

MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL
COUNCIL CHAMBER, THE MARKET HOUSE, 61, HIGH STREET, TRING on
MONDAY 30th MAY 2022 at 7. 30 p.m

Present**(Committee Members)**

Councillors:

B. Patterson (Chairman)

R. Ransley

P. Elley

N. Nutkins

P. Hearn

Also Present:

Members of public x 4

L. Housden. (Clerk to the Council)

C. Murray (Deputy Clerk)

20990. TO RECEIVE APOLOGIES FOR ABSENCE

S.Wilkie (Prior Engagement) R. Hollinghurst (Prior Engagement)

RESOLVED: To accept the apologies for the reasons given.**20991. TO MAKE DECLARATIONS OF INTEREST**

Cllr Hearn would not participate in the discussions relating to Licensing Applications (Item 20998), if any, as a member of the Dacorum Borough Council Licensing Committee.

20992. TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 28th MARCH 2022**RESOLVED:** To accept the minutes as presented.**20993. MATTERS OF REPORT FROM THE MINUTES**

Nothing to report.

20994. CHAIRMAN'S COMMUNICATIONS

The Chair had attended the virtual Dacorum Borough Council (DBC) planning drop-in session on 11th May where the following was discussed:

- The problems at Ashridge - several people had doubts about what was needed to make the mitigation plan a success. National Trust has not subscribed to the mitigation and has added a new cafe. Suggestions included controls of parking and a licence being required for dog walking.
- Solar array applications to be discussed at the next drop-in session
- Statutory consultees for adjoining councils can only comment as good neighbours but not as official consultees.

- A query was raised about changing an office to residential use. If the site has never been used as an office since 29th May 2013 then it cannot be converted for residential use.
- A commentary on the new Levelling Up and Regeneration Bill - was circulated by the Clerk.
- The Chair of the drop-in sessions is leaving after the next meeting and it's not clear if they will continue.

The Chair also reported that an email has been received from the applicant of a previous planning application considered by the Town Council. The Town Council had recommended no objection to the application but subsequently, the conservation officer at Dacorum had recommended refusal due to it setting a bad precedent i.e. roof-lights in the Conservation Area. He had advised the applicant to take advice from his architect.

Cllr Hearn asked if the DBC planning drop-in session might be a good place to discuss the mast application at Station Road. The Chair agreed to raise it at the next meeting.

The Clerk reported that:

- The government has introduced its much-anticipated Levelling-up and Regeneration Bill to Parliament, with the bill including a raft of changes to the planning system, including developer contributions, environmental assessment and enforcement. A link had been circulated to the press release and a summary of the headlines from the new bill.
- A copy of a letter CPRE Hertfordshire has sent to the Dacorum Borough Council planning department regarding the Land East of Tring planning application had been circulated for information.
- The Town Council's response to the proposed telecommunications upgrade at Station Road, Tring consultation has been submitted and the response received has been circulated.
- The Clerk had attended a meeting with Dacorum Borough Council officers and the Hertfordshire county councillor last week regarding the Tring Place Strategy. Dacorum Borough Council had suggested that the Council create a working party group to discuss the subject matter. There will be further details at a later date.

20995. PUBLIC PARTICIPATION

Standing Orders were suspended at 7.43 pm.

- A resident of Station Road asked for Tring Town Council's view on the recent phone mast consultation. The Clerk explained that the Council is not a consultee on the Dacorum Borough Council application, although they were formally consulted by the company directly. The Clerk was directed by the Council to respond to that consultation objecting to that proposal, which had been done. The resident asked if Dacorum Borough Council could apply for an injunction stopping the works being carried out. The Clerk said that would be a matter for DBC to decide. Cllr Hearn explained that she has been told by one of the DBC officers that his team is currently investigating the legislation and felt we ought to be fighting to have the mast considered more carefully. She suggested that as a Town Council we could write to DBC with our concerns. The Chair emphasised that the Council are still opposed to the plans and that he will raise it at the next DBC drop-in session. He had also raised it with the County Councillor but had not yet had a response.
- Two planning advisers from GL Hearn gave a short presentation on a future proposed planning application at the petrol station site at Brook St. and Mortimer Hill. They had been in discussions with DBC planning officers and would shortly be consulting with residents. An aerial photograph of the site was shown and they indicated where planning permission for 6 apartments has already been granted. There is a further area where they propose another 11 apartments. The lower ground floor remains as the petrol station/shop, upper ground floor 8 flats and first floor 4 flats, with an additional 3 apartments on the top floor. These would comprise five one-bedroom flats and six two-bedroom flats. Each apartment would have a balcony and comply with policy requirements for car parking. The distance to existing residential properties is in excess of 25 metres as per requirements. Cllr Elley asked how much higher the Brook St. facing side would be. The response was that it would be one additional storey, therefore approximately 2 metres.

