

MINUTES OF THE MEETING OF TRING TOWN COUNCIL HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, HIGH STREET, TRING ON MONDAY 17th OCTOBER 2016 AT 7.30 p.m.

Present: Councillors: M. Hicks
J. Bowden
Mrs O. Conway
H. Grace
Mrs P. Hearn
S. Hearn
P. Hills
N. A. Hollinghurst
N. Nutkins
R. Ransley
C. Townsend
G. Wilkins

Also Present: Mr M. Curry, Town Clerk
Mrs D Slade, Deputy Clerk

2 Members of the public

18469. TO RECEIVE APOLOGIES FOR ABSENCE

All Councillors present

18470. TO MAKE DECLARATIONS OF INTEREST

Cllr Mrs Hearn & Cllr Mrs Conway explained that they would not take part in item 18369 as they are members of Dacorum Borough Council's Development Control Committee.

Cllr Wilkins declared a prejudicial interest in item 18475 application 4/02346/16/AGD

18471. TO CONFIRM THE MINUTES OF THE COUNCIL MEETING HELD ON 19th SEPTEMBER 2016

RESOLVED: To accept the Minutes and for the Mayor to sign them.

18472. MATTERS OF REPORT FROM THE MINUTES

The Clerk reported the following matters:

- The Mayor has presented Mrs Rance with the Garden Competition Tring UDC Cup
- The provision of day care services in Tring. There have been two developments:
 - Hertfordshire County Council is in discussion with Age UK Dacorum about the provision of a service in Tring. A site has been identified and its suitability is being assessed. Hertfordshire County Council is also reviewing its transport offers
 - The Princes Centre is opening a day care service based at the New Mill Baptist Church 2 days a week

- The grant from the Police & Crime Commissioner for the installation of a speed camera. Following the award the Clerk has liaised with Cllr Hollinghurst in his role as County Councillor on maximising the impact of this funding with part of his locality budget. With the existing installations and speed restriction signs, there will be comprehensive coverage of the Icknield Way and a new speed camera on the Aylesbury Road. All site visits have been completed and the speed cameras ordered.

18473. TO RECEIVE SUCH COMMUNICATIONS AS THE TOWN MAYOR MAY DESIRE TO LAY BEFORE THE MEETING OF THE COUNCIL

Functions that were attended in the civic role as Mayor:

23rd Sep (Deputy Mayor)– U3A Coffee Morning at Nora Grace Hall
10th Oct Queen’s Award Presentation at Pendley
14th Oct Beavers Swimming Club AGM
15th Oct Apple Day Parade in Tring

The following item of correspondence was received:

- Woodland Trust announced a project to extend their holding by purchasing 25 hectares of adjoining land. There will be consultations, but the Woodland Trust would welcome initial reactions to the intention.

18474. PUBLIC PARTICIPATION

Standing orders were **suspended by resolution** at 7:39 pm.

A member of The Furlongs resident’s association explain that objections to 4/02630/16/TCA had been withdrawn following discussions with the applicant.

Mr Ramirez asked about the employment of a commercial letting agent with regard to the Market Place. The Clerk explained that two agents had been identified but no response had been received to date. Suggestion of other suitable agents by Mr Ramirez would be welcomed.

Standing orders were **resumed by resolution** at 7:47 pm.

18475. 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.

4/02528/16/FUL Construction of four detached dwellings with new access from Bulbourne Road at Gannel Farm, Tring HP23 5HF for Mr Jay Malik

The Council recommended **refusal** of this application, as currently set out, on the grounds of road safety. The access to the site is one where there have been accidents including a fatality. The site is close to a bend towards

the summit of a hill and is a frost pocket. Consequently the access needs to be as close as possible to the New Mill boundary of the site.

4/02531/16/ROC Variation of Condition 2 (approved plans) attached to planning permissions 4/0539/14/FUL and 4/0540/14/LBC (conversion and change of use of first floor office (B1a) and ground floor entrance to three self-contained flats (C3) at 20 High Street, Tring HP23 5AP for Mr Oliver Froment

The Council recommended **no objection**.

