

**MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL**  
**HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, TRING**  
**ON MONDAY 13<sup>TH</sup> AUGUST 2018 AT 7.30 P.M.**

**Present:** Councillors: G. Wilkins (Chairman)  
Mrs P. Hearn (ex officio)  
S. Hearn  
P. Hills (Substituting for Cllr Hicks)  
N. Nutkins  
Mrs. R. Ransley  
C. Townsend

**Also Present:** Cllr Mrs O. Conway  
Cllr N. Hollinghurst  
Mr M. Curry (Town Clerk)  
Mrs D. Slade (Deputy Town Clerk)  
8 Members of the Public

**19341. TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs H. Grace and M. Hicks (prior appointments)

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

**19342. TO MAKE DECLARATIONS OF INTEREST**

Cllrs Mrs Conway explained that she would not take part in item 19347 as a member of Dacorum Borough Council's Development Management Committee.

Cllr S. Hearn had a prejudicial interest in item 19349 as a director of Tring Together. He would take no part in the consideration.

**19343. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 9<sup>th</sup> JULY 2018**

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

**19344. MATTERS OF REPORT FROM THE MINUTES**

- Appeals Lodged:
  - 4/01977/17/FUL 4 Dwellings Land to the rear of the Old Silk Mill Brook St
  - 4/03153/17/FUL 2 Semi-detached dwellings to the rear of Grove Road
- Appeal Hearing – 4/03283/16/MFA Site at Junction of Brook Street & Mortimer Hill 31 retirement apartments
- Appeals Dismissed - 4/01063/17/FUL Pitched roof extension 75 Western Road
- London Luton Airport Ltd's informal consultation:
  - The consultation event at the Nora Grace Hall was well attended. It made the organisers realise that Tring was affected
  - The Clerk is liaising with the Chiltern Countryside Group re. the Council's response. The basic thrust concerns the justification for

the proposed growth in light of the third runway at Heathrow and the possible impacts of Brexit, and the actual delivery of promises e.g. customer services and adherence to flight times in light of their existing track record

- The Clerk has also notified the Chiltern Conservation Board of the consultation

## **19345. CHAIRMAN'S COMMUNICATIONS**

*DBC's Public Space Protection Order – details circulated prior to the meeting*

- The intention is laudable as long as it is effectively enforced
- Cllr Hicks sent in the following comments:
  - To ensure the play area near Chapel Meadow is included
  - He asked if it would be possible to extend the cover:
    - to all sports pitches
    - on or near allotments

*Youth Town Council* - the next meeting is on Wednesday 12<sup>th</sup> September at 4:00pm

*Pitstone – Tring Railway Station Cycle Route*

- The Clerk, Cllr Hollinghurst and Cllr Nutkins attended this meeting sponsored by Hertfordshire Highways
- It was well attended with a range of representation including parish councils and cyclists
- It was agreed that (i) a dedicated cycleway all the way along Northfield Rd to the Station was not realistic (ii) an alternative route via Marshcroft Lane would not be used (iii) Improvements to Northfield Rd from Pitstone to just beyond the Marshcroft Path in terms of traffic calming through alternative road marks and improved visibility would tackle the majority of the problems
- It was noted that there was a clear demand for improved cycle access to Tring; the above and use of Marshcroft Lane would be welcome

*The 'Chilterns National Park'*

- An initiative exploring the possibility of upgrading the Chilterns A.O.N.B. to a national park has been launched
- The move has been welcomed by the Chilterns Conservation Board
- Hertfordshire County Council's Growth, Infrastructure, Planning and the Economy Cabinet Panel supported the exploration of the option

*The Revision of the National Planning Policy Framework*

- The revised framework was published at the end of July
- The framework requires the Local Planning Authority (LPA) to review the housing forecasts every 5 years
- A standard formula will be used to assess housing need (to be published September 2018)
- Failure to meet the targets ('Housing Delivery Test') will, initially, require an action plan to get things back on track. This will then be followed by penalties
- This means LPA will be looking for sites where the delivery can be achieved within the specified timeframe – this could be to the detriment of the 'quality of the site'

- Paragraphs dealing with A.O.N.B.s have been strengthened by adding the term ‘enhancing’ to the requirement to ‘conserve’
- It closes the viability loophole used to avoid providing affordable houses in rural communities

*Akeman Business Park* – There is a new developer with a ‘Holistic’ approach to the site, who would like to engage with the Town Council

#### **19346. PUBLIC PARTICIPATION**

Standing Orders were suspended **by resolution** at 7.44 pm

Neighbours of planning application 4/01844/18/FUL spoke of their concerns about noise from the proposed kennels given the proximity to their property.

