

**MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL HELD  
IN THE COUNCIL CHAMBER, THE MARKET HOUSE, HIGH STREET, TRING  
ON MONDAY 15<sup>TH</sup> AUGUST 2016 AT 7.30 P.M.**

**Present:** Councillors: S. Hearn (Chairman)  
J. Bowden  
M. Hicks  
N. Nutkins  
G. Wilkins

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

5 Members of the Public

**18382. TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllr H. Grace (prior commitment) and Cllr Mrs R. Ransley (family circumstances)

**RESOLVED:** To accept the apologies for the reasons given.

**18383. TO MAKE DECLARATIONS OF INTEREST**

Cllrs Mrs Hearn & Mrs Conway explained that they were both members of Dacorum Borough Council's Licencing Committee and Development Control Committee. As such they would not take part in any on the discussions during item 18388 & 13890.

**18384. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 4<sup>TH</sup> JULY 2016**

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

**18385. MATTERS OF REPORT FROM THE MINUTES**

The Clerk reported that he had written to the Secretary of State for the Department of Environment, Food and Rural Affairs on the potential impact of Local Allocation 5 on the Chilterns Area of Outstanding Natural Beauty. It had been acknowledged. The matter would be raised with the Department of Community and Local Government Affairs, who would respond.

The Clerk had sought and received an apology from Dacorum Borough Council's Street Naming Service for their lack of consultation and reassurances were given that the existing protocol would be honoured.

**18386. CHAIRMAN'S COMMUNICATIONS**

Deposit documents were received relating to the introduction of a 40mph speed limit on Stocks Road, Albury effective 31<sup>st</sup> October 2016.

### **18387. PUBLIC PARTICIPATION**

Standing orders were suspended **by resolution** at 7:37pm

The applicant 4/02059/16/TCA explained the reason for the application was that yew trees were poisonous and she had a young child

Standing Orders were resumed **by resolution** at 7:40pm

### **18388. 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.

- |                |   |
|----------------|---|
| 4/01784/16/FHA | First floor rear extension over existing and front infill to porch at 10 Parsonage Close, Tring HP23 4AU for Mr David Lane  |
|                | The Council recommended <b>no objection</b> , but would draw the Case Officer's attention to the possibility of overlooking and loss of light.  |
| 4/01873/16/TPO | Works to T1 walnut tree and T2 horse chestnut tree at 1C Evans Way, Tring HP23 5UJ for Kate Rudd  |
|                | The Council recommended <b>refusal</b> . The development of Evans Way was completed just months ago, whereas the trees have been there for decades. The walnut, whilst not native, was a valuable species and horse chestnuts were under threat from disease. |
| 4/01843/16/TCA | Works to trees at Acorn House, 104 High Street, Tring HP23 4AF for Mrs Sarah Pratt  |
|                | The Council recommended <b>no objection</b> subject to the Tree Officer's report.   |
| 4/01949/16/FHA | Two storey side and part two storey rear extension at 24 Windmill Way, Tring HP23 4HH for Mr and Mrs Declan and Claire Rickard  |
|                | The Council recommended <b>no objection</b> as it added to the visual appear of the property.   |
| 4/01950/16/FHA | Two storey rear/side extension, garage extension and front porch at 18 Nursery Gardens, Tring HP23 5HZ for Mr Keith Baker   |
|                | The Council recommended <b>no objection</b> .   |

4/01951/16/FHA Two storey front, side and rear extension at 19 Nursery Gardens, Tring HP2 5HZ for Mr Keith Baker

The Council recommended **no objection**.

4/01965/16/TPO Works to trees at Beech House, 1 Beech Grove, Tring HP23 5NU for Mr David Reavell

The Council recommended **deferring to the Tree Officer**, who has protected trees of this species in this location recently

4/01971/16/FHA Two storey side/part single storey side extension. Internal alterations and part conversion of garage to utility room at 21 Bunyan Close, Tring HP23 5PS for Mr and Mrs Winter

The Council recommended **no objection**.

4/02005/16/TPO Works to trees at 7 Mansion Drive, Tring HP23 5BD for David Leadbetter

The Council recommended **no objection** subject to the Tre Officer's report.

4/02020/16/16/FHA Two storey rear extension at 29 Chiltern Way, Tring HP23 5LD for Mr John Haigh

The Council recommended **no objection**.

4/02029/16/LBC Installation of solar panels at The Old Silk Mill, Brook Street, Tring HP23 5EF for Margisal Ltd

The Council recommended **no objection**.

4/02021/16/TCA Tree removal at 33 Charles Street, Tring HP23 6BD for Mr Nick Arbiter

The Council recommended **no objection** subject to the Tre Officer's report.

4/02061/16/DEM Demolition of outbuildings. Manual demolition and removal of waste by specialist disposal company. Making good existing elevations of main building at Margisal Ltd, Brook Street, Tring HP23 5EF for Margisal Ltd

The Council recommended **no objection**.