Standing Orders were reinstated at 7.55 pm. 3 members of the public left.

20996. PLANNING APPLICATIONS

The Council considered planning applications that had been referred by the 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.

22/01513/TPO Works to trees. 7 Eggleton Drive Tring Hertfordshire HP23 5AJ

The Council recommended **REFUSAL** of this application on the grounds that no Tree Surgeon's report had been provided confirming that the works were needed, why they were needed and that they would be carried out correctly. In addition, the plan that had been provided was basic with no distances shown. The trees form part of an ancient hedge line with historic value and the Council wants to be confident that the works are needed and if so that they will be carried out to a satisfactory standard.

22/01563/FHA Double storey extension on one half of the front aspect using existing materials, and will be a double hip roof to ensure it fits into the current street. Includes a new electric car charger to reduce emissions and a home office area. 16 Harcourt Road Tring Hertfordshire HP23 5JJ

The Council recommended **NO OBJECTION** to this application.

22/01558/FHA Single-storey side and rear extensions with alterations to the roof (amended scheme). 9 Mill View Road Tring Hertfordshire HP23 4ER

The Council recommended **NO OBJECTION** to this application.

The Council noted the below applications:

22/01467/HPA Single-storey rear extension measuring 3.72m deep with a maximum ridge height of 3.70m and a maximum eaves height of 2.62m. 41 Highfield Road Tring HP23 4DS

22/01452/DRC Details required by conditions 9 (Ancillary Structures Management Plan), 10 (Hardstanding Materials) and 12 (Boundary Maintenance Plan) attached to planning permission 21/02349/FUL - Change of use of land to a dog day-care and walking service (Sui-Generis) Harts And Hounds Ltd 5 Little Tring Road Little Tring Tring

- 22/01405/CON The replacement of the 12.5m high monopole with a 17.5m high monopole, supporting 6no. antennas. At ground level, 2no. new equipment cabinets will be installed, together with ancillary apparatus. This option has been chosen as it utilises an existing installation which will improve coverage with minimal changes to the equipment, reducing the visual impact on the surrounding area as far as technically possible.
Station Road Tring Hertfordshire HP23 5NG **(The Council has already responded directly to this consultation)**

The Clerk to write to DBC to see if they are able to prevent the work given that the legislation the company are relying on appears to be unclear.

LIST OF DECISIONS BY DACORUM BOROUGH COUNCIL IN RESPECT OF RECENT PLANNING APPLICATIONS

The Council noted the decisions by Dacorum Borough Council that were circulated to members prior to the meeting.

RESOLVED: To note the planning decisions received

20997. TEMPORARY TRAFFIC REGULATION ORDERS

The Hertfordshire (Various Roads, Tring) (Restriction of Waiting) Order 2021 (Received after the agenda was issued.)

RESOLVED: To note the above order.

20998. PREMISES LICENCE APPLICATIONS

None received

20999. HERTFORDSHIRE COUNTY COUNCIL, COUNTRYSIDE & RIGHTS OF WAY SERVICE CONSULTATION REGARDING AMENDMENTS TO THEIR RECORD THE COUNTY KEEPS OF PUBLIC RIGHTS OF WAY IN TRING

A report had been circulated prior to the meeting explaining that Hertfordshire County Council is investigating evidence which may change the status of Tring Town Footpath 83 (Donkey Lane) (as shown below). This route lies to the West of Tring. The investigation is to establish whether the status of this public right of way should be changed or not.

RESOLVED: the Clerk to contact Tring Local History Museum to see if they had any further evidence that could be supplied.