

MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, TRING
ON MONDAY 15TH JANUARY 2018 AT 7.30 P.M.

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

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

14 Members of the Public

19051. TO RECEIVE APOLOGIES FOR ABSENCE

None

19052. TO MAKE DECLARATIONS OF INTEREST

Cllrs Mrs Conway & Mrs P. Hearn explained that they would not take part in item 19057 as they were members of Dacorum Borough Council's Development Management Committee.

Cllr Mrs P. Hearn would not take part in item 190591 as she was a member of Dacorum Borough Council's Licencing Committee.

19053. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 4th DECEMBER 2017

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

19054. MATTERS OF REPORT FROM THE MINUTES

The Clerk reported on comments sent by Mr Savage to the Countryside Access Officer on plans for the footpaths in LA5.

19055. CHAIRMAN'S COMMUNICATIONS

None

19056. PUBLIC PARTICIPATION

Standing orders were suspended at 7:36pm by **resolution** to allow members of the public to speak.

- Five members of the public spoke in opposition to planning application 4/03153/17/FUL on the grounds of:

- Over development of the site
- Loss of privacy
- Ineffective parking provision leading to parking spilling out onto Grove Road
- In addition concerns were expressed at the impact of the development on drainage
- The agent for the developer (application 4/03153/17/FUL) responded:
 - The proposed garden size met Dacorum Borough Council's minimum size criterion
 - Overlooking was not a consideration because the proposed dwellings did not face the properties in Sinfield Place, but were at right angles
 - Disruption during building was not a material consideration, noting that building these dwellings at the same time as the current development behind 27-33 Grove Road would minimise the disruption
 - The height of the proposed dwellings was 2 storey; it was not increased by use of the loft space for accommodation
 - Changes being implemented to the access from Grove Road would be beneficial and this was part of a different application so not a planning consideration
- Neighbours to application 4/01888/17/FHA Whytingham Road objected to the planned development because:
 - The height and scale of the proposed development was out-of-keeping with the neighbourhood – the development being overbearing and its close proximity contrary to the Character Area guidelines
 - Lose of amenity through loss of light
- The applicant (4/01888/17/FHA) explained:
 - The proposed development took into consideration the guidance given at the pre-application stage
 - The extensions to the side of the property had been reduced to single storey
 - A light study had been done on the possible impact upon No. 15 and found no ill-effects.
 - The majority of properties within the neighbourhood had been extended and this rendered the character appraisal redundant

Standing orders were resumed at 8:02pm by **resolution**

19057. 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.

- 4/03073/17/FHA Replace existing render to the front right elevations with eco lime render at March House, 90 Western Road, Tring HP23 4BJ for Mr Lloyd
The Council recommended **no objection** to this application
- 4/01888/17/FHA Single and two storey front extensions, single storey side extensions with rooms in roof space over and enlarge and convert roof space, all with front and rear velux windows at 17 Whytingham Road, Tring HP23 5JN for Mr and Mrs Mann
The Council recommended **no objection** to this application with comment to ask the Case Officer to confirm no loss of amenity to neighbouring properties through loss of light.
- 4/03094/17/FHA Single storey rear extension at 32 Mill View Road, Tring HP23 4EP for Mrs Kitchener
The Council recommended **no objection** to this application
- 4/03096/17/ROC Variation of condition 3 attached to planning permission 4/01345/17/FHA - Loft conversion with rear and side dormer and front velux roof light at 24 Highfield Road, Tring HP23 4DX for Mr Metcalfe
The Council recommended **no objection** to this application
- 4/03136/17/FHA Porch and new roof to existing bay window at 26 Meadow Close, Tring HP23 5BT for Mrs Moss
The Council recommended **no objection** to this application
- 4/03143/17/FHA Two storey rear extension and roof extensions at Thrift Cottage, Park Road, Tring HP23 6BU for Mr and Mrs Alderson
The Council recommended **no objection** to this application
- 4/03206/17/HPA Single storey rear extension measuring 3.75m deep with a maximum height of 3.2m and a maximum eaves height of 2.9m for Mr and Mrs Drayton
The Council recommended **no objection** to this application
- 4/03153/17/FUL Construction of two new semi-detached three-bedroom dwellings and associated access at land to rear of 21, 23 and 25 Grove Road, Tring HP23 5HA for Braybeech Homes Ltd
The Council recommended **refusal** of this application on the grounds that it was over-development of the site and asked, that should any development be permitted, conditions similar to those stipulated in appeal decision APP/A1910/W/16/3156127 be made.
- 4/03185/17/FHA Single storey side extension, internal re-modelling to existing house. New sliding doors to rear of existing house (amended scheme) at 27 Park Road, Tring HP23 6BN for Mr White

