

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

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

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

19769. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr Bowden (illness)

RESOLVED: To accept the apologies for the reasons given

19770. TO MAKE DECLARATIONS OF INTEREST

Cllr P McDowell explained that as a member of Dacorum Borough Council's Development Management Committee he would take no part in item 19775.

19771. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 3RD JUNE 2019

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

19772. MATTERS OF REPORT FROM THE MINUTES

None

19773. CHAIRMAN'S COMMUNICATIONS

The following communications had been received:

- Dacorum Borough Council (DBC) Notice of Appeal re. Longcroft, 3 Hastoe Farm Barns, Browns Lane, Hastoe

19774. PUBLIC PARTICIPATION

Standing orders were suspended by **resolution** at 7:33pm to allow members of the public to speak.

A neighbour of application 4/01473/19/FHA objected to the proposed development because it was of a scale that was out of keeping with the Victorian terrace; loss of privacy and loss of light.

The plans contained an error in the relative positions of nos. 67 & 69 Miswell Lane which gave a misleading impression of loss of light and loss of privacy.

There was also concern that the lack of parking provision aggravated a serious lack of on-street parking in Miswell Lane.

Standing orders were resumed by **resolution** at 7:37pm

19775. 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.

- 4/01468/19/LDP FOR INFORMATION ONLY New porch at 68 Dundale Road, Tring HP23 5BX for Ms Johnson
- The Council **noted** this application
- 4/01473/19/FHA Part demolition of ground floor extension. Two storey rear extension and loft conversion with construction of dormer. Construction of single storey rear extension at 69 Miswell Lane, Tring HP23 4DR for Mr and Ms Brown and Cromer
- The Council recommended **refusal** of this application on the grounds of over-development of the site – it being out-of-keeping with a Victorian terrace and loss of privacy. There were concerns that inaccuracies in the plans gave a misleading impression i.e. the relative position of Nos 67 & 69 Miswell Lane and the boundary between Nos 69 & 71.
- 4/01547/19/FUL Extension to front of the petrol station shop. New windows, doors and walls at Market Garage (TOTAL), Brook Street, Tring HP23 5EE for Mr Robinson (Grace Mews LLC)
- The Council recommended **no objection** to this application
- 4/01556/19/AGD 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.
- 4/00745/19/FHA *Amended/additional plans* Construction of basement outbuilding at Hastoe Hill House, Hastoe Hill, Hastoe, Tring HP23 6LR for Mr Lloyd-Townsend
- 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.

4/00746/19/FHA*	Permission granted for single storey rear extension at Hastoe Hill House, Hastoe Hill, Hastoe, Tring HP23 6LR
4/01192/19/TPO	Permission granted for works to trees at Holmlea, 77 Grove Road, Tring HP23 5PB
4/01072/19/FHA	Permission granted for rear dormer and roof lights on front slope at 10 Fields End, Tring HP23 5ER
4/01131/19/FHA	Permission granted for single storey rear extension at 34 Nathaniel Walk, Tring HP23 5DG
4/01468/19/LDP	Permission granted for new porch at 68 Dundale Road, Tring HP23 5BX
4/01366/19/ADV	Permission granted for installation of illuminated and non-illuminated signage to the exterior of the building including 1x illuminated menu case and 5LED lights at The Bell, 37 High Street, Tring HP23 5AA
4/01422/19/TPO	Permission granted for works to trees at Street Record, Okeford Drive, Tring

* The decision os contrary to the recommendation of the Town Council

RESOLVED: To note the above decisions.

19776. TEMPORARY TRAFFIC REGULATION ORDERS

Details of TRO13281 Highfield Road, Tring were circulated

RESOLVED: To note the temporary traffic regulation above.

19777. PREMISES LICENCE APPLICATION

None received

19778. THE DRAFT STRATEGIC OUTLINE CASE FOR REDEVELOPMENT OF WEST HERTFORDSHIRE HOSPITALS

Details of the outline case were circulated prior to the meeting. The following points were agreed during discussion of the outline case:

- To support the building of a new purpose-built hospital for West Hertfordshire at a central location
- A focus of the majority of services and investment on the Watford site would not provide an acceptable level of provision for the residents of Dacorum and the needs of the wider West Herts population
- There should be a full range of diagnostic services in the three main towns of West Hertfordshire

RESOLVED: To make the above point in a response to the consultation