

**MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL HELD
IN THE COUNCIL CHAMBER, THE MARKET HOUSE, HIGH STREET, TRING
ON MONDAY 31ST OCTOBER 2016 AT 7.30 P.M.**

Present: Councillors: S. Hearn (Chairman)
J. Bowden
H. Grace
M. Hicks
N. Hollinghurst
Mrs R. Ransley
G. Wilkins

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

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

11 Members of the Public

18486. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr N. Nutkins (prior appointment). Cllr Hollinghurst substituted for Cllr Nutkins.

RESOLVED: To accept the apologies for the reason given.

18487. TO MAKE DECLARATIONS OF INTEREST

Cllrs Mrs Conway & Mrs Hearn explained that they were members of Dacorum Borough Council's Development Control Committee. As such they would not take part in any on the discussions during item 18492.

Cllr Wilkins declared an interest in item 18492 application 4/02346/16/FHA and left the Chamber for this item.

18488. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 3RD OCTOBER 2016

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

18489. MATTERS OF REPORT FROM THE MINUTES

The Clerk reported that discussions have started with Dacorum Borough Council with regard to the provision of planning application information when Dacorum Borough Council moves to a digital only service.

A notice of an appeal has been received relating to application 4/01501/16/FHA for a detached garage at Hastoe Hill House. The Town Council recommended no objection but the application was refused by Dacorum Borough Council.

18490. CHAIRMAN'S COMMUNICATIONS

Notice of a consultation by Dacorum Borough Council on the Two Rivers Master Plan has been received. This is a planning masterplan for the area between Apsley Station, Plough Roundabout and Hemel Hempstead Station.

18491. PUBLIC PARTICIPATION

Standing Orders were suspended **by resolution** at 7:38pm

Two residents of Wingrave Road spoke in opposition to application 4/02747/16/FUL reiterating their objections to the previous applications for this site i.e. out-of-keeping, over-looking, the impact on the ecology, surface water run-off and the impact on parking in Grove Road. There was a request that any screening scheme was effectively enforced.

The agent for the applicant (application 4/02747/16/FUL) responded to the objections explaining that the scale of the development had been reduced, there were reductions in the ridge-line, the position of the proposed dwellings from the houses in Wingrave far exceeded the planning guidelines, and that the new houses would not dominate the skyline.

Ms Akin-George explained her position on the proposal for an ice-rink on Market Place over the Christmas Festival weekend.

The applicant (4/02159/16/FHA) explained how the plan had been developed in light of the reasons for the rejection of a prior scheme and that pre-application advice had been obtained from Dacorum Borough Council. The new plan had significantly reduced the bulk of the scheme and would reduce the overlooking that currently existed.

Standing Orders were resumed **by resolution** at 7:52pm

18492. 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.

4/02648/16/FUL Change of use from bank to restaurant at 21 High Street, Tring
HP23 5AR for Andrei Lussman (Bakalori Restaurants)

The Council recommended **no objection**

4/02652/16/ROC Variation of Condition 14 (Trading Hours) attached to planning
permission 4/03758/15/FUL (change of use from A2 to A1 or

A3) at Clement House, 23 High Street, Tring HP23 5AH for Mr Stephen Pyecroft (The Pier)

The Council recommended **no objection**

4/02681/16/FHA Garage conversion at 18 Deans Furlong, Tring HP23 4AR for Mr and Mrs S Riches

The Council recommended **no objection**

4/02692/16/LDP Loft conversion with rear dormer at 3 Langdon Street, Tring HP23 6AZ for Mr and Mrs Salmon

The Council recommended **no objection**

4/02702/16/ROC Variation of Condition 2 (approved plans) of planning permission 4/01331/16/FUL (Barn/stable building and manege) at Hastoe Hill House, Hastoe Hill, Hastoe, Tring HP23 6LR for Mr and Mrs J Lloyd-Townshend

The Council recommended **no objection**

4/02743/16/TPO Works to trees at Crown Rose Court. High Street, Tring HP23 5AH for Miss Jessica Yirenky

The Council recommended **no objection** (subject to the Tree Officer's report)

4/02610/16/LDP Extend width of existing dormer window on 1st floor at Little Okeford, Christchurch Road, Tring HP23 4EF for Mrs Jane Strange

The Council recommended **no objection**

4/02697/16/LBC Telecommunications roof-top upgrade and associated works at Natural History Museum, Akeman Street, Tring HP23 6AP for EE (UK) Ltd and Hutchinson 3G Ltd

The Council recommended **no objection**

4/02706/16/FHA First floor side extension at 17 Friars Walk, Tring HP23 4AY for Mr Gilhooley

The Council recommended **no objection**

4/02429/16/FUL Two temporary porta cabins at Tring Park School, The Mansion, Tring HP23 5LX for Mr Nicholas Edwards

The Council recommended **no objection**

4/02696/16/FUL Telecommunications roof-top upgrade and associated works at British Natural History Museum, Akeman Street, Tring HP23 6AP for EE (UK) Ltd and Hutchinson 3G Ltd

The Council recommended **no objection**

4/02748/16/FHA Single storey side extension at The Red House, Great West Plantation, Duckmore Lane, Tring HP23 6DA for Mr and Mrs Alan and Anita Tye

The Council recommended **no objection**

4/02762/16/OPA Change of use from office to residential at Akeman Business Park, Akeman Street, Tring HP23 6AF for Mr M Mehta

The Council recommended **refusal** of this application on the grounds that it would have a detrimental impact on transport and highways. As such the application should be deemed to fall outside general permitted development rights and a full planning application required.

