

MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, HIGH STREET, TRING
ON MONDAY 10TH APRIL 2017 AT 7.30 P.M.

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

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

28 Members of the Public

18688. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Mrs Ransley and H. Grace (prior appointments)

RESOLVED: To accept the apologies for the reason given

18689. TO MAKE DECLARATIONS OF INTEREST

Cllr Mrs Conway explained that she would not take part in items 18694 as a member of Dacorum Borough Council's Development Control Committee (DCC). Cllr Mrs Hearn would not speak either to enable her to speak at the DCC.

18690. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 13TH MARCH 2017

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

18691. MATTERS OF REPORT FROM THE MINUTES

None

18692. CHAIRMAN'S COMMUNICATIONS

None

18693. PUBLIC PARTICIPATION

Standing Orders were suspended **by resolution** at 7:32 pm

Residents of Hastoe explained their objection to planning application 4/00224/17/FUL:

- Development inappropriate to the Green Belt
- Contrary to the openness of the Green Belt
- Noise – music, traffic and chainsaws
- Detrimental to the ecology
- Not necessary to meet any perceived need

- A danger to road safety through the traffic caused in a confined road network. This includes danger to horse riders
- Light pollution and nuisance from car lights leaving the site

A petition signed by 90 people had been gathered opposing the development. The Hastoe Residents Association was almost unanimous in its opposition to the application.

Standing Orders were resumed **by resolution** at 7:51 pm

18694. 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.

4/00461/17/FHA Single storey front, side and rear extensions. Loft conversion and removal of existing chimneys at 6 Grove Park, Tring HP23 5JL for Mr and Mrs Chris Langford

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

4/00463/17/FHA Conversion of integral garages to create living space. Replace existing conservatory with new unit. Extension of rear corner to form new bedroom area. Creating enclosed side passage to gain access to rear garden. Existing porch to be demolished and replaced with canopy cover at Rosebank, Donkey Lane, Tring HP23 4DY for Ms Andrea Durrant

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

4/02495/16/FUL Retention of boundary fence at 27 Gwynne Close, Tring HP23 5EN for Mr K A Burge

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

4/00224/17/FUL Retention of existing structures and material change of use of land to allow for use as wedding venue (15 wedding events per year) at Lilas Wood, Wick Lane, Hastoe, Tring HP23 6LU for Ms Faye Messenger, Woodland Weddings

The Council recommended **refusal** to this application.

The site is a small area of woodland in the Green Belt and the Chilterns A.O.N.B. It is a prominent position with open fields to Hastoe.

Given the status of the land, planning policies are clear that any development should only take place in exceptional circumstances. The Town Council consider no such exceptional circumstances exist to warrant the development to be permitted:

The proposed use does not support agriculture or forestry

The name 'Woodland Weddings' is misleading. It is being used purely as a party venue. There is no demonstrable 'need' for such a facility

It is ecologically detrimental to the site. The ecology report produced by the applicant does not give the activities to be undertaken its full support. The Town Council prefer Dacorum Borough Council conduct its own study

The proposed use would cause a loss of amenity – noise (music, traffic and chainsaws – producing bespoke products for the guests rather than in relation to forestry) and intrusive light - across a wide area because of the site's location.

As Woodland Weddings has been conducting its business on site under a temporary licence, there is evidence that the loss of amenity is an actuality rather than a possibility. This is manifest in the number of complaints the Town Council has received and consequent objections to the development raised by local residents (a petition of 90 signatures plus almost 100% of the members of the Hastoe Residents Association).

