

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

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

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

13 Members of the Public

19004. TO RECEIVE APOLOGIES FOR ABSENCE

None

19005. TO MAKE DECLARATIONS OF INTEREST

Cllrs Mrs Conway & Mrs P. Hearn explained that they would not take part in item 19011 as they were members of Dacorum Borough Council's Development Management Committee.

19006. A PRESENTATION FROM CALA HOMES

3 representatives from the developers of the land to the west of Tring (LA5) attended the meeting to outline the current position. The following points were made:

- CALA owns part of the site and has options on the remainder
- Pre-application advice has been sought from DBC and discussions are ongoing
- A detailed planning application should be submitted early in 2018
- A public consultation is being held on 14th December 2017 in Wigginton Village Hall from 4-8pm
- The final plan for the new cemetery will be agreed by the Cemeteries Board – this will include 30 parking spaces and a toilet block.
- 240 units will be offered with 40% affordable housing
- A range of homes will be provided – 88% will be 2-4 bed
- 2 play areas are provided and the western end will be open space
- .75 hectares of commercial land will be located adjacent to the existing industrial estate
- There are links through (by foot) to the existing housing

Councillors raised the following matters:

- The public consultation in Wiggington was inappropriate and it was suggested that another meeting was held in Tring
- Ownership of the open land was questioned to determine future land use
- The status of the employment land was discussed and an outline application will be submitted for that area
- Concerns were raised about additional traffic use on Icknield Way – the meeting was informed that speed limit would be reduced and safety improvements made.
- The provision of electric points for vehicles was suggested.

The representatives of CALA Homes left the meeting at 8.11pm

19007. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 6th November 2017

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

19008. MATTERS OF REPORT FROM THE MINUTES

None.

19009. CHAIRMAN'S COMMUNICATIONS

- Members were informed that the draft Conservation Area Character Appraisal for Tring will be available in the New Year
- HCC Consultation on the Draft Minerals Local Plan will be published on 4th December 2017

19010. PUBLIC PARTICIPATION

Standing orders were suspended at 8.14pm to allow members of the public to speak.

- 2 members of the public spoke in support of application 4/02440/17/FUL which was being re-considered by the Council
- The agent for 4/02799/FUL explained the reason for the application
- Residents of Longfield Road expressed their concerns about application ref. 4/02899/17/TPO as the information available was unclear. The trees in question form a valuable wildlife corridor.

19011. 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.

4/02858/17/LBC Refurbishment and change of use of 81 & 82 Akeman Street from offices to 2 residential dwellings with private gardens, associated parking and amenity space and partial demolition of offices at 81-82 Akeman Street, Tring HP23 6AF for Akeman Tring Ltd

Application Withdrawn 29th November 2017

4/02857/17/FUL Refurbishment and change of use of 81 & 82 Akeman Street from offices to 2 residential dwellings with private gardens, associated parking and amenity space and partial demolition of offices at 81-82 Akeman Street, Tring HP23 6AF for Akeman Tring Ltd

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

4/02799/17/FUL Domestic stable and menage with new vehicle entrance at Hastoe Stables House, Hastoe Hill, Hastoe, Tring HP23 6LR for Mrs L Jarman

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

4/02890/17/LBC Part basement conversion to habitable accommodation at 60 Akeman Street, Tring HP23 6AN for Mr P White

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

4/02912/17/FHA Front porch at 5 Treehanger Close, Tring HP23 5JE for Ms S Moynihan

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

4/02898/17/ADV Installation of advertisement board at 27 and 29 Grove Road serving the new development of 7 dwellings to the rear of Hollybush, 29 Grove Road, Tring HP23 5HA for Braybeech Homes Ltd

The council recommended **no objection** to this application provided that it advertises the houses on the plot only.

4/02899/17/TPO Works to trees at Convent of St Francis Preparatory School, Aylesbury Road, Tring HP23 4DL for WE Black Ltd

The Council recommended **refusal** of this application subject to a full investigation by the Tree Officer. The Council reached this decision because of the following considerations: There was a lack of clarity on whether the application applied to one or several trees; the Council wanted a full appreciation of the supposed infection from an independent accredited expert including the potential source of infection, the extent to which it has spread, the likelihood of further spread and the consequences; the report should include recommendations to prevent further contamination; should the above conclude that the removal of trees is necessary, a replanting schedule should be proposed detailing the species and location of the replacements. These should be semi-mature/mature native species with a natural resistance to the infection. Hornbeam has been suggested as a potential suitable species.

4/02440/17/FUL to be re-considered New permanent advertisement signage and change of use from photography studio and shop to private dining chef's table restaurant (A3) and bar (A4) with wine tasting cellar at 74 High Street, Tring HP23 4AF

The Council recommended **no objection** to this application in light of the new information received.

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.

4/01993/17/RET Permission granted for amended/additional plans Alterations to existing rear projection, including raised eaves height and new flat roof and single storey rear extension to replace existing coal store at 35 Wingrave Road, Tring HP23 5HE

4/02426/17/FHA Permission granted for single storey side extension, conversion of garage loft space into habitable accommodation and cellar (amended scheme) at The Carhouse, Redwing Farm, Cholesbury Road, Tring HP23 6JH

4/02474/17/FHA Permission granted for first floor rear extension, installation of sliding doors at rear at 14 Henry Street, Tring HP23 6BH

4/02657/17/HPA Prior approval not required for single storey rear extension measuring 6m deep with a maximum height of 3.3m and a maximum eaves height of 3m at 4 Fields End, Tring HP23 5ER

4/02660/17/LDP Permission granted for outbuilding at 4 Fields End, Tring HP23 5ER

4/03283/16/MFA Permission refused for demolition of existing buildings and construction of 34 retirement apartments and ancillary facilities including communal lounges, guest accommodation and staff offices with associated access, parking services and amenity space at site at junction of Brook Street and Mortimer Hill, Tring HP23 5EE

4/02073/17/FUL* Permission granted for redevelopment of indoor school building, storage barn, hard surface and area of outdoor storage for 4 no. dwellings at Pendley Farm, Station Road, Tring HP23 5QY

4/02495/16/FUL Permission granted for retention of boundary fence at 27 Gwynne Close, Tring HP23 5EN

4/01977/17/FUL Permission refused for 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

4/02055/17/FUL Permission granted for installation of landscape outlook nest on land off Hastoe Lane within existing Tring Park - to be placed within existing trees and shrubs at land at Tring Park, off Hastoe Lane, Tring HP23

4/02554/17/FHA Permission granted for removal of existing dormer. Replace with larger dormer at Hamilton House, King Street, Tring, HP23 6BE.

4/02211/17/FHA Permission granted for single storey rear extension at 15 Longfield Road, Tring HP23 4DG

4/02467/17/FHA Permission granted for demolition of existing garage and single storey rear extension. Construction of new single storey extension and rear extension, first floor rear extension, front gable end and two dormer windows at Tremillion, Icknield Way, Tring HP23 5HJ

4/02669/17/LBC Permission granted for repairs and local rebuilding of boundary wall at British Natural History Museum, Akeman Street, Tring HP23 6AP

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

RESOLVED: To note the above decisions.

19012. TEMPORARY TRAFFIC REGULATION ORDERS

None received

19013. PREMISES LICENCE APPLICATION

None received

THE BROWNFIELD REGISTER (DBC)

The Council was asked to log a response on the register and identify any brownfield sites available in the area.

The meeting was closed at 8.40 pm

Chairman