4/01257/16/OPA amended/additional plans

Change of use from office to residential at Akeman Business Park, Akeman Street, Tring HP23 6AF for Mr M Mehat

The Council recommended **refusal** on the grounds that the additional information did not provide any evidence to change their original objection on the grounds of the impact on traffic the development would have.

The Council considered the traffic survey flawed as it used data for Tring Central whilst the site is in Tring West where the parking problems are much worse (no car parks and terraces of Victoria cottages without garages or off street parking).

The data was also drawn from 2011, car ownership has increased significantly since then with the majority of occupiers having two vehicles.

The choice of comparison location was inappropriate as they were not comparable. St Albans was more appropriate.

4/02059/16/TCA

Works to trees T1 and T2 yew trees at 30 Park Road, Tring HP23 6BN for Miss Charlotte Owtrim

The Council recommended **no objection** subject to the Tre Officer's report.

4/02031/16/FHA

Proposed two storey rear extension at Lydgate, 5 Christchurch Road, Tring HP23 4EF for Mr Richard Abel

The Council recommended **no objection**.

4/02070/16/LDE

The existing use of this building is steel manufacturing at Silk Mill Industrial Estate, Brook Street, Tring HP23 5EF for Margisal Ltd

The Council recommended **no objection**.

4/02060/16/LDP

Loft conversion at 71 Miswell Lane, Tring HP23 4DR for Mr Matt Meadows

The Council recommended **rejection** of this application because of the inappropriate ridgeline (too high) and scale of the extension making the proposed development excessive and out of keeping.

### **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.**

4/01432/16/LBC

Permission granted for application for retrospective listed building consent. Rebuild and repair to parapets of bridge 2 on Wendover Arm, Grand Union Canal, following vehicle strike to east parapet at Bridge 2, Wendover Arm, Tringford Road, Tring

4/01495/16/FHA	Permission granted for demolition of conservatory, single storey side extension and outbuilding. Construction of single and two storey rear extension at 1 The Grove, Marshcroft Lane, Tring HP23 5PN
4/01331/16/FUL	Permission granted for barn/stable building and manege Hastoe Hill House, Hastoe, Tring HP23 6LR
4/01471/16/LDP for information only	Permission granted for garage conversion at 4 Sandon Close, Tring HP23 4HX
4/01499/16/FUL	Permission granted for conversion and extension of existing detached 2 storey garage building at Chiltern Farm, Cholesbury Road, Tring HP23 6JE
4/01652/16/TCA	Raise no objection to works to tree at 31 Albert Street, Tring HP23 6AU
4/01557/16/FHA	Permission granted for first floor extension above existing garage at 59 Dundale Road, Tring HP23 5BU
4/01513/16/LDP For information only	Permission granted for single storey rear extension to replace existing conservatory at 4 Okeford Close, Tring HP23 4AJ
4/01536/16/TPO	Permission refused to remove tree at 1B Evans Way, Tring HP23 5UJ
4/01644/16/FHA	Permission granted for single storey rear kitchen extension and loft conversion at 5 Longfield Road, Tring HP23 4DQ
4/01682/16/TCA	Raise no objection to works to trees at British Natural History Museum, Akeman Street, Tring HP23 6AP
4/01493/16/FHA	Amended scheme Permission granted for new central dormer window to provide staircase access at 7-8 Brook Street, Tring HP23 5ED
4/01655/16/TCA	Raise no objection to fell sycamore tree at 7 Albert Street, Tring HP23 6AU
4/01574/16/FHA	Permission granted for single storey rear extension. New rear dormer at 12 Bulbourne Road, Tring HP23 5HF
4/01501/16/FHA*	Permission refused for detached garage at Hastoe Hill House, Hastoe Hill, Hastoe HP23 6LR
4/01717/16/FHA	Permission granted for single storey rear extension at 77 Okeley Lane, Tring HP23 4HB

\* This application was contrary to the recommendation of Tring Town Council

**RESOLVED:** To note the above decisions

**18389. TEMPORARY TRAFFIC REGULATION ORDERS**

None Received

**18390. PREMISES LICENCE APPLICATION.**

An application for 23 High Street, Tring (formerly Nash Estate Agents) was considered.

**RESOLVED:** To note the application

**18391. LA5 PUBLIC EXAMINATION:**

The Council's submission and attendance at the public examination were considered. The basis of the submission was agreed as:

- The validity of the needs assessment
- Assessment was at a 'macro' level – allocation is not based on providing for local identified needs
- Non-compliance with Aug 2015 Government Policy
- No local consultation (1 person)
- Preference for bricks & mortar – use space to provide housing for those expressing such a preference
- The site as specified is unviable
- Damaging to the A.O.N.B.
- Incompatibility of landscaping objectives:
  - Landscaping to screen the site
  - Keeping site open so not to create a ghetto
  - Tring Vision – protect views from Icknield Way

**RESOLVED:** That the Clerk & Mr Standen, the Council's appointed advisor, develop the submission and organise the Council's representation at the public enquiry.

The meeting was closed at 8.58 pm

Chairman