

**MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL HELD
IN THE COUNCIL CHAMBER, THE MARKET HOUSE, HIGH STREET, TRING
ON MONDAY 3RD OCTOBER 2016 AT 7.30 P.M.**

Present: Councillors: M. Hicks (Chairman)
J. Bowden
H. Grace
N. Hollinghurst
Mrs R. Ransley
C. Townsend (8:15pm)
G. Wilkins

Also Present: Cllr Mrs O. Conway
Cllr P. Hills

Mr M. Curry (Town Clerk)
Mrs D. Slade (Deputy Town Clerk)

15 Members of the Public

18445. TO ELECT A CHAIRMAN

In the absence of the Chairman the Clerk asked for nominations from Members for the Chairmanship of the meeting. A vote was taken that was unanimously in favour of Cllr Hicks.

RESOLVED: To appoint Cllr M. Hicks as chairman of the meeting.

18446. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr S. Hearn & Cllr Mrs P. Hearn (prior appointment) and Cllr N. Nutkins (family circumstances).

RESOLVED: To accept the apologies for the reason given.

18447. TO MAKE DECLARATIONS OF INTEREST

Cllrs Mrs Conway explained that she was a member of Dacorum Borough Council's Development Control Committee. As such she would not take part in any on the discussions during item 18453.

Cllr Townsend declared a personal interest in item 4/02159/16/FHA and a prejudicial interest in application 4/02500/16/FHA and left the Chamber for these items.

18448. A PRE-APPLICATION PRESENTATION FROM PETER BRETT ASSOCIATES

Standing orders were suspended **by resolution** at 7:37 to allow members of the public to participate in the presentation.

The Chairman welcomed the representatives from the architect and agent involved in the potential development in Brook Street. They went on to summarise the main points about the development:

- The proposal relates to the whole of the Garage/Market Auto Centre site at the junction of Brook Street and Mortimer Hill
- The intention was for 35 units with 24 car parking spaces in an under-croft area accessed from Brook Street and a communal garden
- The garden would be at the back of the development giving 28m between the building and the nearest neighbours. This exceeds the planning stipulation
- The building was 'L' shaped along Brook St & Mortimer Hill. There was a stepped design from two to four storeys. The latter was limited to a corner tower at the junction where the site was lowest
- The units were a mixture of one and two bedroom apartments. Those on the front of the building had balconies
- The units were for those over 55 living independently and would be market priced
- There was a maximum of one parking space allocated to a unit. The parking provision exceeded the Dacorum Borough Council guidance

Councillors and members of the public asked questions and commented on the proposal. The points arising were:

- It was clarified that the petrol station would be lost. Loss of the petrol station was not a material planning consideration
- Contamination of the site would be removed by Shell. Detail of the location of the tanks was given by a member of the public
- There was concern at the loss of jobs and that this eventuality had not been communicated to employees before the scheme was announced
- The description of the development as 'sheltered accommodation' was misleading
- The danger to pedestrians including the many schoolchildren if the proposal resulted in an increase in traffic. The pavement down Mortimer Hill was also prone to ice in cold weather.
- The potential for overlooking and the loss of view was made by residents of Nursery Gardens
- There was widespread concern that the parking provision was significantly less than required and the impact this would have on neighbouring areas when residents and visitors were trying to find somewhere to park

18449. PUBLIC PARTICIPATION

The applicants (ref 4/02159/16/FHA) explained that they had submitted the application following pre-application advice from Dacorum Borough Council. They outlined the resulting measures taken to overcome the objections that led to the failure of a previous application.

The applicant (ref 4/02500/16/FHA) explained the purpose of the application was to assist with wheelchair access for her disabled daughter.

Standing Orders were resumed **by resolution** at 8:10pm

18450. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 5th SEPTEMBER 2016

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

18451. MATTERS OF REPORT FROM THE MINUTES

The Clerk gave a reminder that the public examination of Dacorum Borough Council's Site Allocation begins the following day in Hemel Hempstead. The Council has made representations and will be participating in two of the discussion sessions.

18452. CHAIRMAN'S COMMUNICATIONS

None

18453. 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.

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| 4/02374/16/FHA | Two storey side and single storey front and rear extension at 14 Deans Furlong, Tring HP23 4AR for Mr and Mrs L Hodge |
| | The Council recommended no objection |
| 4/02361/16/FHA | Conservatory at 18 Bunyan Close, Tring HP23 5PS for Mr Alan Needham |
| | The Council recommended no objection |
| 4/02354/16/TCA | Fell T1- Hybrid black poplar at The Flour Store, 30A Frogmore Street, Tring HP23 5AZ for Ms Linda Timmins |
| | The Council recommended refusal . Black Poplar is a rare species with few examples outside the Long Marston/Wilstone area. The species is vulnerable to disease. Also existing examples are of the same sex. Therefore it is important to preserve any specimens outside the Long Marston/Wilstone area, especially if they are of a different sex. Consequently felling should be only considered in extreme circumstances. |
| 4/02518/16/AGD | Forestry building at land at High Scrubs Wood, opposite Ambers Farm, Kiln Road, Hastoe HP23 6LT for Mr Kevin Boone |
| | The Council recommended no objection |
| 4/02500/16/FHA | Single storey rear conservatory at Hunters Lodge, 11 Gordon Villas, Aylesbury Road, Tring HP23 4DJ for Mr Anthony Spooner |

Cllr Townsend left the Chamber.

