

MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL
HELD IN THE VICTORIA HALL, AKEMAN STREET, TRING
ON MONDAY 12TH JUNE 2017 AT 7.30 P.M.

Present: Councillors: S. Hearn (Chairman)
H. Grace
Mrs P. Hearn (ex officio)
M. Hicks
N. Hollinghurst (for Cllr Mrs. R. Ransley)
N. Nutkins
C. Townsend
G. Wilkins

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

38 Members of the Public

18751. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs R. Ransley (family circumstances)

RESOLVED: To accept the apologies for the reason given

18752. TO MAKE DECLARATIONS OF INTEREST

Cllrs Mrs Conway and Mrs Hearn explained that they would not take part in items 18757, 18759 and 18761 as a member of Dacorum Borough Council's Development Control Committee.

18753. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 8th MAY 2017

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

18754. MATTERS OF REPORT FROM THE MINUTES

None

18755. CHAIRMAN'S COMMUNICATIONS

The Clerk reported correspondence from the Case Officer for planning application 4/01076/17/TCA where the Tree Office had recommended additional work.

RESOLVED: That the Clerk and Chairman of the Planning Committee examine the additional work to determine if the Council's recommendation is unchanged

18756. PUBLIC PARTICIPATION IN RELATION TO PLANNING APPLICATION 4/03283/16/MFA AMENDED DEVELOPMENT AT BROOK STREET/MORTIMER HILL JUNCTION

Standing Orders were suspended **by resolution** at 7:35 pm

Three residents of Nursery Gardens spoke in opposition to the proposed development – the amendments failing to address their issues:

- The scale of the development is out-of-keeping with the location
- The development is for accommodation that is not addressing the needs of the Town; the priority is for affordable housing
- The overshadowing and privacy report is flawed because the measurements cited do not reflect developments that have taken place to the dwellings since constructed
- The parking provision, whilst meeting Dacorum Borough Council's recommendation, will be inadequate in an area where parking is already a problem
- Concern over the lack of information with regard the treatment of contaminated land

Four Tring residents were opposed to the development because of the loss of the only petrol station in Tring. This was considered a necessity and the ecological impact of additional miles resulting was also stressed.

Standing Orders were resumed **by resolution** at 7:50 pm

18757. PLANNING APPLICATION 4/03283/16/MFA

The Council considered the above planning application which had been referred by Dacorum Borough Council for observation of this authority.

Members agreed that the opposition to the development was at a strategic level rather than the detail of the application i.e. the development did not address the specific needs of the Town.

RESOLVED: To recommend refusal of planning application 4/03283/17/MFA on the grounds that it is contrary to the vision for Tring adopted in Dacorum Borough Council's Core Strategy

18758. PUBLIC PARTICIPATION IN RELATION TO PLANNING APPLICATION 4/00784/17/MFA AMENDED LAND ADJACENT TO OKEFORD DRIVE

Standing Orders were suspended **by resolution** at 8:00 pm

Residents from the neighbourhood (including Okeford Drive, Longfield Road, Counters, Beaconsfield Road, Goldfield Road, Miswell Lane and Christchurch Road) all expressed their opposition to the proposed development because:

- The land is designated public open space and should be protected
- There is a deficit of such space in Tring
- The increase in open space as a result of the LA5 development is too remote to service the Miswell Lane/Christchurch Road community

- It is the only 'wild' open space allowing free play within the town
- The space is well used
- The natural, quiet ambiance of the area belies the fact that it is surrounded by housing
- The scale of the proposed dwellings is out-of-keeping with the surroundings
- The housing need in Tring is for smaller, affordable housing
- Any relinquishing of the land, whilst offering some benefit in terms of security, does not offset the dis-benefits of the development

Standing Orders were resumed **by resolution** at 8:25 pm

18759. PLANNING APPLICATION 4/00784/17/MFA

The Council considered the above planning application which had been referred by Dacorum Borough Council for observation of this authority.

Whilst there was great sympathy for the principle of securing the long term future of the area Members felt, on balance, the houses proposed were contrary to saved policy 116 Open Land in Towns and Large Villages. The land's designation as public open space should be respected.

RESOLVED: To recommend refusal of planning application 4/00784/17/MFA on the grounds that the land's designation as public open space should be respected and to develop on Miswell Park was contrary to Dacorum Borough Council's policy 116 Open Land in Towns and Large Villages.

18760. PUBLIC PARTICIPATION

Standing Orders were suspended **by resolution** at 8:45 pm

A resident of Osmington Place spoke in support of application 4/01219/17/TPO as the tree had grown so large its dense canopy restricted the light severely and prevented any plants growing underneath.

Standing Orders were resumed **by resolution** at 8:46 pm

18761. 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.