4/02698/16/ROC Variation of Condition 2 (approved plans) attached to planning permissions 4/0540/14/LBC (conversion and change of use of first floor office (B1a) and ground floor entrance to three self-contained flats (C3) at 20 High Street, Tring HP23 5AP for Mr Oliver Froment

The Council recommended **no objection**.

4/02616/16/TCA Works to apple tree at 12 Langdon Street, Tring HP23 6AZ for Mrs Warhurst

The Council recommended **no objection** subject to the Tree Officer's report

4/02517/16/APA Change of use from agricultural building to storage and distribution (Class B8) at Wick Farm, Wick Road, Wigginton, Tring HP23 6HQ for Mr Joshua Keyte

The Council recommended **refusal** of this application unless transport conditions were imposed to reduce the inheirent danger arising from the potential increase in traffic enabled by the change of use. Wick Road is unsuitable for lorries being very narrow and the junction with the Chesham Road is problematic. The Council recommend a condition that vehicles access Wick Road from Kiln Lane turning left then follow a route along Cholesbury Road to Chesham Road.

4/02618/16/TCA Works to ash tree at 55 King Street, Tring HP23 6BJ for Mr Colin Revell

The Council recommended **no objection** subject to the Tree Officer's report

4/02630/16/TCA Works to tree at 37 The Furlong. Tring HP23 6BX for Mrs Joan Parkey

The Council recommended **no objection** subject to the Tree Officer's report

Cllr Wilkins left the Chamber at 8:08pm

4/02346/16/AGD Construction of agricultural building with hard standing access and surround at Greenoaks, Heath End, Berkhamstead HP4 3UF for Mr Mark Lake

The Council recommended **no objection**.

Cllr Wilkins rejoined the Chamber at 8:13pm

4/01241/16/FUL Amended/additional plans for single storey rear extension to main dwelling and new chalet bungalow dwelling at 44 New Road, Tring, Herts HP23 5EX for Mr and Mrs Ansett

The Council recommended **no objection**.

4/01784/16/FHA Amended/additional plans for first floor extension over existing and front infill to porch at 10 Parsonage Close, Tring for Mr David Lane

The Council recommended **no objection**.

4/02614/16/LBC Restoration of windows and window replacement at The Kings Arms, King Street, Tring HP23 6BE for Mr Rob Muirhead

The Council recommended **no objection**.

4/02710/16/TCA Works to trees at The Arts Educational School, Tring Park, Tring HP23 5LX for Mr Nick Edwards

The Council recommended **no objection** subject to the Tree Officer's report

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.

4/01949/16/FHA Permission granted for two storey side and part two storey rear extension at 24 Windmill Way, Tring HP23 4HH

4/02069/16/FHA Permission granted for single storey rear extension, alteration and renovation of existing outbuilding at 88 Western Road, Tring HP23 4BJ

4/02108/16/LDP Permission granted for demolition of existing extension and replacement single storey rear extension at 19 Beaconsfield Road, Tring HP23 4DP

4/02166/16/LDP	<i>Withdrawn</i> Conversion of garage at 18 Deans Furlong, Tring HP23 4AR
4/02029/16/LBC	<i>Withdrawn</i> Installation of solar panels at The Old Silk Mill, Brook Street, Tring HP23 5EF
4/02233/16/LDP	<i>Withdrawn</i> Single storey rear extension at 13 Albert Street, Tring HP23 6AU
4/01950/16/FHA	Permission granted for two storey rear/side extension, garage extension and front porch at 18 Nursery Gardens, Tring HP23 5HZ
4/01951/16/FHA	Permission granted for two storey front, side and rear extension at 19 Nursery Gardens, Tring HP23 5HZ
4/02124/16/FHA	Permission granted for two storey rear extension at Field View, 15 Gannel Terrace, Tringford Road, Tring HP23 4JH
4/02354/16/TCA*	Raise no objection to fell T1- Hybrid black poplar at The Flour Store, 30A Frogmore Street, Tring HP23 5AZ
4/02252/16/FHA	Permission granted for two storey side extension. Alterations to window openings at 20 Goldfield Road Tring HP23 4AZ

* This was contrary to the Town Council's recommendation.