The Council recommended **no objection**

4/02159/16/FHA Single storey side extension at 12 Bunyan Close, Tring HP23 5PS for Mr and Mrs Berry

The Council recommended **refusal**. Previous plans for this site have been rejected and the decision upheld at appeal. The quality of the plans received by the Council and posted on Dacorum Borough Council's website are not of sufficient quality to make a judgement. The Council recognise the applicants have taken pre-application advice and hope that the necessary amendments to the proposal have been undertaken, but were unable to decide themselves on the evidence submitted. By recommending refusal it will enable public scrutiny at the Development Control Committee when better information should be available to make an informed decision.

Cllr Townsend returned to the Chamber.

4/024463/16/FHA First floor rear extension at 16 Gannel Terrace, Tringford Road, Tring HP23 4JH for Mr Douglas Cromer

The Council recommended **no objection**

4/02457/16/FHA First floor side extension at 8 Barbers Walk, Tring HP23 4DB for Mr and Mrs Pither

The Council recommended **no objection**

4/02148/16/LBC Replace first floor/attic timber staircases, lower existing ceiling joists and support on steel beam flange, replace existing light-weight partitions, re-instate blocked windows on north elevation and re-point brick wall facing Brook Street at Margisal Ltd, Brook Street, Tring HP23 5EF for Margisal Ltd

The Council recommended **no objection**

4/02090/16/FHA Porch at 31 Western Road, Tring HP23 4BQ for Miss Jess Selfe

The Council recommended **no objection**

4/02475/16/TCA Fell chestnut tree at Kirkhill, Park Road, Tring HP23 6BP for Mrs Frances Saunderson

The Council recommended **refusal**. The tree is a fine specimen and given the vulnerability of chestnut trees to disease every effort should be made to protect trees, unless in the Tree Officer's opinion the health of the tree in question is so bad as to warrant felling.

4/02522/16/TCA Works to sycamore and ash trees at British Natural History Museum, Akeman Street, Tring HP236AP for Mr Adam Laws (British Natural History Museum)

The Council recommended **no objection**

4/02391/16/TPO Work to tree at 40 Icknield Way, Tring HP23 4HZ for Mrs Sandi O'Neill

The Council recommended **no objection**

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.

4/02020/16/16/FHA	Permission granted for two storey rear extension at 29 Chiltern Way, Tring HP23 5LD
4/02059/16/TCA	Permission granted for works to trees T1 and T2 yew trees at 30 Park Road, Tring HP23 6BN
4/02196/16/AGD	Permission refused for forestry building on land at High Scrubs Wood, opposite Ambers Farm, Kiln Road, Hastoe, HP23 6LT
4/02128/16/FUL	Permission granted for change of use from garage to office at Ariel House, 10A Frogmore Street, Tring HP23 5AU
4/02060/16/LDP*	Permission granted for loft conversion at 71 Miswell Lane, Tring HP23 4DR
4/02031/16/FHA	Permission granted for proposed two storey rear extension at Lydgate, 5 Christchurch Road, Tring HP23 4EF
4/02082/16/FHA	Permission granted for single storey rear extension at 23 Meadow Close, Tring HP23 5BT
4/01472/16/MFA	Permission refused for construction of 8 new dwellings with new access road. Transfer of land to the west to the Council for an extension to the Recreation Ground on land adjacent to Okeford Drive, Tring HP23 4EX
4/02518/16/AGD*	Prior approval not required for forestry building at land at High Scrubs Wood, opposite Ambers Farm, Kiln Road, Hastoe HP23 6LT

* This was contrary to the Town Council's recommendation.

RESOLVED: To note the above decisions

18454. TEMPORARY TRAFFIC REGULATION ORDERS

None Received

18455. PREMISES LICENCE APPLICATION

None Received

18456. DACORUM BOROUGH COUNCIL'S 'STATEMENT OF COMMUNITY INVOLVEMENT'

The Clerk explained:

- The statement relates to planning issues only – that is planning policy and individual applications
- It has been stimulated by the duty to conduct periodic reviews
- There are no fundamental changes and the Statement confirms the role of Town & Parish Councils

He noted that it did serve as a timely reminder that work is currently underway with regard to DBC's new Single Local Plan that could have important implications for Tring e.g. in requiring additional housing. Therefore it would be appropriate to have a review of the preparation of the Single Local Plan at the Committee in the near future.

The meeting was closed at 8.30 pm

Chairman