

**MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL**  
**HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, TRING**  
**ON MONDAY 9<sup>TH</sup> OCTOBER 2017 AT 7.30 P.M.**

**Present:** Councillors: G. Wilkins (Chairman)  
H. Grace  
M. Hicks  
N. Nutkins  
Mrs. R. Ransley  
C. Townsend

**Also Present:** Cllr Mrs O. Conway  
Cllr N. Hollinghurst  
Cllr J. Boden  
Mr M. Curry (Town Clerk)  
Mrs D. Slade (Deputy Town Clerk)

10 Members of the Public

In the absence of Councillor S. Hearn, Councillor G. Wilkins was elected as Chairman. Councillor M. Hicks was elected to act as Chairman when Councillor Wilkins left the Chamber due to prejudicial interests (see item 18925) during part of item 18931.

**18924. TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Councillors S. Hearn and Mrs P. Hearn (prior appointment)

**RESOLVED:** To accept the apologies for the reasons given

**18925. TO MAKE DECLARATIONS OF INTEREST**

Cllrs Mrs Conway explained that she would not take part in items 18931 as she was a member of Dacorum Borough Council's Development Management Committee.

Councillor Wilkins declared a prejudicial interest in applications 4/02369/17/FUL and 4/02306/17/ROC.

**18926. PLANNING APPLICATION 4/02221/17/MFA CONSTRUCTION OF 10 HOUSES ON LAND TO THE REAR OF THE OLD SILK MILL, BROOK STREET**

The Chairman welcomed Mr Burns, representing the applicant, to the meeting. Mr Burns explained the background to the proposed development of the site and the rationale behind the various applications that had been put forward. He then answered Member's questions. The following points arose:

- This particular part of the Silk Mill originally had two dwellings on it and a garage block in the 1970s. These were flattened and the site cleared. Since then it has been used as a car park (a maximum of 10-12 cars peak usage)

- The work in the principal site had made the need for an overflow carpark redundant
- The antiques store had used it for access, but that location is actually served from the main site
- Whilst the original intent for the whole Silk Mill Site had been for 86 apartments it had decided to retain the commercial usage in the principal site
- There have been three schemes drawn-up for the subsidiary site
  - four 4-bed dwellings – application withdrawn
  - five 3-bed terraced dwellings and five 2-bed mews style dwellings – existing application
  - five 3-bed terraced dwellings and five 2-bed mews style dwellings (Georgian-style) – intended scheme
- The intention is to rent the dwellings initially
- The developer has purchased 22 Brook Street; this gives better access and more parking to the site
- Residents of Kingsley Walk objected to the first two schemes because of the proposed height of the dwellings and concerns about land slippage
- Dacorum Borough Council was reported to consider the second application over-development, with their preference to include a block of smaller flats instead of the mews. However this block would be taller than the other dwellings
- The third scheme was put together in consultation with residents of Kingsley Walk. Notably:
  - The height of the dwellings have been reduced to match the height of 21 Brook Street by building in the eaves
  - Piles will be driven into the bank for support with a detailed method statement from a structural engineer. Should approval be given, no work on the site will be undertaken until the piling has been ‘signed-off’
  - The new slope will be bound by using a ‘green-wall’ – similar to a green roof. This would remain the freeholder’s responsibility
- The proposed development incorporated a comprehensive drainage system. Porous block paving would be used rather than tarmac
- That flooding occurred on the Dacorum owned land adjacent, including the footpath, was acknowledged but this was outside the Developer’s control
- With two car parking spaces per dwelling and two visitor parking spaces the proposed development met the required parking standards. There was sufficient space for refuse lorries to turn on site
- No adverse comment had been received from Hertfordshire Highways with regard to access. Hertfordshire Highways’ assessment of traffic

movements was that the proposed development would be an improvement on the current commercial situation

- Councillors repeatedly stressed their fears with regard to access:
  - Poor lines of sight especially due to the boundary wall
  - The heavy traffic on Brook Street with the flow aggravated by the cars parked in front of the buildings opposite the site
  - The danger to pupils crossing the road – a school crossing point

Cllr Wilkins thanked Mr Burns.

**18927. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 4<sup>th</sup> SEPTEMBER 2017**

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

**18928. MATTERS OF REPORT FROM THE MINUTES**

The Clerk reported that the Council's advice on the route of TRO10852 Tringford Road had been accepted by Hertfordshire Highways, subject to approval of Buckinghamshire County Council to use their network.

