

MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, TRING
ON MONDAY 8TH APRIL 2019 AT 7.30 P.M.

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

Also Present: Cllr Mrs. O. Conway
Cllr P. Hills
Mr M. Curry (Town Clerk)
Mrs. D. Slade (Deputy Town Clerk)
Mr D. Maxwell G.L. Hearn Ltd
Mr K. Malhotra KKM Architects
3 Members of the Public

19633. TO RECEIVE APOLOGIES FOR ABSENCE

All Members present

19634. 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 19640.

Cllr S. Hearn & Cllr Mrs Hearn declared a personal interest in planning application 4/00756/19/FHA and took no part in the discussion of that application.

19635. 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.

19636. MATTERS OF REPORT FROM THE MINUTES

The Clerk reported than planning application 4/02023/18/FUL Demolition of existing dwelling and construction of three dwellings at 42 Beaconsfield Road had gone to appeal.

Planning application 4/02204/18/MFA Demolition of existing buildings and the construction of extra care scheme comprising 41 no. apartments with associated landscaping and parking at Old Silk Mill, Brook Street was withdrawn from consideration at Dacorum Borough Council's Development Management Meeting on 4th April 2019.

Rothschild House Group and Berkhamsted Group Practice have announced that they will be working together from the 1st July 2019.

19637. SITE AT THE JUNCTION OF BROOK ST. & MORTIMER HILL

The Chairman welcomed Mr Maxwell & Mr Malhotra, who gave a presentation outlining proposals for the petrol station site at the junction of Brook St and Mortimer Hill:

- Following the outcome of the appeal for the previous scheme for the site, a fresh look had been taken at the development approach
- It was decided to retain the petrol station and enlarge the retail offering (discussions were held with the tenant) and provide 14 apartments (3x1 bed & 11x2 bed) in two storeys over the shop. This essentially retains the fabric of the existing building
- The appearance would be enhanced with brick clapping in two colours and a pitched roof
- The entrance would be retained and 16 car parking spaces (including a charging point) provided. This provision met the stipulation of Dacorum Borough Council
- Pre-application advice had been sought from Dacorum Borough Council and minor changes were being made as a result. The intention is to submit the application in 4-6 weeks' time

Members:

- Enquired about the safety measures being taken to safeguard the occupants
- Welcomed the change of approach in principle as it retained a valuable community asset and would improve the appearance of the site
- Commented that the provision of off-road parking met the appropriate standards, but expressed concern at the likely increase in parking on the local streets
- Requested that site traffic and parking during construction, if the application is successful, be strictly controlled due to the large number of pedestrians, especially school children, near the site throughout the day

The Chairman thanked Messrs. Maxwell & Malhotra.

19638. CHAIRMAN'S COMMUNICATIONS

The Clerk advised Members of road closures during Easter around St Albans that would have a significant impact on traffic flows.

19639. PUBLIC PARTICIPATION

Standing orders were suspended by **resolution** at 8:01pm to allow members of the public to speak.

A neighbour of planning application 4/00230/19/FUL explained that the amendments proposed minimised the impact of the development upon their property.

Standing orders were resumed by **resolution** at 8:04pm

19640. 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.

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| 4/00595/19/TCA | Works to trees at 9 Rodwell Yard, Akeman Street, Tring HP23 6AJ for Mrs Deane

The Council recommended no objection to this application subject to the Tree Officer's report |
| 4/00674/19/FHA | Garage conversion at 26 Bunyan Close, Tring HP23 5PS for Mr and Mrs Turner

The Council recommended no objection to this application |
| 4/00230/19/FUL | <i>Amended/additional plans</i> Demolition of existing detached house and garage. Redevelopment of site and construction of two semi-detached dwellings, landscaping, parking and crossovers at 66 Icknield Way, Tring HP23 4HY for Mr Pretty

The Council recommended no objection of this application, subject to confirmation of the provision of two car parking spaces to both dwellings |
| 4/00216/19/FHA | <i>Amended/additional plans</i> Single storey timber outbuilding at Little Cloud, Park Road, Tring HP23 6BU for Mr Nesbitt

The Council recommended no objection to this application |
| 4/00693/19/FHA | Single storey rear extension at 1 Netherby Close, Tring HP23 5PJ for Mr Patrikios

The Council recommended no objection to this application, but with a comment to check the possibility of overlooking |
| 4/00720/19/FUL | Construction of 24 car parking spaces and 1 bike space in a new underground car park at Honours Building, 72-80 Akeman Street, Tring HP23 6AF for Akeman Business Park Ltd

The Council recommended no objection to this application. The provision of a charging point was requested. |
| 4/00725/19/FHA | Demolition of conservatory, garage and lean to. Construction of single storey rear and side extension at 31 Fantail Lane, Tring HP23 4EN for Mr Ludewig

The Council recommended no objection to this application |
| 4/00736/19/FUL | Formation of vehicular access and parking area and external lighting to new extension at St Martha's Church, Park Road, Tring HP23 6BP for Reverend Rachel Hawkins

The Council recommended no objection to this application, but with comments to check Hertfordshire Highways' views on access and that directional lighting would minimise lightspill |
| 4/00745/19/FHA | Construction of basement outbuilding at Hastoe Hill House, Hastoe Hill, Hastoe, Tring HP23 6LR for Mr Lloyd-Townsend

The Council recommended refusal of this application. This application and the application below were considered over- |

development of the setting – a point had been reached that the development was inappropriate to the A.O.N.B.

- 4/00746/19/FHA Single storey rear extension at Hastoe Hill House, Hastoe Hill, Hastoe, Tring HP23 6LR for Mr Lloyd-Townsend
The Council recommended **refusal** of this application – see above
- 4/00756/19/FHA Single storey rear extension and replacement garage at Kiln Farm Bungalow, Kiln Road, Tring HP23 6PE for Mrs Burch
The Council recommended **no objection** to this application
- 4/00758/19/FHA Two storey rear extension and porch at 19 Woodland Close, Tring HP23 6BZ for Mr Smith
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.

- 4/00092/19/FHA Permission granted for demolition of conservatory. Single storey rear extension at 42 Nathaniel Walk, Tring HP23 5DG
- 4/00175/19/FHA Permission granted for two storey rear extension and new pitched roofs to be added over existing garage and front porch. Infill extension between garage and house + front porch infill at 1 Beacon Way, Tring HP23 5LF
- 4/00941/18/FHA Permission granted for single storey rear extension. First floor side extension. Loft extension to accommodate bathroom at 36 Gannel, Tringford Road, Tring HP23 4JL
- 4/00254/19/FHA Permission granted for single storey side extension at 27 Park Road, Tring HP23 6BN
- 4/00165/19/FHA Permission granted for construction of two storey rear extension at 19 Elm Tree Walk, Tring HP23 5EB
- 4/00305/19/FHA Permission refused for two storey side and front extension at 8 Meadow Close, Tring HP23 5BT
- 4/00346/19/FHA Permission granted for single storey rear extension at 14 Albert Street, Tring HP23 6AU

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

RESOLVED: To note the above decisions.

19641. TEMPORARY TRAFFIC REGULATION ORDERS

None received.

19642. PREMISES LICENCE APPLICATION

None received

19643. DACORUM BOROUGH COUNCIL'S 'CODE OF PRACTICE PLANNING'

RESOLVED: To adopt the 'Code of Practice Planning' as presented.

The meeting was closed at 8.17 pm

Chairman