

MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, TRING
ON MONDAY 29TH 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 J. Bowden
Cllr Mrs. O. Conway
Cllr P. Hills (7:55pm)
Mr M. Curry (Town Clerk)
Mrs. D. Slade (Deputy Town Clerk)
14 Members of the Public

19666. TO RECEIVE APOLOGIES FOR ABSENCE

All Members present

19667. 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 19672.

19668. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 8th APRIL 2019

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

19669. MATTERS OF REPORT FROM THE MINUTES

None

19670. CHAIRMAN'S COMMUNICATIONS

None

19671. PUBLIC PARTICIPATION

Standing orders were suspended by **resolution** at 7:35pm to allow members of the public to speak.

7 residents of Goldfield Road spoke in opposition to planning application 4/00817/19/LDE. The points raised included:

- Anti-social behaviour including noise, especially during anti-social hours, littering and drug abuse
- Transient population – high turnover and excessive for the size and amenities of the property
- Poor maintenance of the property, disregard of building regulations and health and safety

- Traffic - Insufficient on-site parking and irresponsible parking – on double yellow lines, across accesses, blocking the street for larger vehicles

Standing orders were resumed by **resolution** at 7:49pm

19672. 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.

- | | |
|----------------|--|
| 4/00529/19/FUL | Amended/additional plans Demolition of existing 3 bedroom chalet bungalow and construction of 4 bedroom detached house at Highcroft, 48 Icknield Way, Tring HP23 4HZ for Mr Haw (ASH Construction)

The Council recommended no objection to this application |
| 4/00799/19/FHA | Single storey extension and loft conversion at 4 Kay Close, Tring HP23 5AF for Mr and Mrs Leahy

The Council recommended no objection to this application |
| 4/00823/19/FHA | Demolition of existing conservatory and construction of single storey rear extension at 43 Mill View Road, Tring HP23 4EP for Mr and Mrs Flanigan

The Council recommended no objection to this application |
| 4/00855/19/FHA | Single storey side extension garage conversion at 20 Beaconsfield Road, Tring HP23 4DP for Mr Ansett

The Council recommended no objection to this application |
| 4/00865/19/FHA | Demolition of existing study and entrance. Construction of side extension and entrance. External reconfiguration of existing front extension with new brick skin and roof. New window to west elevation, removal of one chimney, re-roofing of the existing house and new garage at Church End House, Church Yard, Tring HP23 5AE for Mr and Mrs Fryer

The Council recommended no objection to this application |
| 4/00817/19/LDE | FOR INFORMATION ONLY Occupation of 23 Goldfield Road, Tring by between 8 and 12 unrelated individuals, employed by Pendley Manor Hotel, who share a kitchen/dining room, utility area, WC and two bathrooms at 23 Goldfield Road, Tring HP23 4AZ for Craydawn Pendley Manor Ltd

The Council recommended refusal of this application because of concerns about anti-social behaviour, health and safety and possible criminal activity by residents of the property. |

4/00866/19/ROC

Variation of Condition 2 (materials) and 21 (approved plans) attached to planning permission 4/02528/16/FUL - construction of four detached dwellings with new access from Bulbourne Road at Gannel Farm, Bulbourne Road, Tring HP23 5HF for Mr Mallick (Millstone Homes Ltd)

The Council **recommended no objection** to the variation of Conditions 2 and 21 although it was felt that the change in materials "cheapened" the appearance of the dwellings. Councillors wish to note their continuing concerns about the position of the access to and from the site and its close proximity to the brow of the hill.

Councillor S. Hearn asked that, whilst recognising planning permission for this development had been granted, his continued opposition to this development be noted because of the inherent danger arising from the location of the access to the site too close to the hill.

4/00943/19/FHA

Proposed side and rear two storey extension at 42 Mill View Road, Tring HP23 4EP for Mr and Mrs Cooper

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

4/00417/19/FUL

Amended/additional plans Construction of 3-bedroom townhouse plus parking and amenity space at 45 Park Road, Tring HP23 6BP for Mr Omonua (Land to Homes Ltd)

The Council **recommended refusal** of this application on the following grounds:

- Because of the topography, the proposed development was still of a scale, that whilst reduced, would overwhelm and overshadow the neighbouring property to the west (no. 119 Western Road). The sunlight study conspicuously omits the difference in ground levels from its appraisal
- 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.
- 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.

4/00859/19/FHA Single storey rear extension at 94 Western Road, Tring HP23 4BJ for Mr Evans

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

4/00860/19/LBC Single storey rear extension at 94 Western Road, Tring HP23 4BJ for Mr Evans

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
4/00342/19/FHA	Permission granted for single storey rear extension and first floor side extension at 41 Christchurch Road, Tring HP23 4EJ
4/00311/19/FHA	Permission granted for extension to existing dormer at 5 Okeford Drive, Tring HP23 4EQ
4/00347/19/FHA	Permission granted for proposed first floor front and side extension. Single storey rear and side extension. Alterations to external appearance of the property at 45 Chiltern Way, Tring HP23 5LQ
4/00349/19/FHA	Permission granted for 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 (amended scheme) at 2 Pheasant Cottage, Wingrave Road, Tring HP23 5EZ
4/00296/19/RET	Permission granted for installation of decorative burglar bars to external of 3 no. ground floor windows at 64 High Street, Tring HP23 4AF

- 4/03222/18/FUL WITHDRAWN Construction of 2x3 bedroom semi-detached dwellings on plot 2 (as an alternative to the approved 1 dwelling). Repositioning of dwelling on plot 1 and amendments to the front and side elevations. Construction of new 1.375m high wall to Bulbourne Road frontage at Gannel Farm, Bulbourne Road, Tring HP23 5HF
- 4/00216/19/FHA Permission granted for single storey timber outbuilding at Little Cloud, Park Road, Tring HP23 6BU
- 4/00348/19/FHA Permission granted for demolition of garage and erection of single storey side and rear extension including new entrance porch at 8 Longbridge Close, Tring HP23 5HG
- 4/00220/19/LBC Permission granted for loft conversion including installation of roof light to rear at 26 Park Street, Tring HP23 6AW
- 4/00416/19/ADV Permission refused for installation of 2x 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
- 4/00429/19/LBC Permission refused for installation of 2x 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
- 4/00595/19/TCA Raise no objection to works to trees at 9 Rodwell Yard, Akeman Street, Tring HP23 6AJ
- 4/00674/19/FHA Permission granted for garage conversion at 26 Bunyan Close, Tring HP23 5PS
- 4/00061/19/FUL Permission granted for demolition of existing dwelling. Construction of 2 new dwellings at 42 Beaconsfield Road, Tring HP23 4DW

RESOLVED: To note the above decisions.

19673. TEMPORARY TRAFFIC REGULATION ORDERS

Details of TRO Windmill Lane & TRO High Street were circulated prior to the meeting.

RESOLVED: To note the above decisions.

19674. PREMISES LICENCE APPLICATION

None received