

**MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL HELD  
IN THE COUNCIL CHAMBER, THE MARKET HOUSE, HIGH STREET, TRING  
ON MONDAY 8<sup>TH</sup> FEBRUARY 2016 AT 7.30 P.M.**

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

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

8 Members of the Public

**18112. TO RECEIVE APOLOGIES FOR ABSENCE**

All members present

**18113. TO MAKE DECLARATIONS OF INTEREST**

None

**18114. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE  
MEETING HELD ON 11<sup>TH</sup> JANUARY 2016**

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

**18115. MATTERS OF REPORT FROM THE MINUTES**

The Clerk reported that the Dacorum Borough Council Tree Officer had supervised work on the yew trees in accordance with the concerns expressed by the Town Council in their response to planning application 4/03716/15/TCA

Comments on the development of the former St Francis House site were still being received. These were being redirected to the case officer.

**18116. CHAIRMAN'S COMMUNICATIONS**

No communications received

**18117. PUBLIC PARTICIPATION**

Standing orders were suspended by **resolution** at 7:32 to allow members of the public present to speak.

The applicant (4/00075/16/FHA) asked for clarity on the planning decision-making process

The applicant (4/00050/16/FHA) explained how the architect had taken into consideration all the relevant requirements with regard to loss of light when developing the plans for the extension.

A neighbour of the property subject to application 4/00050/16/FHA gave his objection to the proposed development because of over-shadowing and its detriment to the character of the terrace.

The applicant (4/00158/16/FHA) outlined how the proposed development had been framed to achieve a balance that avoided impacting on neighbours by maintaining the building line whilst generating the additional space required for their growing family.

Neighbours of the property subject to application 4/00158/16/FHA gave their objections to the proposed development. It would result in

- Visual intrusion
- Loss of a car parking space
- Loss of privacy – to be safeguarded by appropriate conditions e.g. use of obscure glass
- Over development in relation to the original footprint of the building

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

#### **18118. 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.

4/00075/16/FHA      A front porch at 2 Grenadine Way, Tring HP23 5EA for Mr Kenneth Herring

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

4/00082/16/FUL      The construction of timber fence along eastern boundary of Wixies Wood. Wixies Wood, Marlin Hill, Hastoe HP23 6LW for Mr and Mrs Hall

The Council recommended refusal of this application on the following grounds as a close boarded fence of 1.95m high:

- is contrary to paragraph 115 of the National Planning Policy Framework that calls for 'great weight should be given to conserving landscape and scenic beauty' as it obscures the general view of the woodland in the Chiltern Area of Outstanding Natural Beauty (In an area of woodland there is no need for such a fence)

- The fence is also contrary to the conservation of the wildlife, inhibiting the passage of animals

4/00103/16/TCA

Work to tree at 2 West Passage, Tring HP23 6AY for Mr Colin Hill

The Council recommended **approval** of this application, subject to the Tree Officer's report.

4/00050/16/FHA

To demolish existing single storey extension and construct a new single/two storey rear extension at 14 New Mill Terrace, Tring HP23 5ET for Ms Hannah Duggan

**RESOLVED:** To reject the Working Party recommendation and recommend **refusal** of this application on the following grounds:

- Over development of the site
- Overshadowing of/loss of light to neighbouring property
- Out of keeping with the original design of the terrace of properties of which this site is one

4/00152/16/LBC

The change of use and conversion of office to provide single residential dwelling (amended scheme) at 89 Akeman Street, Tring HP23 6AA for Mr and Mrs Simon Booth

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

4/00135/16/ADV

The construction of advertising hoarding at High Drive, Aylesbury Road, Tring HP23 4DJ for Laxton Properties Ltd

The Council recommended **refusal** of this application as the proposed size was excessive and out-of-keeping with the location especially given the impact on the view from the Area of Outstanding Natural Beauty immediately opposite the proposed location. The period requested for the hoarding – a year - was also considered disproportionate given two of the three properties had already been sold.