There is also concern about road safety from the traffic generated by the proposed development. The site is only accessible through narrow country lanes with poor visibility. The use would represent a significant increase in the volume of traffic

4/00467/17/LDP

Single storey rear extension measuring 1.8m deep with a maximum height of 3.3m and maximum eaves height of 2.45ms at 87 Grove Park, Tring HP23 5JR for Mr Stephen Marshall

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

4/00510/17/LBC

Replace windows and external door in the Tower Windmill at The Barn and Windmill, 4 Icknield Way, Tring HP23 4ET Miss J Wrench and Mr Lewis

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

4/00521/17/FHA

Demolition of existing single storey garage. Construction of two storey side and rear extensions to create 1 bedroom annexe to first floor with a utility room and garage below. Existing driveway widened to allow off road parking for 2 cars (amended scheme) at 1 Harcourt Road, Tring HP23 5JJ for Wootton and Simpson

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

4/00530/17/FHA

Single storey rear extension and renovation of existing bungalow at 12 Mill View Road, Tring HP23 4ER for Mr and Mrs Lindley

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

4/00543/17/LBC

Replace unlisted lean to roof (which abuts the listed tower windmill) with a new roof at the barn and Windmill, 4 Icknield Way, Tring HP23 4ET for Jenny Wrench

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

- 4/00544/17/FHA Two storey side extension at 7 Thorntree Drive, Tring HP23 4JE for Mr Pontoppidan
The Council recommended **no objection** to this application
- 4/00547/17/FHA Single storey side extension at 8 Ludgate, Tring HP23 4ES for Mr and Mrs S Malduca
The Council recommended **no objection** to this application
- 4/00551/17/TPO Fell yew trees at 99 Western Road, Tring HP23 4BN for Mrs Webster-Davies
The Council recommended **no objection** to this application subject to the Tree Officer's report
- 4/00558/17/FUL 3 storey extension to east elevation of existing office building to form ground floor entrance, lobby and self-contained office at first and second floor at 72-80 Akeman Street, Tring HP23 6AF for Akeman Business Park Ltd
The Council recommended **no objection** to this application
- 4/00593/17/FUL Retention of alterations to east and west elevations including formation of opening to existing cavity brick wall at 64-66 Akeman Street, Tring HP23 6AF for Akeman Property Investments Ltd
The Council recommended **no objection** to this application
- 4/00615/17/FHA Construction of porch at 11 Hunters Close, Tring HP23 5PG for Mr Brown
The Council recommended **no objection** to this application
- 4/00611/17/FHA Two storey rear extension (in conjunction with No 7 Okeley Lane) at 9 Okeley Lane, Tring HP23 4HE for Mr S Moosa
The Council recommended **no objection** to this application
- 4/00610/17/FHA Two storey rear extension (in conjunction with No 9 Okeley Lane) at 7 Okeley Lane, Tring HP23 4HE for Mr A Temple
The Council recommended **no objection** to this application
- 4/00716/17/AGD Forestry building Dragons Hollow at High Scrubs Wood, opposite Ambers Farm, Kiln Road, Hastoe HP23 6LT for Mr Handley
The Council recommended **no objection** to this application
- 4/00765/17/TCA Works to trees. Woodland near Dunsley Place, London Road, Tring for Miss Sarah Church (Indigo Frog)
The Council recommended **no objection** to this application subject to the Tree Officer's report
- 4/00848/17/TCA Works to tree. Memorial Gardens, London Road, Tring HP23 4AF for Miss Sarah Church (Indigo Frog)
The Council recommended **no objection** to this application subject to the Tree Officer's report
- 4/00688/17/FHA Demolition of conservatory and single storey rear extension at 16 Harcourt Road, Tring HP23 5JJ for Mr and Mrs Petereson

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

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.

4/03285/16/LDP	Permission granted for replacement of existing roof tiles and existing roof to rear dormer. Replacement cladding to dormer with white PVC cladding. Rendering of exterior brickwork at 128 Miswell Lane, Tring HP23 4EU
4/00200/17/LDP	Permission granted for changes to side and rear elevation fenestration, addition of roof light, rear dormer and rear decking patio at 15 Station Road, Tring HP23 5NG
4/00368/17/LDE	Permission granted for continued use of flat as dwelling at 64A Western Road, Tring HP23 4BB
4/00454/17/TCA	Raise no objection to works to trees at East Lodge, Park Road, Tring HP23 6BU

RESOLVED: To note the above decisions

18695. TEMPORARY TRAFFIC REGULATION ORDERS

None received.

18696. PREMISES LICENCE APPLICATION

None Received

The meeting was closed at 8.17 pm

Chairman