

MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, TRING
ON MONDAY 19TH AUGUST 2019 AT 7.30 P.M.

Present: Councillors: N. Nutkins (Chairman)
P. Elley
P. Hearn
R. Hollinghurst
B. Patterson
R. Ransley

Also Present: Cllr P McDowell
M. Curry (Town Clerk)
D. Slade (Deputy Town Clerk)
5 Members of the Public

19807. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr Bowden (illness) and Cllr Townsend (prior appointment)

RESOLVED: To accept the apologies for the reasons given

19808. TO MAKE DECLARATIONS OF INTEREST

Cllr P McDowell explained that as a member of Dacorum Borough Council's Development Management Committee and would take no part in item 19813.

Cllr Hearn declared an interest in the Licensing applications as a member of the Dacorum Borough Council Licensing Committee and would take no part in item 19815.

19809. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 8TH JULY 2019

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

19810. MATTERS OF REPORT FROM THE MINUTES

None

19811. CHAIRMAN'S COMMUNICATIONS

The following communications had been received:

- Latest update on London Luton Airport's application to vary noise contours
- Tring Conservation Area review will be determined by Cabinet (DACORUM BOROUGH COUNCIL) on 10th September

19812. PUBLIC PARTICIPATION

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

A neighbour of application 4/01841/19/FHA objected to the proposed development because of concerns about loss of privacy and light, proximity to

the boundary, access during building work and lack of clarity on plans as submitted.

A neighbour of application 4/01723/19/FHA explained that the building to be demolished was of heritage interest and should be protected. There is also a large walnut tree in the vicinity which is not shown on the plans. The proposal would undermine the integrity of the Edwardian wall of the property.

A resident of Longfield Road raised concerns re. 4/01871/19/FUL. There was no objection in principle but should be reduced in scale and more in keeping with surrounding properties. Slate tiles would be preferable to the concrete proposed in the application.

Standing orders were resumed by **resolution** at 7:46pm

19813. 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.

4/01723/19/FHA Single storey rear and part side extension. Demolition and reconstruction of outbuilding at 5 Western Road, Tring HP23 4BE for Mr Haddock

The property is within the Tring Triangle Conservation Area. Whilst the Town Council were satisfied with the proposed extension to the dwelling, it objected to the proposed demolition and reconstruction of the outbuilding. As a consequence, it recommends refusal of the application on the following grounds:

- The proposed development demolishes a rare example of a stable block, which warrants retention. The objectives of the project could be achieved by refurbishing/restoring the existing building in a sympathetic manner rather than demolishing the building to be replaced by a larger 'mock' version out of character with the setting
- The Edwardian wall, without foundations, is exceedingly likely to be compromised by the basement excavation unless specific conditions are imposed to protect it
- There is a large walnut tree close to the outbuilding that has not been shown on the plans. Its existence should be a factor in the consideration of the application

'Tandem' development is not appropriate in the area. If approval were to be given conditions should be attached to ensure that the use of the new construction remains as ancillary to the main dwelling, not distinct from the main dwelling.

4/01727/19/FHA *Amended Scheme* Loft conversion with velux windows at 3 Beech Grove, Tring HP23 5NU for Mr and Mrs Treloar

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

4/01739/19/FHA Single storey rear extension and loft conversion with flat roof rear dormer at 4 Kay Close, Tring HP23 5AF Mr and Mrs Leahy

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

4/01614/19/FHA Single storey rear extension. Roof lights to single storey rear lean-to roof, roof lights to rear facing main roof. Reinstatement of side windows to attic at 31 Albert Street, Tring HP23 6AU for Mrs Maple

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

4/01759/19/FHA Single storey side extension at 46 King Street, Tring HP23 6BJ for Mr Penman

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

4/01767/19/TCA Fell Ash trees at 4 Frogmore Street, Tring, HP23 5AU for Miss N. Kemp

The Council recommended **no objection** to this application subject to the recommendation of the Tree Officer

4/01556/19/FUL Extension to existing shed to make a covered work area at Robins Nest, Land at High Scrubs Wood, Kiln Road, Near Kiln Farm, Tring HP23 6PE for Mr Brooks

The Council recommended **refusal** of this application. The site is in ancient woodland within the Chilterns A.O.N.B. A previous application 4/01281/17/AGD was refused because of the substantial size and footprint as well as its height would not suitably integrate within the surrounding rural landscape. Whilst adding the proposed extension to the existing shed would result in a smaller building than the above application, the same principles apply. Hertfordshire and Middlesex Wildlife Trust commented on the previous application in relation to NPPF paragraph 118. The Town Council is of the opinion that the proposed development does not result in a net gain to biodiversity.

