

MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, TRING
ON MONDAY 30TH APRIL 2018 AT 7.30 P.M.

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

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

15 Members of the Public

19197. TO RECEIVE APOLOGIES FOR ABSENCE

All members present.

19198. TO MAKE DECLARATIONS OF INTEREST

Cllrs Mrs Conway & Mrs P. Hearn explained that they would not take part in item 19203 as they were members of Dacorum Borough Council's Development Management Committee.

19199. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 9TH APRIL 2018

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

19200. MATTERS OF REPORT FROM THE MINUTES

The Clerk reported that the proposed seating in the Licence Application (Minor Variation) The Craft Yard was benches outside the bay windows in Parsonage Close. Due to the imminent deadline, the Clerk repeated the Council's initial concerns – danger because of the narrow road and noise in a public area/neighbourhood.

The minor variation was rejected by Dacorum because the application referred to property outside the existing premises. A new, full application would be required.

19201. CHAIRMAN'S COMMUNICATIONS

The Clerk readout the summary of the planning application received that day for LA5:

Hybrid planning application for 240 dwellings, cemetery car park with toilet block and public open space (details submitted in full). And 0.75

hectares of employment space (B1a, b and c) and a cemetery extension of 1.7 hectares with all matters reserved (details submitted in outline)

19202. PUBLIC PARTICIPATION

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

Neighbours of planning application 4/02152/17/MFA spoke in opposition stating that there was insufficient change in the plans as submitted to overturn their objections to the previous applications i.e. it would result in the loss of valuable, well used open space when there was a deficit of such space in the Town, especially in the Miswell area, and the ‘incursion’ of the development was harmful to the area’s appearance.

A neighbour of planning application 4/007329/18/FHA explain his objection to the proposed development because it was:

- Over-development of the plot
- The development was detrimental to the street scene because of the scale of the extension of the dwelling
- The height of the extension was not subserviant to the original structure

A member of St Martha’s Church told the Council that currently the land to be used in the development was just rough ground and the proposal would provide 2 or 3 car parking spaces for the disabled and event organisers for the new facility at no loss to others. The development would have no impact on the gardens and natural habitat at the front of the church and every effort would be made to minimise the impact on (if not improve) the environment at the rear. The facility was small, no alcohol was allowed, there would be no late night events and that the external lighting was soft lighting that was not permanently on. Car park would not be open all day; the gates had been set back to allow vehicles to pull off the road.

The applicant (planning application 4/007329/18/FHA) explained that the out-building was to be used as a home office and family room. It would be set into the ground reducing the overall height so that the dimensions were such that it fell within permitted development rights. He also commented that the proposed extension to the house was similar to those of other dwellings locally.

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

19203. 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.

- 4/02152/17/MFA Construction of two new dwellings. Transfer of land to West to Dacorum Borough Council for the extension of the existing Recreation Ground (amended scheme) on land adjacent Okeford Drive, Tring HP23 4EX for Maple Leaf Real Estate Ltd and Rivergate Homes Ltd
- The Council recommended **refusal** of this application on the same grounds as before - there being insufficient changes to the prior plans to warrant a change in opinion. The basis of the refusal is that there is a deficit of open space within Tring so the land's designation as public open space should be respected.
- The proposal is contrary to saved policy 116 Open Land in Towns and Large Villages. Members felt, on balance, the purported benefits of the development do not warrant an exception being made to allow development in this instance. However, there is great sympathy for the principle of securing the long term future of the area.
- Should the decision be that permission is granted, the Town Council would like that to be subject to the withdrawal of permitted development rights.
- 4/00732/18/FHA Two storey side extension and detached garden room (amended plans) at 11 Deans Furlong, Tring HP23 4AR Mr and Mrs Griggs
- The Council recommended **refusal** of this application on the grounds that this was over-development of the plot. The amendment increased the size of the out-building which was detrimental to the application. The design was also inferior.
- 4/00842/18/FHA First floor rear extension and infill to front porch (amended scheme) at 10 Parsonage Close, Tring HP23 4AU
- The Council recommended **no objection** to this application
- 4/00885/18/FHA Single storey rear extension at 15 Chapel Meadow, Tring HP23 5HB for Ms Holdham
- The Council recommended **no objection** to this application
- 4/00776/18/FHA Single storey side/rear extension at 1 Chiltern Way, Tring HP23 5JX for Mr and Mrs S Bowman
- The Council recommended **no objection** to this application
- 4/00793/18/FHA Partial demolition of existing extension and new single storey rear extension including 2 skylight windows at 4 Weavers Road, Tring HP23 4EZ for Mr B Grainger
- The Council recommended **no objection** to this application

