

MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, TRING
ON MONDAY 3RD DECEMBER 2018 AT 7.30 P.M.

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

Also Present: Cllr Mrs. O. Conway
Cllr P. Hills
Mr M. Curry (Town Clerk)
Mrs. D. Slade (Deputy Town Clerk)
18 Members of the Public

19464. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr S. Hearn (prior appointment).

RESOLVED: To accept the apologies for the reasons given.

19465. TO MAKE DECLARATIONS OF INTEREST

Cllr Mrs. O. Conway explained that as a member of Dacorum Borough Council's Development Management Committee she would take no part in item 19470.

Cllr Mrs. Hearn declared that she would take no part in item 19472 as a Chairman of Dacorum Borough Council's Licensing and Health and Safety Enforcement Committee.

19466. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 5th NOVEMBER 2018

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

19467. MATTERS OF REPORT FROM THE MINUTES

None

19468. CHAIRMAN'S COMMUNICATIONS

The Clerk reported:

- That the Mighty Bites premises licence application had been approved
- That the presentations from Dacorum Borough Council's Town & Parish Council Conference would be circulated when available. These included presentations by the Group Manager Development Management and Team Leader Strategic Planning
- Dacorum Borough Council's Planning Code of Practice would be discussed at the next meeting
- Community Action Dacorum AGM was Tuesday 11th December 2:00pm at the Forum

19469. PUBLIC PARTICIPATION

Standing orders were suspended by **resolution** at 7:40pm to allow members of the public to speak.

8 local residents (Albert Street, Langdon Street) objected to the development because of the detrimental impact it would have on the neighbourhood because of an increase in street parking and the inadequacy of the exit onto Langdon Street.

1 resident of Albert St spoke of the uninspiring design of the proposed dwellings.

3 residents (Langdon St, Mansard Close & Akeman Mews) objected to the development because of loss of light to their dwellings.

Standing orders were resumed by **resolution** at 7:55pm

19470. 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.

- | | |
|----------------|---|
| 4/02805/18/FHA | Underground double garage with access and associated landscaping at Hastoe Hill House, Hastoe, Tring HP23 6LR for Mr Lloyd-Townsend

The Council recommended no objection to this application |
| 4/02836/18/LDP | For Information Conversion of existing garage to store, utility room and office at 29 Hollyfield Close, Tring HP23 5PL for Mr and Mrs Oliver

The Council had no objection to this application; Council to note the application |
| 4/02852/18/LBC | Minor repair of roof timbers and associated works. Minor repairs to lead flashings, brickwork and rainwater goods. Replacement lath and plaster ceiling at The Bell, 37 High Street, Tring HP23 5AA for Greene King Pub Partners

The Council recommended approval to this application |
| 4/02854/18/FUL | Change of use of the lower ground, ground and part of the first floor, from a bank to office use at 65 High Street, Tring HP23 4AD for Oakman Inns and Restaurants Ltd

The Council recommended no objection to this application |
| 4/02850/18/FUL | Demolition of 13 buildings (part and full as appropriate) and operational works to 12 buildings. Construction of 4 dwellings and associated parking. Addition of two new walled enclosures to provide amenity space to two buildings at Akeman Business |

Park, Akeman Street, Tring HP23 6AF for Aurient Management Ltd

The Council recommended **refusal** of this application because:

- It failed to satisfy NPPF paragraph 108(c)
- There was sufficient evidence to satisfy NPPF paragraph 109
- It failed to satisfy:
 - NPPF paragraph 110(c)
 - NPPF paragraph 110(d)
- It failed to satisfy NPPF paragraph 127

4/02903/18/FHA

Demolition of part single storey rear extension. Construction of two storey rear extension with wall mounted lighting. Construction of front porch with wall mounted lighting at 2 Pheasant Cottage, Wingrave Road, Tring HP23 5EZ for Mr Paterson

The Council recommended **no objection** to this application, but with a comment to ask the Case Officer to consider the position of the lighting in relation to the highway.

4/02904/18/FHA

Two storey rear extension at 28 Wingrave Road, Tring HP23 5HE for Mrs Inmonger

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

4/02923/18/FHA

Single storey rear extension at 16 Grenadine Way, Tring HP23 5EA for Mr and Mrs Wale

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.

4/02023/18/FUL	Permission refused for demolition of existing dwelling. Construction of 3 new dwellings at 42 Beaconsfield Road, Tring HP23 4DW
4/02590/18/TCA	Raise no objection to works to trees at 12 Dunsley Place, Tring HP23 6JL
4/02322/18/ROC	Permission granted for variation of Condition 2 (Materials) attached to planning permission 4/01629/18/FUL (alterations to ground floor and first floor windows to north elevation of existing office block. Alterations to ground floor and first floor windows to north elevation of existing office block at 67 Akeman Street, Tring HP23 6AF
4/02633/18/LDP	Permission granted for demolition of existing coal bunker and install patio door at 14 Charles Street, Tring HP23 6BD

- 4/02681/18/LDP WITHDRAWN Proposed separation of the shop premises from the living quarters above at 54 Western Road, Tring HP23 4BB
- 4/02610/18/ADV Permission granted for advertisement consent at 39 Frogmore Street, Tring HP23 5AU
- 4/02611/18/FUL Permission granted for alterations to shop front at 39 Frogmore Street, Tring HP23 5AU
- 4/02475/18/FHA Permission granted for single storey side extension at 8 Damask Close, Tring HP23 5UA

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

RESOLVED: To note the above decisions.

19471. TEMPORARY TRAFFIC REGULATION ORDERS

RESOLVED: To note TRO12439 Cow Lane

19472. PREMISES LICENCE APPLICATION

None

19473. NAMING PROPOSAL

RESOLVED: To approve 'St Francis Close' as the street name for the development on the site of the former St Francis School

19474. CHILTERN A.O.N.B. MANAGEMENT PLAN

There was a discussion of the value of the open down land and that this should not be planted with trees without careful consideration.

RESOLVED: To note the draft Chilterns A.O.N.B. Management Plan

The meeting was closed at 8.24pm

Chairman