

**MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL**  
**HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, TRING**  
**ON MONDAY 2<sup>ND</sup> DECEMBER 2019 AT 7.30 P.M.**

**Present:** Councillors: N. Nutkins (Chairman)  
J. Bowden  
P. Elley  
P. Hearn  
R. Hollinghurst  
B. Patterson  
R. Ransley  
C. Townsend

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

**19936. TO RECEIVE APOLOGIES FOR ABSENCE**

All members present

**19937. TO MAKE DECLARATIONS OF INTEREST**

Cllr McDowell explained that he would take no part in item 19942 as he was a member of Dacorum Borough Council Development Management Committee.

**19938. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 4<sup>TH</sup> NOVEMBER 2019**

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

**19939. MATTERS OF REPORT FROM THE MINUTES**

None

**19940. CHAIRMAN'S COMMUNICATIONS**

The following item(s) of communication had been received:

- The LLATVCC November No. 56 newsletter
- The final version of the Tring Conservation Area update has been approved
- Correspondence re. energy efficiency standards in planning has been received from Dacorum Borough Council

**19941. PUBLIC PARTICIPATION**

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

Several members of the public spoke in opposition to applications ref. 19/02786/FUL, 19/02796/ROC and 19/02797/ROC. Concerns were raised regarding lack of parking provision, congestion in neighbouring streets, ecological issues, safety of pedestrians and drivers, possible overlooking, lack of consideration for the community and the impact on Tring Conservation Area.

Two residents expressed their objections re. 19/02794/MFA. Concerns relate to highways issues (congestion in Brook Street, access to development), the effect on the living space of neighbouring properties due to height and possible overlooking and ecological matters.

Standing orders were resumed by **resolution** at 7:36pm

## **19942. 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.**

- |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 19/02821/FHA | <p>One and a half storey side and rear extensions, replacement roof over existing swimming pool and new basement at Keepers Cottage, Kiln Road, Hastoe, Tring HP23 6PE for Mr and Mrs Colling</p> <p>The Council recommended no objection to this application with a suggestion that solar panels are fitted to the roof to generate energy for the swimming pool.</p>                                                                                          |
| 19/02907/RET | <p>Dormer window to loft at 41 Miswell Lane, Tring HP23 4DD for Mrs Trew</p> <p>The Council recommended no objection to this application</p>                                                                                                                                                                                                                                                                                                                    |
| 19/02777/FUL | <p>Change of use of ground floor storage areas to residential use in conjunction with first floor former offices with existing consent for change of use under application 4/01873/13/OPA. Minor alterations to front elevation to reposition existing first floor window and entrance door at 1B Taylors Loft, Church Yard, Tring HP23 5AE for Mr Robinson</p> <p>The Council recommended no objection to this application</p>                                 |
| 19/02786/FUL | <p>Demolition of existing dilapidated drying shed and construction of 2 no. two bedroom houses with parking, gardens and all ancillary works - the works also includes roadway improvements/alterations to those approved under permission 4/02850/18/FUL for Akeman Tring Ltd</p> <p>The Council recommended refusal of this application due to over-development of the site with regard to the impact on the Conservation Area caused by highways issues.</p> |
| 19/02794/MFA | <p>Proposed residential scheme comprising 42 no. apartments with associated landscaping and parking following demolition of existing buildings on land North of Old Silk Mill, Tring HP23 5EF for Hounsfield Ltd</p> <p>The Council recommended refusal of this application due to highways issues in Brook Street and possibility of overlooking.</p>                                                                                                          |

- 19/02796/ROC Variation of Condition 12 (approved plans) attached to planning permission 4/1170/19/FUL (partial demolition of single storey rear addition. Proposed change of use of YG 20, YG21, YF22, 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 for Akeman Tring Ltd
- The Council recommended refusal of this application as it would be out-of-keeping with the Conservation Area.
- 19/02797/ROC Variation of Condition 2 (Approved Plans/Materials) attached to planning permission 4/01163/19/FUL (re-elevation and associated operational works to buildings at Akeman Central Yard comprising: amendments to existing doors/windows and replacement doors/windows; introduction of new doors/windows and juliet balconies; white render finish; grey door/window frames, fascia's, red brick slip finish and detailing at Central Yard Building, Akeman Street, Tring HP23 6AF for Akeman Tring Ltd
- The Council recommended refusal of this application as it would be out-of-keeping with the Conservation Area.
- 19/02933/FHA Two storey rear side and front extension to existing dwelling house at 92 Dundale Road, Tring HP23 5BY for Ms Sharp
- The Council recommended no objection to this application
- 19/02045/FUL Demolition of existing barn and indoor school. Construction of 6 new dwellings. Pendley Farm, Station Road, Tring, HP23 5QY for Mr Higenbottam
- The Council recommended no objection to this application but with a comment on the need for effective ground water management.
- 19/02954/LBC Renew of timber windows and minor alterations at The Old Bakery, 31A Frogmore Street, Tring HP23 5XA for Mr Battram (Battram Associates)
- The Council recommended no objection to this application subject to the recommendation of the Conservation 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.**

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

- 4/02226/19/FHA Permission granted for single storey part rear extension at Holmlea, 77 Grove Road, Tring HP23 5PB
- 4/002012/19/LBC Permission granted for proposed satellite dish at 89 Akeman Street, Tring HP23 6AA

4/02305/19/ADV      Permission granted for free standing sign at the vehicular access point at Tring Park, London Road, Tring HP23 6HA

**RESOLVED:** To note the above decisions.

**19943. TEMPORARY TRAFFIC REGULATION ORDERS**

None received

**19944. PREMISES LICENCE APPLICATION**

None received

**19945. STREET NAMING**

It was resolved to defer this item for consideration at the next Council meeting.

**19946. NALC “STRENGTHENING POLICE POWERS TO TACKLE UNAUTHORISED ENCAMPMENTS” CONSULTATION**

This item will be discussed by the Planning Committee on 13<sup>th</sup> January 2019

**19947. LLAL FUTURE LUTON EXPANSION CONSULTATION**

The Council’s response will be considered by the Local Transport Committee on 9<sup>th</sup> December 2019 following the consultation event to be held on 4<sup>th</sup> December 2019

The meeting was closed at 9.01pm

Chairman