- 4/00878/18/FHA Two storey side and single storey rear extensions at 1 Dunston Hill, Tring HP23 4AX for Mr and Mrs Arrighi
The Council recommended **no objection** to this application
- 4/00914/18/ROC Variation of Condition 8 (Bat Survey) attached to planning permission 4/02027/17/FUL (Demolition of existing building. Construction of 4 No. 5 bedroom dwellings) at Hastoe Hill Riding Stables, Hastoe Hill, Hastoe, Tring HP23 6LP for Mr R Jarman
The Council recommended **no objection** to this application
- 4/00556/18/FUL Formation of vehicle access and parking area and external lighting to new extension at St Martha's Church, Park Road, Tring HP23 6BP for Rev. Rachael Hawkins
The Council recommended **no objection** of this application
- 4/00945/18/FUL Removal of existing pergolas and perimeter fence, installation of two raised decks, balustrades, planters and metal gates; construction of three pergolas, fencing and associated hard and soft landscape works at The Bell, 37 High Street, Tring HP23 5AA (Amended scheme) for Greene King Pub Partners
The Council recommended **no objection** to this application, but subject to the projector shown on the diagram not being a permanent fixture. Everything should be done to facilitate deliveries being made through the archway and not blocking the High Street
- 4/00986/18/FHA Single storey rear extension at 5 Grove Gardens, Tring HP23 5PX for Mrs Layton
The Council recommended **no objection** to this application
- 4/00979/18/LDP Construction of rear dormer and internal alterations at 2 Longfield Road, Tring HP23 4DQ for Mr Gilbert
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.

- 4/00381/18/FHA Permission granted for single storey rear and front extensions at 31 Friars Walk, Tring HP23 4AP
- 4/00414/18/FHA Permission granted for conversion of garage to habitable accommodation. Construction of link to extension and replacement of conservatory with single storey rear extension at Crossways, Miswell Lane, Tring HP23 4EU
- 4/00395/18/FHA Permission granted for two storey rear extension and loft conversion at 48 Wingrave Road, Tring HP23 5HE

- 4/00512/18/FHA Permission granted for single storey rear extension. Open porch and pitched roof over existing bay window at 55 Goldfield Road, Tring HP23 4BA
- 4/00256/18/FUL* Permission refused for removal of existing pergolas and perimeter fence, installation of two raised decks, balustrades, planters and metal gates; construction of three pergolas, fencing and associated hard and soft landscape works at The Bell, 37 High Street, Tring HP23 5AA
- 4/00257/18/LBC* Permission refused for removal of existing pergolas and perimeter fence, installation of two raised decks, balustrades, planters and metal gates; construction of three pergolas, fencing and associated hard and soft landscape works at The Bell, 37 High Street, Tring HP23 5AA
- 4/00368/18/FHA Permission granted for single storey rear extension and alterations to rear roof at 3 Station Road, Tring HP23 5NG
- 4/00469/18/TCA Raise no objection to works to trees at St Peter and St Paul Church, Tring HP23 5AE
- 4/00527/18/OTD Prior approval not required for change of use from storage to residential at YG5G Side yard buildings, Akeman Business Park, Akeman Street, Tring HP23 6AF
- 4/00377/18/FHA Permission granted for demolition of existing conservatory and construction of single storey rear extension at 38 Marshcroft Lane, Tring HP23 5PP
- 4/00382/18/TPO Permission granted for works to trees at Petra, Christchurch Road, Tring HP23 4EF
- 4/00130/18/FUL Permission refused for dropped kerb and crossover at 64-66 Akeman Street, Tring HP23 6AF
- 4/00582/18/FHA Permission granted for single story side extension at 13 Meadow Close, Tring HP23 5BT

* The Town Council's recommendation was no objection

RESOLVED: To note the above decisions.

19204. TEMPORARY TRAFFIC REGULATION ORDERS

RESOLVED: (i) To note temporary traffic regulations for street parties on Charles Street & Goldfield Road

(ii) To comment on the TRO relating to the B4635 High Street Tring that:

- The road could not be closed during town events such as the Carnival, etc
- There was concern that cars be prevented from progressing passed the roundabout at Christchurch Road to prevent having to turn in the High Street
- The road being closed is block paved. It is essential that the utility company undertaking the work reinstate the paving correctly.

19205. PREMISES LICENCE APPLICATION

None received

The meeting was closed at 8.30 pm

Chairman