

MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, TRING
ON MONDAY 10TH SEPTEMBER 2018 AT 7.30 P.M.

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

Also Present: Cllr Mrs O. Conway
Mrs D. Slade (Deputy Town Clerk)
6 Members of the Public

19351. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllrs M. Hicks (prior appointment)

RESOLVED: To accept the apologies for the reasons given.

19352. TO MAKE DECLARATIONS OF INTEREST

Cllrs Mrs Conway explained that she would not take part in item 19357 as a member of Dacorum Borough Council's Development Management Committee and item 19359 as a member of the Licensing Committee.

Councillor Penny Hearn declared an interest in item 19359 as a member of the Licensing Committee

Councillor Roxanne Ransley declared a personal interest in planning application 4/01301/18/FUL

Councillor Henry Grace declared a personal interest in planning applications 4/01301/18/FUL and 4/02120/18/FUL

19353. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 13th AUGUST 2018

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

19354. MATTERS OF REPORT FROM THE MINUTES

- Decisions submitted from meeting on 13th August
- LALL informal consultation submitted
- BT Phone boxes to be removed by end March 2019
- Single Local Plan – membership of working party agreed. Awaiting government housing needs assessment before convening. Make arrangement to meet new planning officer in early October
- Brook Street garage appeal attended – outcome in 2-4 weeks

- Akeman Street Business Park – developer invited to Council/Committee meeting – not at present. Will contact at appropriate time
- M&S re. wall at rear of delivery area – contacted manager at Tring. Referred to Estates Dept.
- Concerns were raised re. access to St Francis House site from Longfield Road – Planning Officer informed

RESOLVED: actions noted but request for further contact with M&S re. wall

19355. CHAIRMAN'S COMMUNICATIONS

- 4/00958/18/MFA amended plans received for LA5. Public meeting has been arranged at Victoria Hall on 1st October 2018 at 7.30pm
- DBC notice of TPO 569 on land at Tring Rugby Club, Cow Lane, Tring HP23 5NS
- DBC Statutory Consultation-zone and Station Road, Aldbury

19356. PUBLIC PARTICIPATION

Standing Orders were suspended at 7.43pm

Residents of Longfield expressed their concerns relating to planning application ref: 4/01301/18/FUL. It was felt that the amendments were insufficient to allay the previous objection. The following points were made:

- Overdevelopment, overbearing and out-of-character with street scene as 3 storey to road frontage
- Insufficient parking provision would create additional congestion in road
- Felling of trees would result in loss of privacy and a Tree Survey was requested
- Reduction in units from 7-8 is insignificant
- Carmen Court is maisonettes, not flats as stated in application
- Neighbours would face solid brick walls in place of trees, hedges and flower beds

Neighbour of planning application 4/02023/18/FUL was interested in the Council's response to the plan before forming an opinion on the proposed development.

Standing Orders were resumed **by resolution** at 8.00 pm

19357. 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/rear 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

4/01169/18/FHA Amended plans Removal of 2 no. roof lights. Insertion of 6 no. roof lights. Replacement of kitchen windows with glazed doors at 11 The Barns, West Leith, Tring HP23 6JJ for Mr Stedman (and second amended plans)

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

4/02045/18/FHA Two storey rear extension at 4 Nursery Gardens, Tring HP23 5HZ for Mr Wright

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

4/01689/18/FUL Double vehicle crossover at 82 and 84 Western Road, Tring HP23 4BJ for Miss Stanley

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

4/02023/18/FUL Demolition of existing dwelling. Construction of 3 new dwellings at 42 Beaconsfield Road, Tring HP23 4DW for Mr Lee (Metro Capital Securities Ltd)

The council recommended **refusal** of this application on the following grounds:

- Unnecessary development, replacing a fine, family home set in mature gardens
- Overdevelopment of location and out of character with street scene

4/00558/18/OTD Access improvements at Tring Station, Tring Railway Station, Station Road, Tring HP23 5QR for Jill Stephenson (agent)

The Council recommended **no objection** to the proposal but wished to emphasise the following points:

- Concerns were raised about the disruption caused and plans for parking during the construction
- Can this opportunity be used to improve other facilities i.e. toilets?

