

**MINUTES OF THE PLANNING COMMITTEE OF TRING TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, 61 HIGH STREET,
TRING, HERTS HP23 6AA on MONDAY 6th NOVEMBER 2023 at 7. 00 p.m**

Present

Councillors:

C. Weston (Chair)
N. Nutkins
R. Farrow
B. Patterson
P. De Koning
P. Hearn (Arrived at 7.15pm)
J. Mottershead
C. Noxon

Also Present:

Cllr C. Nutkins (as an observer)
L. Housden. (Clerk to the Council)

21624. **TO RECEIVE APOLOGIES FOR ABSENCE**

None received

21625. **TO MAKE DECLARATIONS OF INTEREST**

Cllr Patterson declared an interest due to sitting on the Dacorum Borough Council Development Management Committee. At such meetings he would not participate in the decision making process of any cases that had been considered by Tring Town Council but if it was his ward he may speak on it.

Cllr Mottershead declared an interest due to sitting on the Dacorum Borough Council Development Management Committee. At such meetings he would not participate in the decision making process of any cases that had been considered by Tring Town Council but if it was his ward he may speak on it.

21626. **TO CONFIRM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 9th OCTOBER 2023**

RESOLVED: Proposed Cllr Farrow, seconded by Cllr N Nutkins that these Minutes be agreed as a true and accurate record of the proceedings and be duly signed by the Chair. Unanimously agreed.

21627. **MATTERS OF REPORT FROM THE MINUTES**

Nothing to report.

21628. **CHAIRMAN'S COMMUNICATIONS**

The Chairman had nothing to report.

The Clerk reported that she had attended the Town and Parish Council virtual session with Development Management on Friday 3rd November 2023. At that meeting an officer had given an overview on the new consultation on the Dacorum Local Plan (2024 - 2040) which had now gone live. A digital and hard copy pack had been sent out to every parish and Town Council. The link to the digital pack has already been shared with the Councillors and the hard copy would be kept in the Council chambers if anybody wished to view it.

The summary provided included:

- The consultation was signed off by full Dacorum Borough Council last week and it is a focused consultation.
- DBC are facing challenges with speculative planning applications eg. the Land East of Tring application because they don't currently have an up to date Local Plan, in particular to address development on green belt land.
- They have deadlines that they need to meet to ensure that a Local Plan is in place before the planning reforms otherwise they will have to start the process again.
- Listening to feedback from the previous consultation:
 1. Housing numbers have been reduced.
 2. More urban sites have been proposed (to reduce the need to use green belt land.) They had asked for sites to be put forward.
 3. They have tried to reduce the development on greenbelt land as much as they are able to
- They are seeking to provide genuine affordable homes.
- Replies to the consultation must be given through the portal and it is a four question survey.
- They intend to have stalls at various Dacorum Christmas festivals including the Tring Christmas festival where they will be in the Victoria Hall and they will attend the Berkhamsted and Tring Youth Councils.
- The decision on the Land East of Tring application is still awaited which could have an impact. The Secretary of State does have the power to extend the deadline to make a decision but they haven't had any indications to date that this will happen.
- Developments will still have to comply with the SANG requirements and there isn't currently any SANG within Tring so that will need to be considered going forward.

In other news:

- In respect of their staffing they had Trainee planning officers starting and one of their contractors had moved from planning to enforcement.

- Things to look out for in the Levelling Up and Regeneration Bill include:

1. Neighbourhood Priority statement - which is a simpler and more accessible way for communities to set out their key priorities and preferences for their local areas rather than a Neighbourhood Plan.
2. Street Vote Development Order - They are meant as a supplement to the existing planning system. The idea is that residents on individual streets could jointly propose rules on the design of extensions or other construction on their street. If they wish, they could allow more extensions of a particular design, or more ambitious development.
3. Reforms on enforcement including changing the time limit for enforcing breaches of planning control in England from four years to ten years. Fines will also increase
4. Planning fees are to be increased.
5. A requirement for developers to carry out pre-application communications with communities.

21629. **PUBLIC PARTICIPATION**

No members of the public were present.

