

**MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL HELD  
IN THE COUNCIL CHAMBER, THE MARKET HOUSE, HIGH STREET, TRING  
ON MONDAY 25<sup>TH</sup> APRIL 2016 AT 7.30 P.M.**

**Present:** Councillors: S. Hearn (Chairman)  
M. Hicks  
N. Nutkins  
Mrs R. Ransley  
G. Wilkins

**Also Present:** Cllr J. Bowden  
Cllr Mrs P Hearn  
Cllr Mr P Hill  
Mr M. Curry (Town Clerk)  
Mrs D. Slade (Deputy Town Clerk)

8 Members of the Public

**18225. TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllr H. Grace (business commitment).

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

**18226. TO MAKE DECLARATIONS OF INTEREST**

None

**18227. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE  
MEETING HELD ON 4<sup>th</sup> APRIL 2016**

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

**18228. MATTERS OF REPORT FROM THE MINUTES**

None

**18229. CHAIRMAN'S COMMUNICATIONS**

The Clerk outlined the progress of the Housing & Planning Bill and highlighted the fact that the bill included significant changes.

**18230. PUBLIC PARTICIPATION**

Residents of New Mill Terrace reiterated their concerns with regard to planning application 4/00069/16/FUL and considered that the amendments/additional information did not address their objections: overlooking, loss of privacy, impact on drainage; and the impact on wildlife. The possibility of great crested newts in the area was mentioned.

The applicant 4/00806/16/TPO explained the impact that the tree in question was having on his garden and how there were other trees present, which would benefit from the proposed removal.

**18231. 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.

- 4/00708/16/FHA      Part two storey part single storey rear extension at 15 Pheasant Close, Tring HP23 5EQ for Mr Alex Morgan. (*Correspondence received on this application*)
- The Council **recommended refusal** of this application on the grounds that it was over development of the plot and would cause loss of privacy in the adjoining property
- 4/00763/16/FHA      Garage conversion at 12 Home Farm, Park Road, Tring HP23 6QU for Mr and Mrs Snoxall
- The Council **recommended no objection** to this application
- 4/00774/16/FHA      Two storey rear extension, first floor side extension, extend garage roof to front, replacement windows at 11 Whytingham Road, Tring HP23 5JN for Mrs Barbara Harvey
- The Council **recommended no objection** to this application
- 4/00806/16/TPO      Remove T3 Western Red Cedar tree at 3Beech Grove, Tring HP23 5NU for Mr Daniel Treloar
- The Council chose to **comment on** this application, insisting that the Tree Office visit the property and report. The Council valued the tree per se, but recognised the detrimental effect it was having on the location ("right tree; wrong place") and was looking for assurance that its removal would be beneficial to the remaining trees.
- 4/00839/16/TCA      Works to tree at The End House, Church Yard, Tring HP23 5AE for Mr Philip Selfe
- The Council **recommended no objection** to this application subject to the Tree Officer's report
- 4/00842/16/FHA      Two storey and first floor rear extensions and internal alterations at 7 Hollyfield Close, Tring HP23 5PL for Mr and Mrs Simon Travis
- The Council **recommended no objection** to this application
- 4/00843/16/LDP      **To Note.** Single storey rear extension at 82 Mill View Road, Tring HP23 4EW for Mr Ben Baker

The Council **noted** this application (with **no objection** to it)

4/00589/16/FHA Single storey front extension, relocation of entrance door to side elevation with addition of porch canopy at 19 Fantail Lane, Tring HP23 4EN for Mr and Mrs Colley

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

4/00898/16/FHA First floor front extension, demolition of chimney stack, new window to rear wall at 45 Longfield Road, Tring HP23 4DG for Mr and Mrs Osbourne

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

4/00894/16/FHA Single storey rear kitchen extension and single storey extension to main entrance hallway at 1 Myrtle Cottages, Tring HP23 5QE for Mr Hopper

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

4/00069/16/FUL **Amended/additional plans.** Construction of six four bed dwellings on land rear of 27-33 Grove Road, Tring for Braybeech Homes Ltd. (*Correspondence received on this application*)

The Council **recommended refusal** of this application. It recognised that whilst the proposed development may meet some regulations e.g. distance between properties this failed to take into consideration the topography of the site. As such the development would be overbearing, out-of-keeping, cause overlooking, and raises issue with regard to drainage. The Council considers the measures proposed to mitigate these issues are insufficient i.e. the screening is not a permanent solution (it needs safeguards) and the drainage provision is inadequate. The Council also considers that the development would destroy a wildlife corridor.

#### **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.**

4/00166/16/FUL Permission granted for alterations to east and south elevations of existing office building at 64-66 Akeman Street, Tring HP23 6A

4/00135/16/ADV (amended plans) Permission granted for construction of advertising hoarding for 6 months at High Drive, Aylesbury Road, Tring HP23 4DJ

- 4/00299/16/FHA Permission granted for a part two storey and part single storey rear extension, single storey front extension, and rendering finish to brickwork at 4 The Beeches, Tring HP23 5NP
- 4/00454/15/ADV Permission granted for signage at 4 Dolphin Square, Tring HP23 5BN
- 4/00385/16/TEL Permission granted for proposed 4G (Fourth Generation) upgrade to existing mast
- 4/00453/15/FUL Permission granted for single storey side extension to 4 Dolphin Square, Tring HP23 5BN
- 4/00289/16/FHA Permission granted for a single storey front extension and the addition of three rooflights to rear single storey elevation at 4 Eggleton Drive, Tring HP23 5AJ
- 4/00310/16/LBC Permission granted for repairs to two chimneys of the mansion house. Removal of ferrous cramps and replacement with non-ferrous fixings at Arts Educational School, Mansion Drive, Tring HP23 5LX

**RESOLVED:** To note Dacorum Borough Council's planning decisions.

**LIST OF PLANNING APPEALS LODGED WITH DACORUM BOROUGH COUNCIL**

- 4/02278/15/FUL Proposed demolition of garages and construction of a two bedroom dwelling on land rear of 100 High Street, Tring for Mr M. Patel
- 4/03729/15/FHA A two storey front and rear extension at 6 The Beeches, Tring for Mr & Mrs Brinklow

**RESOLVED:** To note the planning appeals lodged with Dacorum Borough Council.

**18232. TEMPORARY TRAFFIC REGULATION ORDERS**

Temporary traffic order effecting the B4635 High Street Tring whilst work is undertaken to the Nat West building was considered.

**RESOLVED:** To note the Temporary Traffic Order

**18233. PREMISES LICENCE APPLICATION**

The application for grant of a premises licence to the Puddingstone Distillery at Mead Farm Shop and the application for a minor variation at the Co-op, Silk Mill Way were discussed and noted.

**RESOLVED:** To note the premises licence applications