17/FHA Proposed single storey front extension at 38 Christchurch Road, Tring HP23 4EF for Mr Morden
- The Council recommended **no objection** to this application
- 4/01467/17/FHA Single and two storey rear extensions at 18 Longfield Road, Tring HP23 4DG for Mr R Grist and Mrs B Smith
- The Council recommended **no objection** to this application
- 4/01555/17/TPO Works to T1 and T2 trees at The Gables, Christchurch Road, Tring HP23 4EF for Mr John Jones
- The Council recommended **no objection** to this application subject to the Tree Officer's report
- 4/01556/17/TCA Works to T1 and T2 trees at 1A Albert Street, Tring HP23 6AU for Mr Jones
- The Council recommended **no objection** to this application subject to the Tree Officer's report
- 4/01531/17/FHA Two storey rear extension and internal alterations at 20 Longbridge Close, Tring HP23 5HG for Mr B Mason
- The Council recommended **no objection** to this application
- 4/01530/17/FHA Single storey front extension at 13 Fantail Lane, Tring HP23 4EN for Mr W Kolterman
- The Council recommended **no objection** to this application
- 4/01576/17/FHA Extension of existing bungalow to create a two storey four bed house at 61 Longfield Road, Tring HP23 4DF for M&T Developments
- The Council recommended **no objection** to this application
- 4/01580/17/FHA Demolition of existing single storey flat roof rear extension and conservatory. Construction of single storey pitched roof rear extension at 8 New Mill Terrace, Tring HP23 5ET for Mr Tromans
- The Council recommended **no objection** to this application
- 4/01606/17/TPO Works to tree at 3 Beech Grove, Tring HP23 5NU for Mr Trelor
- The Council recommended **no objection** to this application subject to the Tree Officer's report
- 4/01607/17/TPO Works to tree at 4 Beech Grove, Tring HP23 5NU for Mr. Turland
- The Council recommended **no objection** to this application subject to the Tree Officer's report
- 4/01603/17/FHA Single and two storey side extension at 15 Fields End, Tring HP23 5ER for Brandon Young
- The Council recommended **no objection** to this application

- 4/01503/17/FUL Two temporary porta cabins at The Arts Educational School, Tring Park, Tring HP23 5LX for Tring Park School
The Council recommended **no objection** to this application
- 4/01560/17/LDP Remove conservatory and replace with single storey rear extension at 20 Mill Gardens, Tring HP23 5ES for Peter Bradford Architect
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
- 4/01182/17/LDP Withdrawn Single storey rear extension at 46 Morefields, Tring HP23 5EU
- 4/01077/17/LDP Permission refused for demolition of existing conservatory and construction of a single storey mono pitched roof extension at 10 Buckingham Road, Tring HP23 4EY
- 4/00780/17/FUL Permission granted for two storey side extension and additional three dwellings at 49 Brook Street, Tring HP23 5EF
- 4/01402/17/TPO Permission granted to remove oak and ash trees at Parkview House, Upper Tring Park, Wigginton, Tring HP23 6FB
- 4/01179/17/FHA Permission granted for replacement of existing conservatory with glass roof conservatory at 54 Icknield Way, Tring HP23 4HZ
- 4/01174/17/FHA Permission granted for single storey rear extension at 3 Woodland Close, Tring HP23 6BY
- 4/01184/17/FUL Permission granted for single storey extension to Nos 16 and 17 at 16 Kingsley Ward, Tring HP23 5DN
- 4/00883/17/MFA Permission granted for updated master plan for Tring Park School grounds, including rationalisation of parking. Detailed proposals for two new buildings - a residential boarding house with teaching facilities and staff accommodation and a mixed-use building for staff and sixth form pastoral facilities, art and teaching spaces. Removal of modern art room and reinstatement of front facade and cupola on the clock house (listed), alterations and making good to an existing brick wall. External paving at the Arts Educational School, Tring HP23 5LX
- 4/00848/17/TCA Raise no objection to works to tree at Memorial Gardens, London Road, Tring HP23 4AF

- 4/01155/17/FHA Permission granted for first floor extension and internal alterations including removal of existing conservatory at 9 Nathaniel Walk, Tring HP23 5DQ
- 4/00546/17/FHA Permission granted for change to fenestration to 4th bedroom at 19 Bunyan Close, Tring HP23 5PS
- 4/00896/17/FHA Permission granted for part two storey part single storey rear extension. Proposed window in existing side elevation and alterations to existing rear window at 36 Beaconsfield Road, Tring HP23 4DW
- 4/01076/17/TCA Raise no objection to works to trees at 93 Western Road, Tring HP23 4BN
- 4/00962/17/FHA Permission granted for raising of roof to provide first floor accommodation with front and rear windows, and side roof lights. Single storey rear extension. External alterations and new drive at 86 Longfield Road, Tring HP23 4DF
- 4/01281/17/AGD Permission refused for construction of an agricultural building to incorporate storage of equipment and machinery, wood workshop, studio and teaching space at land at High Scrubs Wood, opposite Ambers Farm, Kiln Road, Hastoe HP23 6LT
- 4/00224/17/FUL WITHDRAWN Retention of existing structures and material change of use of land to allow for use as wedding venue (15 wedding events per year) at Lilas Wood, Wick Lane, Hastoe, Tring HP23 6LU
- 4/01282/17/FUL Permission granted for change of use of agricultural land to equestrian/paddock use at Gannel Farm, Tring HP23 5HF
- 4/01305/17/TPO Permission granted for works to scots pine tree at 8 Okeford Close, Tring HP23 4AJ
- 4/01470/17/TCA Raise no objection to works to silver birch at 7 King Street, Tring HP23 6BE
- 4/01104/17/FUL Permission granted for change of use and refurbishment of the ground floor and basement of 10 Akeman Street from A1 (shops) to A3/4 (restaurants/public houses) use, ground floor rear extension to no 10 and linkage to neighbouring property at 9 Akeman Street by the creation of openings through the party wall, removal of internal walls and associated works including roof plant at 9&10 Akeman street, Tring HP23 6AA
- 4/01105/17/LBC Permission granted for change of use and refurbishment of the ground floor and basement of 10 Akeman Street from A1 (shops) to A3/4 (restaurants/public houses) use, ground floor rear extension to no 10 and linkage to neighbouring property at 9 Akeman Street by the creation of openings through the party wall, removal of internal walls and associated works including roof plant at 9&10 Akeman street, Tring HP23 6AA

RESOLVED: To note the above decisions.

18829. TEMPORARY TRAFFIC REGULATION ORDERS

Details of Temporary Traffic Order TRO10585, Little Tring Road were circulated prior to the meeting.

RESOLVED: To note the above Temporary Traffic Order.

18830. PREMISES LICENCE APPLICATION

None Received

The meeting was closed at 8.37 pm

Chairman