Residents of Longfield Road spoke in opposition to three applications:

4/01814/18/FHA 61 Longfield Road

- It would create a living unit at the end of a residential garden, there being no significant difference in principle from the earlier application for conversion to a separate dwelling that was refused
- The property would overlook rear gardens of neighbours and vehicle movements would cause disturbance to neighbours
- No justification is advanced for providing an annex to a 5-bed house. It might be intended for the purposes of the owners of No 61 but in practice, once it were there, it would not be impossible to obtain consent for it to be sold on, with a good chance of enlargement.
- The application perpetuates the myth that this is a workshop, which it has not been for at least 30 years.
- It is stated that no trees are within falling distance; this is inaccurate – there being a sycamore on the site adjacent to it and a conifer on the property behind, in Beaconsfield Road.

4/01735/18/FUL Francis House

- The application is very similar to application 4/01569/17/MFA which was rejected by the Development Management Committee last October for the very reason that this area of the site contains TPO’d trees and the development was generally unsympathetic to the nearest adjoining houses
- This new Application does not address any of the reasons given for refusal and indeed still shows the removal of 3 perfectly healthy TPO’d trees and now 4 new houses in lieu of the 3 originally shown in this area, thereby exacerbating the overlooking issues.
- There has been no attempt to mitigate the impact on neighbours.
- There is no justification to remove the TPO’d trees and therefore no reason to overturn the previous Committee decision to refuse the Application.
- The Application appears to disregard environmental issues and ignores the advice from the Hertfordshire and Middlesex Wildlife Trust who are very concerned about the important contribution these trees make. Neither is there is an ecological report to justify their removal.

4/01636/18/DRC Francis House

- The residents were concerned that any use of the Longfield access to the site would be dangerous because of parking in Longfield Road reducing the carriageway to a narrow single lane along appreciable lengths
- They would like a condition that all contractors and sub-contractors park on site because of the shortage of parking in the neighbourhood

Standing Orders were resumed **by resolution** at 8.00 pm

### **19347. 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.

- |                |   |
|----------------|---|
| 4/01783/18/OUT | Demolition of double garage and construction of new chalet bungalow at 40 Windmill Way, Tring HP23 4HH for Mr and Mrs Farmes<br><br>The Council recommended <b>no objection</b> to this application   |
| 4/01823/18/FHA | Single storey front porch extension and internal alterations at 6 Fairthorn Close, Tring HP23 4DT for Mr and Mrs Dell<br><br>The Council recommended <b>no objection</b> to this application  |
| 4/01771/18/FHA | First floor extension across existing single storey rear extension at 22 Verney Close, Tring HP23 5LB for Mr Winton<br><br>The Council recommended <b>no objection</b> to this application  |
| 4/01844/18/FUL | Change of use from residential (C3) to veterinary practice (D1). Construction of single storey front extension, changes to windows and doors, addition of roof lights, solar panels, addition of mechanical intake/extract terminals, changes to landscaping and parking area at Dunsley Orchard, London Road, Tring HP23 6HA for Springwell Veterinary Surgery<br><br>The Council recommended <b>no objection</b> to this application with a comment to consider the proximity of the kennels to the neighbouring property.  |
| 4/01735/18/FUL | The construction of 4 houses with associated parking and landscaping at Convent of St Francis Preparatory School, Aylesbury Road, Tring HP23 4DL for W E Black Ltd<br><br>The Council recommended <b>refusal</b> of this application. It is important to consider the chronology of applications relating to the whole of the former St Francis School site: <ul style="list-style-type: none"><li>• 4/01569/17/MFA for 40 dwellings across the whole site. This was refused "by reason of the proposed dwelling density, the number of units on the site, <i>insufficient open</i></li></ul> |

*space provision and the impact on and relationship of development with trees*, the proposal would represent an overdevelopment of the site ...

- The application included 2 detached dwellings on the section of the site to which this application (4/01735/18/MFA) relates. It also included the removal of trees T1-T6
- Application 4/03167/17/MFA was then put forward for 31 dwellings, having removed these dwellings and retaining the trees. In so doing it addressed the grounds given in italics in the first bulletpoint above. Permission for 31 dwellings was granted

4/01735/18/MFA, by reinstating dwellings (2 pairs of semi-detached house) in the area in question the development would have a loss of amenity – loss of open space and the removal of trees – that was consider sufficient to refuse planning application 4/01569/17/MFA.

