

MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, TRING
ON MONDAY 9TH MARCH 2020 AT 7.30 P.M.

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

Also Present: M. Curry (Clerk to the Council)
D. Slade (Deputy Town Clerk)

5 Members of the public

20058. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Bowden & Townsend (prior appointments)

RESOLVED: To accept the apologies for the reasons given.

20059. TO MAKE DECLARATIONS OF INTEREST

Cllr Elley declared an interest in planning application 20/00394/LBC and would take no part in item 20064 when the application is considered.

20060. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 10TH FEBRUARY 2020

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

20061. MATTERS OF REPORT FROM THE MINUTES

The Clerk:

- Gave feedback on the Town & Parish Council briefing on the South West Herts Joint Strategic Plan also attended by the Chairman:
 - The plan would be predicated on a fundamental shift in transport policy away from the car to more sustainable alternatives
 - The impact on climate change would be embedded in the policies adopted. As would protection of the environment
- Circulated the final version of the Town Council's Statement of Planning Development Principles and notes of the meeting with Dacorum Borough Council Planners on parking in Tring

20062. CHAIRMAN'S COMMUNICATIONS

None

20063. PUBLIC PARTICIPATION

Standing orders were suspended by **resolution** at 7:36pm to allow members of the public to speak.

Neighbours of application 20/00393/ROC spoke in opposition to the application:

- Enforcement action had started because the foundations of the extension were in front of the original building line contrary to the site and block plan submitted when planning approval was given
- The application form submitted with the new application states: “XXX”. This is misleading as there are significant differences to the original plans:
 - The development is coming forward 0.75m
 - The height of the main part of the house has been increased from 8.5m to 8.8m
 - The height of the side extensions have been increased from 4.6m to 5m. The justification for which refers to the use of slates whilst tiles are being used
- As a consequence of the above:
 - There will be a loss of light to the adjoining property above the permitted level. A previous light survey had been within just 1% of the permitted levels. The survey should be repeated
 - The proposed development was of a scale that was overbearing and out-of-keeping with the neighbourhood
 - The development has in front of the building line. This in itself was detrimental, but it also emphasized the bulk of the development

The applicants 19/02948/RET explained how the work done over the last 23 years on the land in question had been in the belief that they owned the land. It had been sold to them (and to neighbours) as garden. Reference was made to the position of the gates to the land only on the side of the houses with gates sited opposite the doors. Dacorum Borough Council believed they owned the land and insisted on the revised application for a change of use. The applicants also explained that nothing had been driven into the stream’s bed; the struts rested on the bed to stop the bridge vibrating.

Standing orders were resumed by resolution at 7:48pm

20064. 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.

20/00293/FUL Alterations to front garden and boundary wall to create off road parking space and formation of new access from public highway including dropped kerb at 58 Wingrave Road, Tring HP23 5HE for Mrs Matthews

- The Council **recommended no objection** to this application
- 19/02948/RET Change of use from amenity land to garden. Retention of terracing and decking at 26 Morefields, Tring HP23 5EU for Mr Richardson
- The Council **recommended refusal** of this application on the grounds that the proposed development was:
- Out-of-keeping with the surroundings. The stream is a natural place that the construction totally obscures
 - Overdevelopment harmful to the ecology, destroying the natural habitat
 - The timber in the stream is treated with preservative
 - The structure obstructs the natural flow of the stream
 - The structure will cause rubbish/debris to accumulate especially when the sluice in Joe's Wood is opened
 - The covering, close to the water level, obscures the light and prevents the above being seen
 - The covering will encourage rodents
- Comment: the stretch of stream is shown as part of the Canal & River Trust's network of waters. Any work to property under their control requires their permission.
- 20/00379/DRC Details required by Condition 2 (materials), 8 (contaminated land), and 11 (construction traffic management plan) 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 4xtwo-bedroom dwellings with amenity space and associated parking at Akeman Business Park, Akeman Street, Tring HP23 6AF for Akeman Tring Ltd
- The Council **recommended no objection** to this application
- 20/00393/ROC Variation of Condition 5 (Approved Plans) attached to planning permission 4/01888/17/FHA (Single and two storey front extensions, single storey side extensions and enlarge and convert roof space, all with front and rear velux windows) at 17 Whytingham Road, Tring HP23 5JN for Mr Mann
- The Council **recommended strongly refusal** of this application on the grounds that:
- Overdevelopment that was overbearing and out-of-keeping with the neighbourhood
 - In front of the building line
 - and would result in loss of light to adjacent property
- 20/00394/LBC Replace close boarded fence and gate due to storm damage at the Old Bakery, 31A Frogmore Street, Tring HP23 5XA for Mr Hughes