21630. **PLANNING APPLICATIONS**

The Council considered planning applications that had been referred by the Dacorum Borough Council for recommendation 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.

23/02523/LDP	<p>Proposed installation of 3no Velux rooflights to the front elevation. 8 Windmill Way Tring Hertfordshire HP23 4HQ</p> <p>Proposed by Cllr Farrow and seconded by Cllr N. Nutkins that the following comment be made. Unanimously agreed.</p> <p>The Planning Committee recommended NO OBJECTION to this application.</p>
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23/02477/TCA	<p>Works to trees. 31 Albert Street Tring Hertfordshire HP23 6AU</p> <p>Proposed by Cllr Patterson and seconded by Cllr De Koning that the following comment be made. Unanimously agreed.</p> <p>The Planning Committee recommended NO OBJECTION to this application subject to the views of the tree officer.</p>
23/02488/FHA & 23/02489/LBC	<p>Loft conversion, installation of rear dormer and side rooflight. The Grange 92 Western Road Tring Hertfordshire HP23 4BJ</p> <p>Proposed by Cllr Farrow and seconded by Cllr N. Nutkins that the following comment be made. Unanimously agreed.</p> <p>The Planning Committee recommended NO OBJECTION to this application subject to the views of the conservation officer.</p>

Cllr Hearn joined the meeting

23/02486/FHA	<p>Replacement terrace, pergola, planters and privacy screen. 31 Woodland Close Tring Hertfordshire HP23 6BZ</p> <p>Proposed by Cllr Farrow and seconded by Cllr N. Nutkins that the following comment be made. Unanimously agreed.</p> <p>The Planning Committee recommended NO OBJECTION to this application.</p>
23/02527/TCA	<p>Works to trees. 102 Western Road Tring Hertfordshire HP23 4BJ</p> <p>Proposed by Cllr N. Nutkins and seconded by Cllr Patterson that the following comment be made. Unanimously agreed.</p> <p>The Planning Committee recommended NO OBJECTION to this application subject to the views of the tree officer.</p>

23/02564/TPO	<p>Works to tree. Rowans 85 Grove Road Tring Hertfordshire HP23 5PB</p> <p>Proposed by Cllr N. Nutkins and seconded by Cllr Patterson that the following comment be made. Unanimously agreed.</p> <p>The Planning Committee recommended NO OBJECTION to this application subject to the views of the tree officer.</p>
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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: Proposed Cllr Farrow, seconded Cllr De Koning. To note the planning decisions received. Unanimously agreed.

21631. **TEMPORARY TRAFFIC REGULATION ORDERS**

The following order was considered: TRO23722 THE HERTFORDSHIRE (TEMPORARY CLOSING OF DUCKMORE LANE, TRING) ORDER NO.3 2023.

RESOLVED: Proposed Cllr N. Nutkins, seconded Cllr Patterson. To note the above temporary traffic regulation orders. Unanimously agreed.

21632. **PREMISES LICENCE APPLICATIONS**

There was none to consider.

21633. **NEW CONSULTATION ON THE DACORUM LOCAL PLAN (2024-2040) - REVISED STRATEGY FOR GROWTH**

Notification of the new consultation has been received from Dacorum Borough Council in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012 and the Environmental Assessment of Plans and Programmes Regulations 2004. A report summarizing the consultation information was circulated ahead of the meeting. The Council were asked to consider their strategy to consider and respond to this consultation.

RESOLVED: Proposed by Cllr N. Nutkins, seconded Cllr De Koning:

(i) To promote that DBC will be giving a briefing on the new Draft Local Plan at the Planning Committee meeting on 4th December 2023 and hire the Victoria Hall, if available, for the meetings that night in case larger numbers wish to attend.

(ii) To create a working party with the intention of preparing a draft response. Planning Consultant Mr Standen to be instructed and to be present for part of that meeting to provide advice and options. Cllr De Koning and Cllr Hearn volunteered to be on that working party and an email asking for other volunteers would be sent to all members of the Council.

Unanimously agreed.

The meeting closed at 7.50 pm

Chairman