**18929. CHAIRMAN'S COMMUNICATIONS**

The Clerk advised the Council that Dacorum's Address Management Section had notified a proposed name for the development on land to the rear of 27 - 35 Grove Road, Tring – 'Ridgeway Gardens'.

**RESOLVED:** To accept the proposed name of 'Ridgeway Gardens' for the development on land to the rear of 27 - 35 Grove Road, Tring.

**18930. PUBLIC PARTICIPATION**

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

The applicant (Planning reference 4/01680/17/FHA (Amended) explained the changes incorporated in the amendment on the advice of the Case Officer. He also showed a photo of the property opposite with similar velux windows installed to the front of the property as those proposed in his application

The applicant (Planning reference 4/02310/17/FUL) told Members that the proposed extension was needed to meet growing demand arising from the Government's extension to free provision.

Five neighbours to application 4/02315/17/FUL spoke in opposition to the proposed development (Signed objections from a further thirteen residents were passed to the Clerk). The grounds for rejection stated were:

- Approval of this tandem planning consent will set a precedent for similar applications within Longfield Road and surroundings roads by introducing a building line at the rear of properties to the detriment of the area

- This application does not respect the pattern and character of the surrounding area where dwellings should front the highway
- The development of the workshop into a 2 storey house will have a significant visual impact to neighboring properties, reducing privacy and increasing noise & light pollution
- Overdevelopment of the plot
- Parking upto 3 cars at the rear of the plot with narrow access between the existing bungalow and neighboring property will increase noise and pollution next to the neighboring properties
- The workshop has only been used for storage for many years with paving in place for ease of maintenance rather than for use by the workshop
- The quoted examples supporting tandem development are misleading and erroneous
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Standing Orders were resumed **by resolution** at 8:29 pm

### **18931. 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 will put to Dacorum Borough Council on the basis of the Working Party's recommendations.

4/02204/17/FUL	Replacement dwelling at 86 Longfield Road, Tring HP23 4DF for Mrs Farquharson  The Council recommended <b>no objection</b> to this application
4/02265/17/FHA	Single storey front and side extension at 14 Nursery Gardens, Tring HP23 5HZ for Mrs J Bertolotti  The Council recommended <b>no objection</b> to this application
4/02266/17/FHA	Two storey front extension, single storey front/side extensions, re-tiling of existing roofs and changes to external finishes at the rear at 33 Station Road, Tring HP23 5NW for Mr and Mrs Plumridge  The Council recommended <b>refusal</b> of this application on the grounds that the scale of the proposed development was over-bearing and out-of-keeping with the surrounding properties.
4/02208/17/FHA	Removal of existing conservatory and replacement with new rendered brick and glass structure at 16 Windmill Way, Tring HP23 4HQ for Mr N Couzens  The Council recommended <b>no objection</b> to this application

- 4/02241/17/FHA Car port extension to side of existing garage at Hazel Wood, Leafy Lane, West Leith, Tring HP23 6JS for Mr and Mrs Walker  
The Council recommended **no objection** to this application
- 4/02279/17/TPO Works to trees at 15 Dunsley Place, Tring HP23 6JL for Mr P Judkins  
The Council recommended **no objection** to this application
- 4/02305/17/TCA Works to trees at 3 Park Road, Tring HP23 6AT for Tree Monkey Tree Care Ltd  
The Council recommended **refusal** of this application on the grounds that the felling was excessive and would be detrimental to natural environment of the conservation area
- 4/02404/17/TCA Fell ash tree at Corpus Christie Church, 51 Langdon Street, Tring HP23 6BA for Corpus Christie Church  
The Council recommended **no objection** to this application
- 4/02315/17/FUL Replacement of two storey workshop with 2-bed dwelling at 61 Longfield Road, Tring HP23 4DF for Mitchell Tye Developments  
The Council recommended **refusal** of this application on the following grounds:
1. The proposed development would cause a significant loss of amenity to the neighbouring properties including 61 Longfield Road itself through overlooking and loss of privacy
  2. The 'tandem' development is contrary to Dacorum Borough Council policy. The examples quoted in the application are not compatible e.g. they are single storey dwellings, small dwellings, alternative access points
  3. The impression given in the application is that the workshop is in use. It has in fact only been used for domestic storage for over 30 years; the quoted 'car parking spaces' is hard paving to control weeds
  4. The proposed development would effectively result in loss of a parking space at 61 Longfield Road and create a site practically devoid of greenery. The remaining tree would have to be felled to accommodate the development – contrary application form. The development is out of keeping with the neighbourhood
  5. The proposed development would break a wildlife corridor that is vital to protect the local environment
- 4/02387/17/FHA Part two storey part single storey rear extension at 86 Dundale Road, Tring HP23 5BY for Mr and Mrs Leonard  
The Council recommended **no objection** to this application
- 4/02310/17/FUL Demolition of existing two storey extension and access ramp and construction of two storey extension at Florence House, 2 Christchurch Road, Tring HP23 4EE for LaForet Property Co Ltd