- No recommendation** – no details available of this application
- 20/00434/FHA Amended scheme Demolition of garage and construction of single storey side and rear extension including new entrance porch at 8 Longbridge Close, Tring HP23 5HG for Mr and Mrs Grey
- The Council **recommended no objection** to this application
- 20/00474/LBC Supply and fit new front door at 5 Park Road, Tring HP23 6AT for Mr Siney
- The Council **recommended no objection** to this application
- 20/00520/LDE Use as a petrol filling station without restriction on hours of operation at Market garage, Brook Street, Tring HP23 5EE for R Ainsworth (Rontec Watford Ltd)
- The Council **recommended no objection** to this application
- 20/00529/FHA Construction of orangery to rear at 2 The Stables, Hastoe Hill, HP23 6LR for J Alexander
- 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.

- 19/02616/FUL Permission granted for change of use shop to dwelling house and removal of cold store at 41 Western Road, Tring HP23 4BQ
- 19/03252/FHA Permission granted for single storey rear extension and part first floor rear extension at 18 Meadow Close Tring Hertfordshire HP23 5BT
- 19/02933/FHA Permission granted for two storey rear side and front extension to existing dwelling house at 92 Dundale Road, Tring HP23 5BY
- 19/02786/FUL WITHDRAWN 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
- 20/00084/FUL Permission granted for change of use from nail bar to nail bar at ground floor/basement and beauty/hairdressers at ground/ first floor at 54 Western Road, Tring HP23 4BB

4/02187/19/FHA *Permission refused for conversion of integral garage to habitable living accommodation. Construction of replacement double garage with storage/workshop to front garden at Tingrith, 69 Grove Road, Tring HP23 5PB

20/0021/TPO Permission granted for works to trees at Loughglynn, Bunstrux, Tring HP23 4HT

RESOLVED: To note the above decisions.

20065. TEMPORARY TRAFFIC REGULATION ORDERS

Details of TRO14381 Temporary Closing of B4635 (Western Road/High Street) Tring during the 'Walk of Witness-silent Walk' were circulated prior to the meeting.

RESOLVED: To note the temporary traffic regulation order

20066. PREMISES LICENCE APPLICATION

None received

20067. BUCKINGHAMSHIRE COUNTY COUNCIL FREIGHT STRATEGY

The outcomes of a meeting between the Clerk and the Buckinghamshire County Council (BCC) Officer leading the project, including details of those consulted in Hertfordshire County Council (HCC), were sent to Nick Hollinghurst, the Tring County Councillor.

In response:

- BCC had not consulted the right people. Cllr Hollinghurst had briefed the appropriate team
- The impression given in the BCC proposals that they have the support of HCC and agreed is erroneous - neither Cllr Hollinghurst nor the South West Highways Team believe this to be the case
- In order to respond appropriately to BCC, a large amount of preparatory and investigatory work needs to be carried out by HCC: looking at the various bridges, their conditions and relevance, the status of existing lorry routes and signage, the suitability of roads in the area for HGV traffic and the appropriateness of weight restrictions on Hertfordshire bridges, some of which appear to be showing outdated pre-2003 signed weights
- Cllr Hollinghurst's own view was:
 - As the traffic calming measures in Marsworth have now been removed part of the displaced traffic could be routed along the Lower Icknield Way B489 rather than along the B488
 - The appropriate response is to fix the Brownlow bridge rather than requiring HGV traffic to increase emissions of carbon dioxide and other pollutants by following a long detour
 - An eastward routing towards the nearby B440 (was A4146) does not appear to have been considered in the light of the likely destinations of HGVs approaching the Brownlow Bridge from the north

The Committee was in agreement with Cllr Hollinghurst's views, asking the Clerk to thank him and to ask for feedback to the Town Council on the work of HCC's officers in response to the proposed freight strategy. The Committee was also sceptical that lorries would follow the lengthy route proposed. The Clerk will convey the outcome of the Committee's discussion to the BCC lead officer.