4/00546/17/FHA Change to fenestration to 4th bedroom at 19 Bunyan Close,
Tring HP23 5PS for Mrs Weller

- The Council recommended **no objection** to this application but with a comment that obscure glass may be necessary to prevent overlooking
- 4/01063/17/FUL Pitched roof extension over existing building for additional floor area at 75 Western Road, Tring HP23 4BH for Dr. Masbender
- The Council recommended **no objection** to this application
- 4/01104/17/FUL Change of use and refurbishment of the ground floor and basement of 10 Akeman Street from A1 (shops) to A3/4 (restaurants/public houses) use, ground floor rear extension to no 10 and linkage to neighbouring property at 9 Akeman Street by the creation of openings through the party wall, removal of internal walls and associated works including roof plaqnt at 9&10 Akeman street, Tring HP23 6AA for Downoak Ltd
- The Council recommended **no objection** to this application
- 4/01105/17/LBC Change of use and refurbishment of the ground floor and basement of 10 Akeman Street from A1 (shops) to A3/4 (restaurants/public houses) use, ground floor rear extension to no 10 and linkage to neighbouring property at 9 Akeman Street by the creation of openings through the party wall, removal of internal walls and associated works including roof plaqnt at 9&10 Akeman street, Tring HP23 6AA for Downoak Ltd
- The Council recommended **no objection** to this application
- 4/01155/17/FHA First floor extension and internal alterations including removal of existing conservatory at 9 Nathaniel Walk, Tring HP23 5DQ for Ms Adele Finch
- The Council recommended **no objection** to this application
- 4/01174/17/FHA Single storey rear extension at 3 Woodland Close, Tring HP23 6BY for Mr Cuthbert
- The Council recommended **no objection** to this application
- 4/01179/17/FHA Replacement of existing conservatory with glass roof conservatory at 54 Icknield Way, Tring HP23 4HZ for Mrs Newman
- The Council recommended **no objection** to this application
- 4/01219/17/TPO Fell purple sycamore tree at 20 Osmington Place, Tring HP23 4EG for Mr P Byrne
- The Council recommended **no objection** to this application subject to the Tree Officer's report
- 44/01184/17/FUL Single storey extension to Nos 16 and 17 at 16 Kingsley Walk, Tring HP23 5DN for Mr D Oswald and Mr C Noxon
- The Council recommended **no objection** to this application
- 4/01279/17/TCA Works to maple at Steam House, 13 Chapel Street, Tring HP23 6BL for Tree Monkey Tree Care Ltd
- The Council recommended **no objection** to this application subject to the Tree Officer's report

- 4/01229/17/FHA Demolition of existing rear single storey garage lean-to. Proposed two storey extension at 30 Icknield Way, Tring HP23 4ET for Mrs Barbara Bosch
The Council recommended **no objection** to this application
- 4/01305/17/TPO Works to scots pine tree at 8 Okeford Close, Tring HP23 4AJ for Mrs D Roser
The Council recommended **no objection** to this application subject to the Tree Officer's report

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
- 4/00981/17/AGD Prior approval not required construction of timber shed for forestry use at land at High Scrubs Wood, opposite Ambers Farm, Kiln Road, Hastoe HP23 6LT
- 4/00983/17/AGD Prior approval not required forestry building at land at High Scrubs Wood, opposite Ambers Farm, Kiln Road, Hastoe HP23 6LT
- 4/00056/17/FUL Permission granted for change of use from hardware store (A1) to beer tasting establishment (A1/A4) at The Cottage, Parsonage Place, Tring HP23 5AT *amended scheme*
- 4/00979/17/TPO* Permission granted to fell sycamore tree at 40 Nathaniel Walk, Tring HP23 5DG
- 4/00467/17/LDP Permission granted for 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
- 4/00852/17/FHA Permission granted for single storey rear extension at 111 Western Road, Tring HP23 4BN
- 4/00815/17/FHA Permission granted for loft conversion (amended scheme) at 1 Counters, Miswell Lane, Tring HP23 4EU
- 4/00887/17/FHA Permission granted for single storey rear/side extension, loft conversion with rear flat roof dormer to include Juliette balcony and front roof lights at 21 Longfield Road, Tring HP23 4DG
- 4/01001/17/FHA Permission granted for construction of greenhouse at Hazelwood, Leafy Lane, West Leith, Tring HP23 6JS

* This decisions were contrary to the Town Council's recommendation. The Clerk briefed members on the relevant details from the Case Officer's report

RESOLVED: To note the above decisions.

18762. TEMPORARY TRAFFIC REGULATION ORDERS

Details of Temporary Traffic Orders Cow Lane, Tring and Manor Road, Tring were circulated prior to the meeting.

RESOLVED: To note the above Temporary Traffic Orders.

18763. PREMISES LICENCE APPLICATION

None Received

The meeting was closed at 8.06 pm

Chairman