4/01301/18/FUL Amended plans Demolition of existing dwelling and construction of four two-bedroom and three one-bedroom flats and associated access at 96 Longfield Road, Tring HP23 4DE for AJPT Construction Ltd

The council recommended **refusal** of this application on the following grounds:

- change from previous application – amendments do not address underlying objections to this application
- Overdevelopment, overbearing and out-of-character with street scene as 3 storey to road frontage
- Insufficient parking provision would create additional congestion in road
- Felling of trees would result in loss of privacy and a Tree Survey was requested

- Reduction in units from 8-7 is insignificant
- Carmen Court is maisonettes, not flats as stated in application
- Neighbours would face solid brick walls in place of trees, hedges and flower beds

4/02114/18/LDP 4/002114/18/LDP Summer house at 11 Damask Close, Tring HP23 5UA for Mr and Mrs Colwell

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

4/02120/18/FUL Construction of agricultural livestock building at Horseblock Farm, Heath End, Berkhamsted HP4 3UF for Mr Joliffe

The council recommended **refusal** of this application on the following grounds:

- Overdevelopment of site as already 4 large buildings on small acreage
- “Need” not recognised
- Development is clearly visible from Cholesbury and Hawridge Common and detrimental to location in Chilterns AONB

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.

4/01479/18/TPO Permission granted for works to T1 cypress, T2-3 Horse Chestnut trees at 1B Evans Way, Tring HP23 5UJ

4/00405/18/FUL WITHDRAWN Detached bungalow at r/o 19 Meadow Close, Tring HP23 5BT

4/01780/18/FHA Permission granted for single storey front extension comprising bay and entrance porch. Replacement of windows and external doors at 12 Grove Park, Tring HP23 5JL

4/01605/18/FHA Permission granted for construction of single storey rear extension, single storey front extension, two storey side extension and rear dormer window. Two new parking spaces to front of property at 16 Deans Furlong, Tring HP23 4AR

4/01771/18/FHA Permission granted for first floor extension across existing single storey rear extension at 22 Verney Close, Tring HP23 5LB

4/01823/18/FHA Permission granted for single storey front porch extension and internal alterations at 6 Fairthorn Close, Tring HP23 4DT

4/01346/18/TPO Permission granted for T1: Walnut. Reduce long lateral limbs by 1-2m to create a balance profile at 17 Cobbetts Ride, Tring HP23 4BZ

4/01629/18/FUL Permission granted for alterations to ground floor and first floor windows to north elevation of existing office block at 67 Akeman Street, Tring HP23 6AF

4/01704/18/TCA Permission granted for works to trees at Lynwood, Park Road, Tring HP23 6AT

4/01782/18/FHA Permission granted for single storey rear extension at 78 Mill View Road, Tring HP23 4EW

4/01864/18/TCA Permission granted to fell tree at 17 Eggleton Drive, Tring HP23 5AJ

4/01953/18/FHA Permission granted for Single storey front extension at 3 Okeford Drive, Tring HP23 4EQ

4/01865/18/FHA Permission granted for demolition of detached garage and sheds. Construction of a single storey garage and new brick garden wall with two glasshouses and small garden store at 7 Western Road, Tring HP23 4BE

4/01720/18/FHA Permission granted for demolition of conservatory and addition of front porch, part single part two storey side and rear extensions at 5 Mortimer Hill, Tring HP23 5JT

Any application marked with an asterisk was contrary to the recommendation of the Town Council.

RESOLVED: To note the above decisions.

19358. TEMPORARY TRAFFIC REGULATION ORDERS

Details of Temporary Closing and Temporary Waiting Restrictions in Christchurch Road were noted

19359. PREMISES LICENCE APPLICATION

Application M046576 New licence application at Mighty Bite, 97 Akeman Street, Tring HP23 6AA

RESOLVED: To send the following representation to the Licensing Authority

- For consumption **off** the premises may encourage loitering and result in anti-social behaviour in the vicinity
- Will the alcohol be delivered with the Pizza to the local area? If so, how can the age of the customer be monitored?

The meeting was closed at 8.24 pm

Chairman