4/01865/18/FHA

Demolition of detached garage and sheds. Construction of a single storey garage and new brick garden wall with two glasshouses and small garden store at 7 Western Road, Tring HP23 4BE for Mr and Mrs Perkins

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

4/01479/18/TPO

Works to T1 cypress, T2-3 Horse Chestnut trees at 1B Evans Way, Tring HP23 5UJ for Mr Jones

This application has been **granted permission** by Dacorum Borough Council

4/01814/18/FHA

Conversion of existing two storey work shop to a two storey annex at 61 Longfield Road, Tring HP23 4DF for M&T Developments

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

The Town Council supported Dacorum Borough Council's decision with regard to the prior application 4/02315/17/FUL for a similar development of this site on the basis that the proposal would result in a cramped form of tandem residential development that would not reflect the context and local distinctiveness of the surrounding area or the density, pattern and grain of surrounding built form.

As such, it would have resulted in significant harm to the character and appearance of the surrounding area, contrary to policies CS11 and CS12 of the adopted Core Strategy September 2013 the defined Development Principles of TCA2 in the Area Based Policies SPD, and the aims and objectives of the NPPF.

The Town Council believes that any proposals for residential use in this position would result in significant harm to the character and appearance of the surrounding area and, therefore, be inappropriate. As a consequence the Town Council recommends refusal of planning application 4/01814/18/FHA.

The Town Council was also opposed to the application because of the damage it would do to an established wildlife corridor.

4/01864/18/TCA Fell tree at 17 Eggleton Drive, Tring HP23 5AJ for Malcolm Page

The Council recommended **no objection** to this application subject to the Tree Officer's report

4/01920/18/FHA Extension to garage block at Farmhouse, Redwing Farm, Cholesbury Road, Tring HP23 6JH for Mr Redman

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

4/01953/18/FHA Single storey front extension at 3 Okeford Drive, Tring HP23 4EQ for Mr Selfe

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.**

- |                |   |
|----------------|---|
| 4/00146/18/FUL | Permission granted for operational works to buildings at Akeman Business Park comprising: amendments to existing windows and replacement windows; introduction of new window and balconies; white render finish; grey fascia; red multi brick slip finish; removal of various staircase access points at Honours Buildings, Central Yard Buildings and Side Yard Buildings, Akeman Street, Tring HP23 6AF |
| 4/01184/18/FHA | Permission granted for two storey side and rear extensions at 19 Harcourt Road, Tring HP23 5JJ  |
| 4/01332/18/FHA | Permission granted for two pitched roofs to existing front and rear extensions at 35 Chiltern Way, Tring, HP23 5LD  |
| 4/01108/18/FHA | Permission granted for erection of new outbuilding for garaging, store and hobby room at Andros, Duckmore Lane, Tring HP23 6JP  |
| 4/01445/18/TPO | Permission granted to prune overhanging branches of holly tree at 31 Station Road, Tring HP2 5NW  |

Any application marked with an asterisk was contrary to the recommendation of the Town Council.

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

#### **19348. TEMPORARY TRAFFIC REGULATION ORDERS**

None Received

#### **19349. PREMISES LICENCE APPLICATION**

Application M046507 by Tring Together for the Nora Grace Hall was considered.

**RESOLVED:** To support the application

#### **19350. THE SINGLE LOCAL PLAN**

Cllr Mrs Hearn advised Members on the need to convene the Single Local Plan Working Party at an appropriate time – mid October was seen as appropriate in light of the schedule in the Local Development Scheme (LDS).

This was also an appropriate time to meet the new Strategic Planning Manager in Dacorum Borough Council.

There was a discussion of Tring Sports Forum's correspondence with Dacorum Borough Council. It was emphasized that whilst the Tring Sports Forum's response to the Issues & Options Consultation included references to a new school on Dunsley Farm, the Town Council had not promoted Dunsley Farm as a possible site for a new secondary school.

The Clerk highlighted the new schedule summarised in paragraph 39. He also pointed to paragraphs 23 and 29-30 as significant. Cllr Mrs Hearn noted that Tring and Berkhamsted were outside the SW Herts Joint Strategic Area.

The target date for approval of the Pre-submission Local Plan was now October 2019. This delay had critical implications:

- Dacorum will no longer qualify for the cap on the assessed housing need (40% increase on the existing need) – this equates to having to move to Option 3 in the Site Allocations consultation
- Dacorum will be vulnerable to the five-year supply rule late September. 'Speculative' applications e.g. from Harrow Estates and Relx could be the result. Whilst these would be in the Greenbelt, how much protection this would actually give is open to debate
- The new calculation of housing need will be published at the end of September. This might be delayed until next year for a review of the methodology because of lower population growth forecasts by the ONS
- The Government wants to honour its promise of 300,000 new homes

The meeting was closed at 8.50 pm

Chairman