4/01820/19/TPO Works to trees at Cavendish, 34 Station Road, Tring HP23 5NW for Mr Partner

The Council recommended **no objection** to this application subject to the recommendation of the Tree Officer

4/01821/19/TCA Works to trees at Church End House, Church Yard, Tring HP23 5AE for Tree Monkey Tree Care Ltd

The Council recommended **no objection** to this application subject to the recommendation of the Tree Officer

4/01841/19/FHA Proposed single storey rear extension at 2 Friars Walk, Tring HP23 4AY for Mr and Mrs Thomas

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

4/01833/19/TPO Works to trees at Loughlynn, Bunstrux, Tring HP23 4HT for Mr P Lyons (All Cut and Cleared)

The Council recommended **no objection** to this application subject to the recommendation of the Tree Officer

4/01868/19/FHA Single storey side extension at 2 Buckingham Road, Tring HP23 4EY for Mr and Mrs Saunders

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

4/01871/19/FUL Construction of two semi-detached dwellings with associated parking on land adj. 26 Longfield Road, Tring HP23 4DG for WE Black Ltd

The Council recommended **no objection** to this application but would prefer slate roof tiles to be more in keeping with surrounding properties.

4/01883/19/OTD Change of use from shop to residential dwelling and removal of rear cold store at 41 Western Road, Tring HP23 4BQ for Ms Jeffery

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

4/01896/19/TCA Reduce silver birch tree by 30% at 38 Albert Street, Tring HP23 6AU for Mr Evelyn

The Council recommended **no objection** to this application subject to the recommendation of the Tree Officer

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.

4/01194/19/TCA	Raise no objection to works to trees at Westwood, King Street, Tring HP23 6BE
4/01303/19/LBC	Permission granted for removal of west elevation door and WC to form kitchen. Replacement of barn door with modern solid oak stable door. Addition of French windows in east elevation and replacement of French windows in south elevations at 26 Park Street, Tring HP23 6AW
4/01383/19/FUL	Permission granted for change of use from C2 (residential institution) to sui generis (house of multiple occupancy up to 10 units) at Longfield, Aylesbury Road, Tring HP23 4DH
4/01735/18/FUL	Permission granted for three detached dwellings with associated parking and landscaping at Convent of St Francis de Sales Preparatory School, Aylesbury Road, Tring HP23 4DL
4/01170/19/FUL	Permission granted for partial demolition of single-storey rear addition. Proposed change to use of YG20, YG21, YG22, YG23, YG27, YG28, YG29, YG30, YG31, from D2 to C3 residential to facilitate the provision of 4x two bedroom dwellings with amenity space and associated parking at YG20,21,22,23. YG27, 28,29,30,31 Central Yard Buildings, Akeman Street, Tring HP23 6AF

- 4/01331/19/LBC Permission refused for new Victorian style timber lean-to conservatory to rear 1950's extension, to be accessed via new timber casement French windows from the kitchen at 26 Park Street, Tring HP23 6AW
- 4/01547/19/FUL Permission granted for extension to front of the petrol station shop. New windows, doors and walls at Market Garage (TOTAL), Brook Street, Tring HP23 5EE
- 4/01373/19/FHA Permission granted for two storey rear extension at Holloway Cottage, Track from Gadmore Lane to Hastoe Grove, Hastoe, Tring HP23 6LS
- 4/01432/19/FHA Permission granted for proposed construction of single storey granny annex at 31 Windmill Way, Tring HP23 4HH
- 4/01787/19/TPO Permission granted for works to trees at 40 Park Road, Tring HP23 6BP
- 4/00080/18/FUL Permission granted for new changing facilities at football and rugby fields Cow Lane, Tring HP23
- 4/01648/19/FHA Permission granted for construction of single storey front extension at 17 Christchurch Road, Tring HP23 4EE

Any decision marked by an asterisk was contrary to the recommendation of the Town Council

RESOLVED: To note the above decisions.

19814. TEMPORARY TRAFFIC REGULATION ORDERS

Details of TRO13375 Goldfield Road, Tring were circulated

RESOLVED: To note the temporary traffic regulation above.

19815. PREMISES LICENCE APPLICATION

MO48877 Tring Brewery Company – to add “on” sales and extend operating hours

Street Trading Consent: Howe and Co – all consent streets in Tring (not old A41)

RESOLVED: To note the Premises Licence Applications above.

19816. DACORUM BOROUGH COUNCIL LOCAL DEVELOPMENT SCHEME 2018-21

The review of the latest edition of Dacorum Borough Council’s Local Delivery Scheme was noted.

19817. DACORUM BOROUGH COUNCIL PARKING STANDARDS SUPPLEMENTARY PLANNING DOCUMENT

A draft response was circulated prior to the meeting. It was agreed that the draft be forwarded to Dacorum Borough Council in response to this consultation. The summary of the response follows:

“Parking Standards must be seen in the context of a wider transport policy. Providing sustainable alternatives to the car must be central to that wider policy. However, just providing those alternatives will not work unless there is something that tips the balance against the sheer convenience of using one’s

own car. There appears to be a role for parking standards to play but that seems restricted to easily accessible, central urban areas especially with respect to places of employment. The revision to accessibility zones in the draft reflects this. Outside the accessibility zone the draft standards fail to address modern circumstances. The comments made on the draft are not to be construed as sanctioning developments dominated by cars and car parking. The findings and the recommendations of the Transport for New Homes Project (July 2018), sponsored by the Foundation for Integrated Transport, provide an insight into ways to move away from car-based developments.”

The meeting was closed at 8.33 pm

Chairman