RESOLVED: To note the planning decisions of Dacorum Borough Council

18476. TEMPORARY TRAFFIC REGULATION ORDERS

Details of order TRO9776 were circulated prior to the meeting.

RESOLVED: To note the temporary traffic regulation orders presented

The deposit documents for the Hertfordshire (Wingrave Road, Tring) (Parking Places) Order 2016 were received with the Hertfordshire (Miswell Lane, Wick Road, Tring and Chesham Road, Wiggington) (Restriction of Waiting) Order 2016.

18477. STANDING COMMITTEES

The minutes of the following meetings were considered:

- (i) Town Plan & Infrastructure Committee held on 26th September 2016
- (ii) Planning Committee held on 3rd October 2016
- (iii) Building & Assets Committee held on 3rd October 2016

RESOLVED: To receive and adopt the minutes listed above; the Planning Committee minutes subject to amendment that Cllr Townsend was present as a non-member of the Committee.

18478. OUTSIDE BODIES

Members gave reports of meetings attended when representing the Council:

- Cllr Wilkins Gave a talk to the U3A; attended a meeting of the TDLH&MS; and went to the Apple Fayre
- Cllr Mrs Conway Beavers' AGM; and a meeting at Tring School, where Dacorum Borough Council has approved the new swimming pool and there was discussion of the safety of children crossing to Tesco's from Pound Meadow
- Cllr Mrs Hearn Attended meetings of her organisations but had nothing to report. She expressed her concern at the safety not just of children but also of the elderly and parents with buggies when crossing to Tesco's. She asked that the banners on the railings of Pound Meadow be removed.
- Cllr Hicks Attended the LA5 Public Examination

The Clerk was asked to write to Dacorum Borough Council's Enforcement Officer requesting the removal of the banners at Pound Meadow.

18479. TRING YOUTH TOWN COUNCIL

The Council received the minutes of Youth Town Council meeting held on the Wednesday 12th September 2016.

RESOLVED: To note the minutes received

18480. TO RECEIVE THE ANNUAL RETURN FOLLOWING SCRUTINY BY THE EXTERNAL AUDITOR

The Clerk explained that the External Auditor found the Annual Return compliant with proper practices and there were no matters giving cause for concern.

A minor matter was raised suggesting that £102 of the council tax support grant had been incorrectly included in the account of the precept. The Clerk explained that apparent discrepancy arose due to an adjustment in the tax base between the Town Council's precept submission and its payment.

RESOLVED: To note that the Annual Return was passed without comment. The explanation of the minor matter raised about the precept and council tax support grant was accepted

18481. THE CLERK'S FINANCIAL STATEMENT AND TO CERTIFY THE SCHEDULE OF PAYMENTS

The monthly financial statements and the Clerk's report were circulated prior to the meeting and were reviewed at the meeting by Members, who also reviewed the schedule of payments.

The Clerk's report included the half-year review of the financial position against budget and an out-turn forecast for the whole year. The forecast was very close to the budget.

The Clerk also reported the acceptance of the initial VAT return and that the first CIL payment (£1,138.95) had been received. He explained the purposes for which the CIL payment could be used.

The Clerk reminded Members that the budgeting process began at the Finance & Policy Committee meeting on the 31st October 2016.

RESOLVED: To confirm and certify the schedule of payments as presented.

18482. TO REVIEW THE COUNCIL'S REPRESENTATION AT THE LA5 PUBLIC EXAMINATION

The public examination the Dacorum's Site Allocation and associated Master Plans finished at the end of last week.

There were two sessions directly related to LA5:

- The Gypsy & Traveller needs assessment (Matter 3)
- The LA5 Master Plan (Matter 11)

A third session (Matter 2 General Matters) had possible implications for LA5 – where CPRE argued against bringing forward any of the Master Plans until there was clarity on the needs for houses and Gypsy & Traveller pitches. This would mean any changes to the greenbelt would be kept to the latest possible time.