Congestion in and around the site is at a critical state because of the growth of car ownership in an area of narrow roads, houses without garages, and parking restrictions. The situation is aggravated by visitors to the Catholic Church, pupils of the Martial Arts School on the Business Park being dropped off and collected by parents and visitors to the busy Natural History Museum.

The situation manifests itself through pavements frequently blocked as people park on the pavement on both sides of the road to allow enough space for a single file of traffic (Often too small for delivery lorries, refuse lorries, etc.). This forces people to walk in the road, especially young families with children in buggies.

Previous changes of use from commercial to residential locally will result in loss of parking capacity and add to demand.

4/02506/16/FHA New porch extension to the front elevation. Single storey side and rear extension and roof lights at 1A Grove Road, Tring HP23 5HA for Mr Andy Morley

The Council recommended **no objection**

4/02785/16/FHA Two storey rear extension at 4 Icknield Green, Tring HP23 5HH for Mr Jack Gregory

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

4/02159/16/FHA *Additional Information*

Single storey side extension at 12 Bunyan Close, Tring HP23 5PS for Mr and Mrs Berry

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

4/02747/16/FUL

Construction of five detached dwellings on land to rear of 27-33 Grove Road, Tring HP23 5HA for Braybeech Homes Ltd

The Council recommended **refusal** of this application. Tring Town Council appreciated the amendments made to the application at this site but considered that the amendments failed to address the fundamental issue raised in the prior applications.

The fundamental issue is that the prominence of the site on its elevated position is such that any two storey development would be out-of-keeping with the surroundings. As such it would be contrary to CS11 Quality of Neighbourhood Design & CS12 Quality of Site Design

There are five other issues where reassurances through conditions are required to ensure that there is no loss of amenity for neighbouring properties or damage to the environment:

1. Ecology. There is clear evidence (video available from the residents of 27 New Mill Terrace) of the importance of the area as a commuting route for several bat species
2. Surface drainage. The natural drainage is from Grove Road down to Wingrave Road. The proposed development will aggravate the situation. Measures have to be put in place to protect the dwellings along Wingrave Road
3. Screening. Details of the trees on or near the site are incorrect and a sufficient planting scheme is required
4. Overlooking. Whilst the site is comfortably in excess of 23m away (window to window) from those behind the elevated position would give a dominant effect with a sense of overlooking. This would especially be the case if there were loft conversions at a later date. This permitted right should be withdrawn
5. Car parking. There is a severe lack of car parking along the busy Grove Road. There would be an immediate loss of space to allow access to the site. In addition there is a strong possibility of 'over-spill' from the site because of the inadequacy of current standards for parking provision in modern day circumstances

4/02346/16/FUL

Construction of agricultural building with hard standing access and surround at Greenoaks, Heath End, Berkhamstead HP4 3UF for Mr Mark Lake

Councillor Wilkins left the chamber for this item (8:33pm)

The Council recommended **no objection**

Councillor Wilkins returned to the chamber (8:34pm)

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.

4/01997/16/FHA	Permission granted for first floor side extension at Ashton, 64 Grove Road, Tring HP23 5PD
4/02391/16/TPO*	Permission refused for work to tree at 40 Icknield Way, Tring HP23 4HZ
4/01784/16/FHA	Permission granted for first floor rear extension over existing and front infill to porch at 10 Parsonage Close, Tring HP23 4AU
4/02328/16/FHA	Permission granted for three storey rear extension with dormer and balcony (renewal of planning permission 4/01973/13/FHA) at 20 Western Road, Tring, Herts HP23 4BB
4/02361/16/FHA	Permission granted for conservatory at 18 Bunyan Close, Tring HP23 5PS

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

RESOLVED: To note the above decisions

18493. TEMPORARY TRAFFIC REGULATION ORDERS

None Received

18494. PREMISES LICENCE APPLICATION

None Received

18495. DACORUM BOROUGH COUNCIL'S 'SINGLE LOCAL PLAN'

The Clerk explained how the Single Local Plan came about through the Planning Inspector's report on the Core Strategy requiring an early review of housing (including gypsy and traveller provision) needs.

The Local Development Scheme detailed the process and gave a timescale. The evidence gathering completed so far included the 'call for sites' and the first phase of the greenbelt assessment whilst the update of the 2008 Strategic Housing Land Availability Assessment (SHLAA) was underway. The work would include an assessment of gypsy and traveller need under the new definition.

RESOLVED: To form a new working group to consider and evaluate the development of Dacorum Borough Council's 'Single Local Plan'.