4/01680/17/FHA The Council recommended **no objection** to this application  
(Amended/additional plans) Loft conversion with front, rear and side velux windows, and rear juliette balcony with obscure glazed screen at 40 Longfield Road, Tring HP23 4DG for Mr and Mrs T Gill

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

*Councillor Wilkins left the council chamber. Councillor Hicks took the chair*

4/02369/17/FUL Construction of canopy to existing barn at Gannel Farm, Bulbourne Road, Tring HP23 5HF for Mr J Malik (Milestone Homes Ltd)

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

4/02306/17/ROC Variation of condition 21 attached to planning permission  
4/02528/16/FUL - construction of four detached dwellings with new access from Bulbourne Road, Tring HP23 5HF for Mr J Malik (Milestone Homes Ltd)

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

*Councillor Wilkins returned to the council chamber and took the chair*

### **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.**

4/01964/17/FHA	Permission granted for single storey front and rear extension and external alterations including application of rendered finish and construction of new chimney stack - amendment to 4/01372/17/FHA - alterations to driveway and highway verge at 14 Beech Walk, Tring HP23 5JQ
4/01973/17/HPA	Prior approval not required for single storey rear extension measuring 6m deep with a maximum height of 3.6m and a maximum eaves height of 2.050m
4/02010/17/FHA	Permission granted for single storey rear and front extension and rear flat roof dormer at 6 Ludgate, Tring HP23 4ES
4/02051/17/FHA	Permission granted for single storey front and rear extension. Garage conversion into a habitable room. Pitched roof over at 12 Weavers Road, Tring HP23 4EZ
4/02052/17/TPO	Permission granted for works to trees at 69 Grove Road, Tring HP23 5PB
4/02077/17/TPO	Permission granted to fell leylandi cypress tree at 6 Mansion Drive, Tring HP23 5BD
4/02169/17/TCA	Raise no objection to remove T1: Acacia tree at Dilstone, 11 Western Road, Tring HP23 4BE
4/01411/17/LBC	Permission granted for refurbishment and change of use of 81 & 82 Akeman Street from offices to 2 residential dwellings with

private gardens and associated parking. Partial demolition of offices and undercroft parking to the rear of the listed buildings known as SG6, SG7 and SF7-SF12 Akeman Business Park. Demolition of building YG34 and removal of Unit PC1 and PC2 Akeman Business Park. Replacement with four 2-bedroom flats, associated parking, landscaping and access improvements. Retention of rear boundary wall to SG6, SG7 and SF7-SF12 at 81-82 Akeman Street, Tring HP23 6AF and Akeman Business Park

4/00401/17/FUL WITHDRAWN Revision of parking arrangements to create five additional spaces at Sutton Court, Church Yard, Tring HP23 5BB

4/01621/17/FUL Permission granted for demolition of existing porch. Construction of two storey porch with external stairs. Rebuild rear retaining wall. Removal of three external staircases and installation of two external staircases and other alterations at 16 and 18 Western Road, Tring HP23 4BB

**RESOLVED:** To note the above decisions.

**18932. TEMPORARY TRAFFIC REGULATION ORDERS**

None received

**18933. PREMISES LICENCE APPLICATION**

Members considered a full variation application from The Craft Yard.

The original planning application and licence application were granted on a business model for a beer tasting establishment i.e. a retail type establishment where customers could taste beer before buying to takeaway. This is a clear distinction from a pub where customers are drinking socially. The Council would have opposed an application from a pub because of the location in a residential area. The licenced hours granted i.e. to 9:30pm are in keeping with a retail establishment.

The application to change the hours to 11:30 confirms the change in use to social drinking and being a pub. This is inappropriate to the residential location with increased noise at an unsocial hour causing a public nuisance.

**RESOLVED:** To recommend to Dacorum Borough Council that the application be rejected on the grounds that it would cause public nuisance

The meeting was closed at 8.45 pm

Chairman