4/00109/16/FHA

A single storey rear and two storey rear extension at 71 Grove Park, Tring HP23 5JR for Mrs Denise Easthorpe

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

4/00100/16/ROC

Variation of condition 10 (wall repair/protection) attached to planning permission - 4/01155/14/FUL - change of use from sui generis to residential (C3), demolition of existing depot, retention of existing perimeter wall, construction of two storey residential accommodation comprising of four two bedroom flats and one three bedroom dwelling with associated car parking, cycle shelter, refuse/recycling store, fencing, landscaping at Council Depot, Queen Street, Tring HP23 6BQ for Mr M Mcann

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

- 4/00158/16/FHA A part two storey and part single storey rear extension to replace existing conservatory at 30 Elm Tree Walk, Tring HP23 5EJ for Mr and Mrs A Walters
- RESOLVED:** To reject the Working Party recommendation and recommend **refusal** of this application on the following grounds:
- The application represented over-development of the site
  - Potential visual intrusion to the front of No. 32 Elm Tree Walk
  - The plans appear to include access to the flat roof above the store creating in effect a balcony overlooking neighbouring properties
  - Loss of privacy (If the application were approved privacy to be safeguarded by appropriate conditions e.g. use of obscure glass)
- 4/00146/16/LDP A single storey side extension at 78 Elm Tree Walk, Tring HP23 5EJ for Ms Catherine Mitchell
- The Council recommended **no objection** to this application.
- 4/00108/16/LDP A single storey rear extension at 57 Mortimer Hill, Tring HP23 5JA for Mrs Jane Guest
- The Council recommended **no objection** to this application.
- 4/00170/16/FHA A single storey front extension, single storey side extension and canopy at 4 Thorntree Drive, Tring HP23 4JE for Mr and Mrs Smith
- The Council recommended **no objection** to this application.
- 4/00178/16/ADV A non-illuminated hanging sign at 48 High Street, Tring HP23 5AG for Taylor French
- The Council recommended **no objection** to this application.
- 4/00166/16/FUL Alterations to east and south elevations of existing office building at 64-66 Akeman Street, Tring HP23 6AF for Akeman Property Investments Ltd
- The Council recommended **no objection** to this application in principle, but were concerned that the plans showed the doors opening inwards contrary to fire regulations. Given the very narrow pavement, the doors would have to be recessed to allow them to open outwards without being a hazard.

**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.**

4/03866/15/FHA	Permission granted for demolition of existing garage and construction of new attached garage at 1 Bunstrux Cottage, Dundale Road, Tring HP23 5BS
4/03871/15/FHA	WITHDRAWN. Loft conversion to create an extra bedroom. Additional family room added at rear of property with new chimney for log burning stove at 5 Eggleton Drive, Tring HP23 5AJ
4/04023/15/FUL	WITHDRAWN. Change of use of the shop (Class A2) to restaurant (Class A3) and rear extension at 58 Western Road, Tring HP23 4BB
4/03936/15/FHA	Permission granted for demolition of existing single storey extension. Construction of two storey side extension, basement and single storey rear extension at 30 Park Road, Tring HP23 6BN
4/03882/15/FHA	Permission granted for demolition of existing double garage, WC and utility room. Construction of two storey extension. Demolition of existing UPVC consevatory. Construction of single storey rear extension at 55 Christchurch Road, Tring HP23 4EL
4/03868/15/FHA	Permission granted for single storey rear extension at 16 Longfield Gardens, Tring HP23 4DN
4/03885/15/ROC	Permission granted for variation of condition 5 (height of rear roof lights) attached to planning permission 4/01653/15/FUL (construction of two semi-detached houses) at land rear of 17 Station Road, Tring HP23 5NG
4/03910/15/FHA	Permission granted for single storey rear extension at 67 Grove Park, Tring HP23 5JR

**RESOLVED:** To note the planning decisions of Dacorum Borough Council

**18119. TEMPORARY TRAFFIC REGULATION ORDERS**

None received

**18120. PREMISES LICENCE APPLICATION: PENDLEY ACTIVITY MEADOW, COW LANE TRING**

The continuation of the event was welcomed.

The Clerk was asked to draw the attention of the licencing officer to the proposed entrance to the event by the squash club which is no more than a hole in the hedge.

**RESOLVED:** To note the application

The meeting was closed at 8.12 pm

Chairman