

**MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL**  
**HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, TRING**  
**ON MONDAY 13<sup>TH</sup> JANUARY 2020 AT 7.30 P.M.**

**Present:** Councillors: N. Nutkins (Chairman)  
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  
Cllr Caps (7:45pm)  
Cllr Piper  
9 Members of the Public

**19984. TO RECEIVE APOLOGIES FOR ABSENCE**

Cllr Bowden gave his apologies (illness)

**RESOLVED:** To accept the apologies for the reasons given

**19985. TO MAKE DECLARATIONS OF INTEREST**

Cllr McDowell explained that he would take no part in item 19990 as he was a member of Dacorum Borough Council Development Management Committee.

Cllr Ransley declared a prejudicial interest in item 19990 planning application 19/03134/FUL

**19986. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 2<sup>nd</sup> DECEMBER 2019**

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

**19987. MATTERS OF REPORT FROM THE MINUTES**

None

**19988. CHAIRMAN'S COMMUNICATIONS**

None

**19989. PUBLIC PARTICIPATION**

Standing orders were suspended by **resolution** at 7:32pm to allow members of the public to speak.

Several members of the public spoke in opposition to applications 19/03134/FUL and 19/02948/RET. The Council will take their comments into account when making a recommendation about those plans.

Standing orders were resumed by **resolution** at 7:41pm

### **19990. 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.**

19/03115/FHA	Single storey rear extension at 88 Mill View Road, Tring HP23 4EW for Ms Graham  The Council <b>recommended no objection</b> to this application
19/03134/FUL	Demolition of existing bungalow to be replaced by the erection of a terraced row of residential dwellings to include all associated works at 96 Longfield Road, Tring HP23 4DE for Land to Homes Ltd  The Council <b>recommended refusal</b> of this application on the grounds that the proposed development was over-development of the plot and out-of-keeping with a three storey design that would be over-bearing close to the pavement and of an appearance dominated by garages at street level. This would further erode the character of the road that has taken place from the junction with Miswell Lane. TCA2 refers to “the design being generally of high quality. There is considerable variety throughout but with some particularly strong design themes present in those from the first half of the twentieth century, which collectively predominate as dwelling types”. This is the situation from number 100 Longfield Road westward.
19/03168/TCA	Works to gleditsia tree at 10 Graces Maltings, Tring HP23 6DL for Mr Jones  The Council <b>recommended no objection</b> to this application
19/03190/TPO	Works to trees at Little Cloud, Park Road, Tring HP23 6BU for Mr Nesbitt  The Council <b>recommended no objection</b> to this application
19/03237/FHA	Two storey side and rear extension, single storey rear extension, addition of pitched roof to existing front single storey element at Averton, 48 Grove Road, Tring HP23 5PD for Mr Arthur

19/02948/RET The Council **recommended no objection** to this application  
Retention of works in front garden including clearing all previous planting, terracing to hold back the eroding banks and decking over the stream/ditch at 26 Morefields Tring Hertfordshire HP23 5EU for Mr Mark Richardson

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

- It is out-of-keeping with the surroundings. The stream is a natural place which the construction totally obscures. It is overdevelopment
- It is harmful to the ecology:
  - It is destroying natural habitat – supports have been driven into the chalk base. The supports are treated with preservatives which will leach into the water
  - It obstructs the flow of the chalk stream. This is harmful to the species present.
  - It will be an obstruction. When the sluice at Joe's Wood is opened, which will cause rubbish to accumulate and has the potential to cause/ accentuate flooding
- It is a development in front of the building line

The Town Council wants the structure removed and when doing so, any damage, particularly to the Chalk bed, is put right to a standard acceptable to a professional ecologist.

The Town Council wishes to draw the attention of the Case Officer to the question of whether or not the applicant has a legal right to develop the land.

