

MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, TRING
ON MONDAY 4TH JUNE 2018 AT 7.30 P.M.

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

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

19241. TO RECEIVE APOLOGIES FOR ABSENCE

None received

19242. TO CONSIDER POSSIBLE CO-OPTION OF MEMBERS TO THE COMMITTEE

RESOLVED: Not to co-opt any members to the Committee.

19243. TO CONFIRM THE WORKING PARTIES/SUB-COMMITTEES OF THE COMMITTEE

RESOLVED: To maintain the current structure of the Committee.

19244. TO MAKE DECLARATIONS OF INTEREST

Cllrs Mrs Conway explained that they would not take part in item 19249 as a member of Dacorum Borough Council's Development Management Committee.

Councillor Mrs Ransley expressed a personal interest in planning application 4/01301/18/FUL

19245. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 30th APRIL 2018

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

19246. MATTERS OF REPORT FROM THE MINUTES

None

19247. CHAIRMAN'S COMMUNICATIONS

The following information was presented:

- The Town Council's response to 4/009568/18/MFA at Land off Icknield Way, Tring (LA5)

- The Chilterns Conservation Board response to the same application
- Notice of appeal re. site at junction of Brook Street and Mortimer Hill, Tring
- Notice of appeal re. 61 Longfield Road, Tring
- Letters of objection to planning applications were available to all Councillors

RESOLVED: To note correspondence and to inform the Planning Inspectorate that Councillors Mrs P Hearn, Hicks and Conway will attend the appeal relating to the Brook Street site.

19248. PUBLIC PARTICIPATION

Standing Orders were suspended **by resolution** at 7.35 pm

Several residents of Longfield Road and Cherry Gardens spoke in opposition to planning application ref. 4/01301/18/FUL. The principle points raised were:

- Bulk and mass of proposed building being 3 storeys high and extending beyond building line at rear
- Drainage issues caused by block paving to access road
- Loss of privacy to neighbouring properties due to height and position of windows, balconies and removal of trees and bushes
- Insufficient parking spaces would increase congestion in Longfield Road
- Out of keeping with street scene, dwarf bungalows in Cherry Gardens and destroy heritage (original building designed by William Huckvale Jnr)

A resident of 15 The Meads, Tring explained his objection to the installation of a balcony and railings at The Walled Garden, Station Road Tring (Planning Ref. 4/01275/18/FHA). It has resulted in a loss of privacy.

A resident of 75B High Street commented that the minutes of the Extraordinary Council meeting held on 17th May 2018 are not on the website. He also asked for clarification on the Council's response to the development at LA5 and clarification on the Brook Street Appeal. Councillor Mrs P Hearn responded that all this information would be available on the website.

The agent for planning ref: 4/01301/18/FUL explained that the sunlight/daylight assessment did not highlight any issues and that overlooking from the stairwell would be mitigated by obscure glazing. The parking provision adhered to DBC standards.

The applicant 4/01273/18/TCA explained that he wished the tree to be chopped.

Standing orders were reinstated at 8pm.

19249. 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.

- 4/00732/18/FHA (amended plans) Two storey side extension and detached garden room at 11 Deans Furlong, Tring HP23 4AR for Mr and Mrs Griggs
The Council recommended **no objection** to this application
- 4/01184/18/FHA Two storey side and rear extensions at 19 Harcourt Road, Tring HP23 5JJ for Mr and Mrs Barnett
The Council recommended **no objection** to this application
- 4/01212/18/FHA First floor front extension and garage conversion. Single storey rear extension at 17 Nursery Gardens, Tring HP23 5HZ for Ms Nicholson
The Council recommended **no objection** to this application
- 4/01234/18/FHA Single storey orangery extension at Little Meadows, Heath End, Berkhamsted HP4 3UF for Mr and Mrs Smithers
The Council recommended **no objection** to this application
- 4/01273/18/TCA Works to cherry tree at 12 Charles Street, Tring HP23 6BD for Mrs Haywood
The Council recommended **no objection** to this application subject to the comments of the Tree Officer.
- 4/01275/18/FHA Retrospective application for the installation of railings around existing flat roof and construction of open porch at The Walled Garden, 26 Station Road, Tring HP23 5NG for Mrs Romer
The Council recommended **no objection** to this application but asked that the Officer considers possible loss of privacy neighbouring property.
- 4/01301/18/FUL Demolition of existing dwelling and construction of five 2- bed and three 1- bed flats and associated access 96 Longfield Road, Tring, HP23 4DE for Mr Christopher Higenbottam (agent)
The Council recommended **refusal** of this application on the following grounds:
Bulk and mass of proposed building being 3 storeys high and extending beyond building line at rear
Drainage issues caused by block paving to access road
Loss of privacy to neighbouring properties due to height and position of windows, balconies and removal of trees and bushes
Insufficient parking spaces would increase congestion in Longfield Road

Out of keeping with street scene, dwarf bungalows in Cherry Gardens and destroy heritage (original building designed by William Huckvale (Jnr)

Overdevelopment of site and inappropriate development due to imposing structure.

4/01332/18/FHA Two pitched roofs to existing front and rear extensions at 35 Chiltern Way, Tring, HP23 5LD for Mr & Mrs B Marston
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.

4/00698/18/FHA	Permission granted for demolition of garage and construction of single storey side and part front extension at Bartolans, Duckmore Lane, Tring HP23 6JP
4/00741/18/FHA	Permission granted for garage conversion into habitable room at 33 Drummond Ride. Tring HP23 5DF
4/00795/18/TPO	Permission granted for works to trees at 30 Park Road, Tring HP23 6BN
4/00796/18/TPO	Permission granted for works to trees at 30 Park Road, Tring HP23 6BN
4/00556/18/FUL	WITHDRAWN Formation of vehicle access and parking area and external lighting to new extension at St Martha's Church, Park Road, Tring HP23 6BP
4/00731/18/LDE	Permission granted for retention of use for Class A5 - Hot food takeaways under Town and Country Planning (Use Classes) Order 1987 as amended at China Town, 2 Akeman Street, Tring HP23 6AA
4/00776/18/FHA	Permission granted for single storey side/rear extension at 1 Chiltern Way, Tring HP23 5JX
4/01018/18/FHA	Permission granted for single storey front extension at 14 Fantail Lane, Tring HP23 4EN

RESOLVED: To note the above decisions.

19250. TEMPORARY TRAFFIC REGULATION ORDERS

None received

19251. PREMISES LICENCE APPLICATION

None Received