

MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, TRING
ON MONDAY 4TH SEPTEMBER 2017 AT 7.30 P.M.

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

Also Present: Cllr Mrs O. Conway
Mrs D. Slade (Deputy Town Clerk)
Mr. R Flanigan (Information Officer)

16 Members of the Public

18873. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Councillor Grace (prior appointment)

RESOLVED: To accept the apologies for the reasons given

18874. TO MAKE DECLARATIONS OF INTEREST

Cllrs Mrs Conway and Mrs Hearn explained that they would not take part in items 18875 as they are members of Dacorum Borough Council's Development Control Committee.

Councillor Nutkins declared a personal interest in application 4/01888/17/FHA.

18875. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14th AUGUST 2017

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

18876. MATTERS OF REPORT FROM THE MINUTES

None

18877. CHAIRMAN'S COMMUNICATIONS

The Deputy Clerk reported that DBC enforcement is aware of the demolition of the bungalow at 86 Longfield Road (due to the lack of foundations) and a new planning application will follow.

18878. PUBLIC PARTICIPATION

Standing Orders were suspended **by resolution** at 7:36 pm

Residents of Marshcroft Lane expressed their concerns relating to 4/01575/17/FUL. The amended scheme was overdevelopment, impractical and

would add to the parking issues. Although the cottages were in need of refurbishment, an additional dwelling would create a terrace effect and was unfeasible. Questions were raised about the display of the planning notification by DBC.

Neighbours of 4/001888/17/FHA were concerned about the impact of the proposal which would encroach on their amenity and light and create a terracing effect on the street scene. A lack of detail on the plans relating to height and boundary made consideration of the impact more difficult to determine.

Residents of Kingsley Walk expressed their concerns about 4/01977/17/FUL. Following the removal of large trees from the site, the proposal seeks to replace with hedging which would not be as high as the development. Overlooking, access on to Brook Street and parking issues were raised.

The applicant (4/02027/17/FUL) explained that re-consideration was necessary as all the relevant information had not been available on the DBC website. He explained that the site was considered brownfield as it was commercial (business rates were paid) not agricultural. Consideration was given to conversion to business use but this was not feasible. The current proposal was a courtyard development with a reduction in footprint. The development would improve on the existing situation and would use local materials.

The applicant (4/01888/17/FHA) explained that the development was single storey with the loft space being utilised. Light studies had been carried out which indicated little impact on the neighbouring properties.

Standing Orders were resumed **by resolution** at 7:57 pm

18879. 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 will put to Dacorum Borough Council on the basis of the Working Party's recommendations.

4/01888/17/FHA Single and two storey front extensions, single storey side extensions with rooms in roof space over and enlarge and convert roof space, all with front and rear velux windows at 17 Whytingham Road, Tring HP23 5JN for Mr and Mrs Mann

The Council recommend refusal of this application on the grounds that the proposal may encroach on the amenity and light of neighbouring properties and create a terracing effect on the street scene. A lack of detail on the plans relating to height and boundary made consideration of the impact more difficult to determine.

4/01575/17/FUL

Amended/additional plans. Construction of new dwelling connected to existing semi-detached properties. External refurbishment of existing two properties at 3 Grove Farm Cottage, Marshcroft Lane, Tring HP23 5PP for Regis Group

The Council **refusal** on the following grounds:

- (i) Loss of amenity value to No. 3 Grove Farm Cottage - using an existing wall as part of the new dwelling and the resulting loss of interior light
- (ii) Procedural failings – inadequate display of planning notices
- (iii) Inaccuracies in the application e.g. a new access
- (iv) It is understood that a restrictive agricultural covenant applies to the building

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.