19/03252/FHA Single storey rear extension and part first floor rear extension at 18 Meadow Close Tring Hertfordshire HP23 5BT for Mr I Dallas & Ms V Butterfield

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

19/02796/ROC Variation of Condition 12 (Approved plans) attached to planning permission 4/01170/19/FUL (partial demolition of single-storey rear addition. Proposed change of use of YG20, YG21, YG22, YG23, YG27, YG28, YG29, YG30, YG31 From D2 TO C3 Residential to facilitate the provision of 4 x two-bedroom dwellings with amenity space and associated parking) at Central Yard Building Akeman Street Tring Hertfordshire HP23 6AF for Akeman Tring Ltd

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

- 19/02797/ROC Variation of Condition 3 (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, Fascias; Red Multi Brick Slip Finish And Detailing.) at Central Yard Building Akeman Street Tring Hertfordshire HP23 6AF for Akeman Tring Ltd
- The Council **recommended no objection** to this application
- 19/03250/FHA Single storey front and side extensions at 76 Icknield Way, Tring HP23 4HY for Mrs Brown
- The Council **recommended no objection** to this application
- 20/00003/FUL Change of use from office to day nursery associated alterations, including internal reconfiguration and new openings and revised external layout at Ardenoak House, 101 High Street, Tring HP23 4AB for Mr B Whitlock
- The Council **recommended refusal** of this application. The Town Council is not opposed to the change of use – it recognises the need for additional nursery provision. However, it considered the provision of drop-off facilities insufficient and would create a hazardous situation as vehicles have to wait & manoeuvre through the single lane access given the proximity to the roundabout at the junction of the High Street and Langdon Street and continuous on street parking on both sides of Langdon Street. The Transport study gives a very misleading impression of the circumstances of the surroundings and includes several inaccuracies e.g. reference to a cycleway. It reflects the blind application of standardised parameters that do not reflect the reality. It understates the use of Langdon Street – a main access route into and out of the Tring Triangle – and the peak periods when children will be dropped-off. The movements at the Heirs & Graces day nursery on the aforementioned roundabout on the opposite side of the High Street demonstrates the sort of traffic problems the proposed development would cause. Heirs & Graces has approx. half the children as the proposed nursery.
- 20/00004/LBC Change of use from office to day nursery associated alterations, including internal reconfiguration and new openings and revised external layout at Ardenoak House, 101 High Street, Tring HP23 4AB for Mr B Whitlock
- The Council **recommended no objection** to this application
- 20/00020/TCA Works to trees at 1 West Lodge, Park Road, Tring HP23 6BU for Mrs P Harrison
- The Council **recommended no objection** to this application

20/00021/TPO Works to trees at Loughglynn, Bunstrux, Tring HP23 4HT for Mr P Lyons (All Cut and Cleared)

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.**

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

19/02866/LBC	Permission granted for window and door alterations at 94 Western Road, Tring HP23 4BJ
4/02227/19/LBC	Permission granted for replacement windows with slim glass frame at 89 Akeman Street, Tring HP23 6AA
4/02271/19/ADV	Permission refused for retention of 3x5ft advertising sign attached to wall at 50 Albert Street, Tring HP23 6AU
19/02633/TPO	Permission granted for works to trees at 9 Okeford Drive, Tring HP23 4EQ
19/02567/LDP	Permission granted for loft conversion with rear dormer at 20 Goldfield Road, Tring HP23 4AZ
19/02503/FHA	Permission granted for single storey rear extension, conversion of existing garage and new porch roof at Lilacs, 112 Grove Road, Tring HP23 5PA
4/02249/19/FHA	Permission granted for single storey double hipped white UPVC conservatory to rear of property at 32 Chapel Meadow, Tring HP23 5HB
4/02231/19/TPO	Permission granted for works to tree at 6 Eggleton Drive, Tring HP23 5AJ
19/02045/FUL	WITHDRAWN. Demolition of existing barn and indoor school. Construction of 6 new dwellings. Pendley Farm, Station Road, Tring, HP23 5QY
4/02303/19/FHA	Permission granted for extension works to a bungalow including extending to rear of the dwelling by 1 meter at ground & first floor level adding a second floor and new dual pitched roof the property at 81 Beaconsfield Road Tring HP23 4DW
19/02871/FHA	Permission granted for single storey front extension at 32 Morefields, Tring HP23 5EU
19/02907/RET	Permission granted for dormer window to loft at 41 Miswell Lane, Tring HP23 4DD

4/02155/19/FUL      Permission granted for change of proposed roof finish of ASY7 from slate to copper at Unit Y G 3, 81-82 Akeman Street, Tring HP23 6AF

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

**19991. TEMPORARY TRAFFIC REGULATION ORDERS**

None received

**19992. PREMISES LICENCE APPLICATION**

None received

**19993. PARKING CHARGES**

**RESOLVED:** To note the proposed increase to the parking charges.

The meeting was closed at 8.42pm

Chairman