The Council recommended **refusal** of this application. The property was a fine example of a late Georgian house, one of only a few in Tring, set in the conservation area. The Council appreciated the adoption of a modern design that left the integrity of the original building, but felt the chosen design failed to achieve an outcome acceptable to the conservation area.

4/03201/17/FHA Construction of front porch at Field View, 15 Gannel Terrace, Tringford Road, Tring HP23 4JH for Mrs Johnson

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

4/03233/17/TCA Works to trees T1 and T2 ash trees at 8 Brookfield Close, Tring HP23 4ED for Mrs Cowell

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.

4/02266/17/FHA*	Permission granted for two storey front extensions, 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
4/02611/17/LPA	Permission refused for change of use from light industrial (B1) to residential (C3) at rear of 81-82 Akeman Street, and Part 71-80 Akeman street, Tring HP23 6AF
4/02572/17/TPO	Permission granted for works to beech tree at Tingrith, 69 Grove Road, Tring HP23 5PB
4/02505/17/FUL	Permission granted to convert existing car parking bays to gravel retention parking bays and upgrade existing access road and circulation areas. Tring Park Car Park, Hastoe Lane, Tring, HP23 6AP
4/02744/17/FHA	Permission granted for first floor side extension at 31 Dunston Hill, Tring HP23 4AT
4/02850/17/TPO	Permission granted to fell cherry tree at 8 Okeford Close, Tring HP23 4AJ
4/01034/17/FHA	Permission granted for detached garage with loft at 20 Brookfield Close, Tring HP23 4ED
4/02742/17/FHA	Permission granted for ground floor and first floor rear extensions at 9 Charles Street, Tring HP23 6BD
4/02898/17/ADV	Permission granted for installation of advertisement board at 27 and 29 Grove Road serving the new development of 7 dwellings to the rear of Hollybush, 29 Grove Road, Tring HP23 5HA

- 4/02890/17/LBC Permission granted for part basement conversion to habitable accommodation at 60 Akeman Street, Tring HP23 6AN
- 4/02857/17/FUL Permission granted for refurbishment and change of use of 81 & 82 Akeman Street from offices to 2 residential dwellings with private gardens, associated parking and amenity space and partial demolition of offices at 81-82 Akeman Street, Tring HP23 6AF
- 4/02665/17/FHA Permission granted for vehicular cross over and off street parking at 35 Miswell Lane, Tring HP23 4DD
- 4/02912/17/FHA Permission granted for front porch at 5 Treehanger Close, Tring HP23 5JE
- 4/03011/17/FHA Permission granted for new windows to existing flank wall at 1 Counters, Miswell Lane, Tring HP23 4EU
- 4/03038/17/FHA Permission granted for application to form infill to connect the proposed extension (4/02657/17/HPA) and the proposed outbuilding (4/02660/17/LDP) at 4 Fields End, Tring HP23 5ER

* These decisions were contrary to the Town Council's recommendation

RESOLVED: To note the above decisions.

19058. TEMPORARY TRAFFIC REGULATION ORDERS

None received

19059. PREMISES LICENCE APPLICATION

Details of application M044804, circulated prior to the meeting, were considered and noted. Whilst the Council had reservations about the hours that alcohol could be served being the same as the hours the premises would be open, the opening hours proposed were in alignment with other High Street venues.

The meeting was closed at 8.36 pm

Chairman