4/01964/17/FHA

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

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

4/01977/17/FUL

Construction of 4 new dwellings with amenity space, car parking and cycle storage. Private gated access drive. Proposed retaining wall of contiguous piling and stepoc block retaining wall with green wall and native tree and shrub soft landscaping at land to the rear of the Old Silk Mill, Brook Street, Tring HP23 5EF for Mr J Burns, Hounsfild LLP

The Council recommended **refusal** of this application on the grounds of:

- Access. This would be highly dangerous as it is not possible to increase the vision splay, particularly to the right as one exits the property because of the neighbouring wall and cottage. There is also parking on the open space to the left of the exit. Agreement would have to be reached with Dacorum Borough Council who own the

land to remove the parking or allow the exit to be relocated onto their property

- Neighbours have expressed concern at the potential for overlooking from the third storey of the proposed properties. It is felt that the proposed hedging and planting was inadequate.

The proposal is overdevelopment of the site, is not in keeping with the area and would reduce parking availability to the commercial units.

4/02010/17/FHA

Single storey rear and front extension and rear flat roof dormer at 6 Ludgate, Tring HP23 4ES for Mr A Cooke

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. Station Road is an important residential area within the town and the street scene should not be cluttered with equipment of this kind. As stated in TCA16: Station Road Views and vistas: South facing public views across Tring Park should be maintained.

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.

4/00558/17/FUL	Permission granted for 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
4/01302/17/FHA	Permission granted for replacement of existing timber double garage with 3-bay oak-framed structure at Holmlea, 77 Grove Road, Tring HP23 5PB
4/01668/17/LDLB	Permission granted for installation of aluminium plaque at 20 High Street, Tring HP23 5AP
4/01671/17/LDLB	Permission granted for installation of aluminium plaque at Natural History Museum, Akeman Street, Tring HP23 6AP
4/01672/17/LDLB	Permission granted for installation of aluminium plaque at The Counting House, 9 High Street, Tring HP23 5TE

4/01417/17/FUL	Permission granted for addition of two sash windows at first floor level on south elevation to match existing at 64-66 Akeman Street, Tring HP23 6AF
4/01647/17/FHA	Permission granted for single storey rear extension at 46 Morefields, Tring HP23 5EU
4/00784/17/MFA	WITHDRAWN Amended/additional plans Construction of two new dwellings. Transfer of land to the west to Dacorum Borough Council for the extension of the existing recreation ground at land adjacent to Okeford Drive, Tring HP23 4EX
4/01364/17/FHA	Permission granted for two storey side extension, single storey rear extension and garage conversion at 1 The Beeches, Tring HP23 5NP
4/01063/17/FUL	Permission refused for pitched roof extension over existing building for additional floor area at 75 Western Road, Tring HP23 4BH
4/01476/17/FHA	Permission granted for proposed single storey front extension at 38 Christchurch Road, Tring HP23 4EF
4/01698/17/FHA	Permission granted for single storey rear extension at 24 Verney Close, Tring HP23 5LB
4/01739/17/HPA	Prior approval not required for single storey rear extension measuring 8m deep with a maximum height of 4m and a maximum eaves height of 2.25m at 38 Christchurch Road, Tring HP23 4EF
4/01830/17/TCA	Raise no objection to remove ash tree at United Free Church, 89 High Street, Tring HP23 5AH
4/01745/17/FHA	Permission granted for partial replacement and conversion of roof space to provide additional accommodation at The Walled Garden, 26 Station Road, Tring HP23 5NG
4/01826/17/LDP	Permission granted for garden room at 37 Miswell Lane, Tring HP23 4DD
4/01892/17/LDP	Permission granted for garage conversion at Whitecrest, Bunstrux, Tring HP23 4HT
4/01580/17/FHA	Permission granted for 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
4/01718/17/LBC	Permission granted for alterations to the clock house building: removal of a modern art room and reinstatement of the front façade and cupola. Alterations and making good to an existing brick wall. External paving. Modifications to the interior at first floor level. Modifications to the roof of the off shoot to the rear of the clock house at Tring Park School, Mansion Drive, Tring HP23 5LY

RESOLVED: To note the above decisions.

18880. TEMPORARY TRAFFIC REGULATION ORDERS

Details of works to A41 Tring by-pass were noted

RESOLVED: To note the above Temporary Traffic Orders.

18881. PREMISES LICENCE APPLICATION

None Received

The meeting was closed at 8.27 pm

Chairman