Tring Town Council, West Hemel Action Group, and Cala argued that:

- The exceptional circumstances to change the greenbelt had not been demonstrated
- The resulting greenbelt boundary was not clearly defined
- There was no objectively assessed need
- The allocation of sites was not based on robust or proportionate evidence

Tring Town Council, CPRE, and the Chiltern Conservation Board argued that the Gypsy & Traveller site was incompatible with the A.O.N.B.

Cala having initially stated that they would not put forward an application if the Gypsy & Traveller site was included, withdrew their statement. They also debated the delivery mechanism with regard to the management of any Gypsy & Traveller site.

Certain objectives were achieved:

- LA3 would be the fall-back for a Gypsy & Traveller site if LA5 is not acceptable
- A strong case was put, with CPRE & Chiltern Conservation Board, on the unsuitability of a Gypsy & Traveller site in an A.O.N.B.

There were two issues which are still unclear:

- There seemed to be acceptance that the new Gypsy & Traveller definition would result in a lower requirement. If the new Single Local Plan was

adopted before LA5 was started/completed, what would be the implications?

- The mechanism to manage the Gypsy & Traveller site once Cala had completed their obligations was vague (It would be a privately managed site)

Cllr Hicks reported the discussion of L4 Playing Fields at Dunsley. He was concerned that now Tring School was an academy, it did not have to automatically increase its intake to accommodate a growing demand for places e.g. from LA5.

18483. TO REVIEW THE COUNCIL'S CHURCH SQUARE AND MARKET SQUARE HIRING POLICY

The existing policies were circulated prior to the meeting. The Clerk explained that this issue was referred to the Council by the Building & Assets Committee meeting held on 3rd October as a result of an application to use Church Square.

Historically the policy has been that Church Square was only let for charitable or public information purposes (e.g. the bus company). The accepted rationale behind the policy was that this was because of a covenant on the property.

However during the switch of the markets to Church Square the Rothschild covenant was shown to relate to keeping the area open. Having retrieved the archive on Church Square from the solicitors, Mr Tim Amsden, Chairman of the Tring & District Local History & Museum Society reviewed all the documents and could not find evidence of any other restrictions.

This raised the possibility of commercial lets, which as well as a source of revenue, could give vibrancy to the town centre. However this could be considered out of keeping with the setting. Any change to the current definition would mean a new defensible definition having to be determined. The Council was therefore asked by the Building & Assets Committee to review the letting policy.

During the ensuing discussion the following points were agreed:

- There should be consultation with the Church
- A joint calendar of events developed
- A proposed new policy could be more favourable to events run by local clubs and societies that were privately run, but exclude political campaigning
- The final policy, when agreed, should have terms and conditions that follow the basis of the Market Place agreement being more explicit

The Clerk was asked to develop a draft policy for consideration.

18484. TO RECEIVE HERTFORDSHIRE COUNTY COUNCIL HIGHWAYS' SERVICE GUIDE AUGUST 2016

The guide was circulated prior to the meeting. Cllr Townsend expressed disappointment that there was no recognition of the role Town and Parish Councils could play in reporting and prioritising work through better links with the County Council.

Cllr Hollinghurst, in his role as County Councillor, invited Members to attend the Highways Liaison meetings where officers were available to discuss tasks.

He explained that the basis of the contract with Ringway, gave them control on prioritising work. It was contracted on this basis to save money. He stressed the financial pressures on the Highways budget.

RESOLVED: To note the document

18485. TO RECEIVE HERTFORDSHIRE COUNTY COUNCIL'S NEW LOCAL TRANSPORT PLAN CONSULTATION

The consultation papers were circulated prior to the meeting. Whilst there was no investment that directly affected Tring, Cllr Hollinghurst stressed that the Council should respond to the consultation because the period to be covered by the plan was one where there needed to be fundamental changes to the way people travelled. One could not expect to use a single means of transport for the entire journey, but could use a more efficient mix of methods.

The meeting closed at 9.38 pm

Chairman