

MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, TRING
ON MONDAY 11TH MARCH 2019 AT 7.30 P.M.

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

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

19590. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from G. Wilkins (illness).

RESOLVED: To accept the apologies for the reasons given.

19591. 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 19597.

19592. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11TH MARCH 2019

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

19593. MATTERS OF REPORT FROM THE MINUTES

None

19594. CHAIRMAN'S COMMUNICATIONS

None

19595. HIGH STREET GAS MAIN REPLACEMENT PROJECT:

The Chairman welcomed Susan Day Stakeholder & Community Manager, Steve Hawkins Project Manager and a representative of ITS, the contractor.

They introduced the project, which has been two years in preparation with Hertfordshire Highways, to replace the gas main laid in the 1960s along the length of the High Street from London Road to Western Road. Work would also be necessary in Frogmore Street and Akeman Street.

The approach is to lay a new pipe within the existing pipe, but extensive mapping of the services to properties along the High Street is required. The work will be carried out in sections starting from the Robin Hood. Pedestrian access will be allowed and one lane will be kept open for traffic for as long as possible, but the road will have to be completely closed to allow work on the

narrow section. The intention is that this part of the project will take place in August during the school holidays. The project will start on the 27th May 2019.

There will be extensive engagement with residents and businesses to cover topics such as deliveries and access for the disabled. The project will be publicised to the wider community as well. Liaison with other service providers and Hertfordshire Highways was stressed.

SGN are responsible for reinstatement and its condition for three years.

The Summer Carnival, the markets and access to the Forge car park were all highlighted.

Ms. Day will meet with the Clerk to discuss the detailed arrangements.

19596. PUBLIC PARTICIPATION

Standing orders were suspended by **resolution** at 7:59pm to allow members of the public to speak.

A neighbour of planning application 4/00417/19/FUL explained how the proposed development would dominate her property with a loss of light - the impact exacerbated by the topography.

Application 4/01735/18/FUL:

- The developer explained the background to the plans for the removal of particular trees, the planting scheme – replacement trees and a hedge
- He drew attention to the findings of the two arboricultural studies following comment from a resident (see below)
- A local resident appreciated the changes that had been made, but asked instead of the proposed planting of a Tulip Tree, a native species such as Hornbeam suited to chalk was planted. The developer acknowledged this advice
- A resident questioned the use of the term ‘probably diseased’ in relation to several of the trees and asked for evidence of disease
- He also requested that the separation of the proposed dwellings from Longbridge Road be increased

Standing orders were resumed by **resolution** at 8:12pm

19597. 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.

- 4/01735/18/FUL Three detached dwellings with associated parking and landscaping at Convent of St Francis de Sales Preparatory School, Aylesbury Road, Tring HP23 4DL for Mr Gadsden (WE Black)
The Council recommended **no objection** to this application
- 4/00220/19/LBC Loft conversion including installation of roof light to rear at 26 Park Street, Tring HP23 6AW for Mr Gatehouse
The Council recommended **no objection** to this application
- 4/00421/19/FHA Single storey rear extension at 13 New Mill Terrace, Tring HP23 5ET for Mr Gansert
The Council recommended **no objection** to this application
- 4/00416/19/ADV Installation of 2 x non-illuminated fascia signs: 1 x illuminated projecting sign; 1x illuminated menu case; 1x Corex sign; 4 x lanterns and 5x floodlights to the exterior of the building at The Bell, 37 High Street, Tring HP23 5AA for Greene Kings Pub Co.
The Council recommended **refusal** of this application on the grounds that the content of one of the fascia signs was incorrect (the reference to the pop-up market) and permission only be granted when the appropriate planning permission was obtained for such a use.
- 4/00429/19/LBC Installation of 2 x non-illuminated fascia signs: 1 x illuminated projecting sign; 1x illuminated menu case; 1x Corex sign; 4 x lanterns and 5x floodlights to the exterior of the building at The Bell, 37 High Street, Tring HP23 5AA for Greene Kings Pub Co.
See above
- 4/00417/19/FUL Construction of 3-bedroom townhouse plus parking and amenity space at 45 Park Road, Tring HP23 6BP for Mr Omunua
The Council recommended **refusal** of this application on the following grounds:
- The proposed development was of a scale, that whilst matching the neighbouring properties to the east, would totally overwhelm and overshadow the neighbouring property to the west (no. 119 Western Road). The Planning Statement includes a photo from Park Road which does not show no. 119. The important view is from Western Road.
 - The view from Western Road is important also because it shows the disparity between the ground levels of the proposed development and the cottages along Western Road. This amplifies the impact the development would have on the adjacent properties and upon the character of the whole area.
 - When permission was granted for the properties to the east it was contingent upon there being a break between them and no. 119 Western Road. The proposal takes away that break.
 - The Planning Statement makes several references to the proposed design and how it is in-keeping with the existing buildings. Whilst this may reflect nos. 43-45 Park Road, the

proposals are totally at odds with the vast majority of the Conservation Area.

- Referencing the 1960s nos. 43-45 Park Road is an inadequate and inappropriate benchmark for good site design. Such designs fail the criteria of CS12 and are inappropriate to the Tring Conservation Area.
- Consideration must be given to the impact the loss of the amenity land will have on nos. 43-45 Park Road. The plots behind these houses are severely restricted – the representation from no.44 describes the use of the plot for drying clothes, storage of dustbins and general utility. The proposed development would have a detrimental impact upon the amenity of these dwellings.
- Individually, the proposed dwellings may meet the necessary requirements for parking provision, but attention has to be drawn to statement 6.6.5. “there is ample on-street parking available”. This is simply not true – parking is an issue along the entire length of Park Road. This persists throughout the day because of the surgery, care home and church and into the evening from residents.

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.
4/00021/19/ ROC

Permission granted for variation and discharge of Condition 3 (landscaping) and discharge of Condition 6 (parking spaces) attached to planning permission 4/01844/18/FUL - change of use from residential (C3) to veterinary practice (D1). Construction of single storey front extension, change of 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

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

RESOLVED: To note the above decisions.

19598. TEMPORARY TRAFFIC REGULATION ORDERS

Details of temporary traffic regulation orders affecting the High Street, Park Road and Grove Road were circulated prior to the meeting.

- RESOLVED:**
- (i) To note temporary traffic regulation order NCM190031-1 Grove Road
 - (ii) To note temporary traffic regulation orders NCM190049-1 Park Road

19599. PREMISES LICENCE APPLICATION

None received

**19600. DACORUM BOROUGH COUNCIL'S PLANNING STATEMENT OF
COMMUNITY INVOLVEMENT**

RESOLVED: To note the above document.

The meeting was closed at 8.36pm

Chairman