

MINUTES OF THE MEETING OF TRING TOWN COUNCIL HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, HIGH STREET, TRING ON MONDAY 18th JULY 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
Mrs R. Ransley
C. Townsend
G. Wilkins

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

14 Members of the public

18363. TO RECEIVE APOLOGIES FOR ABSENCE

All members present.

18364. TO MAKE DECLARATIONS OF INTEREST

Cllr Mrs Hearn & Cllr S. Hearn declared prejudicial interests in item 18379.

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 18369 (4/01575/16/FHA) as the property abuts his.

18365. TO CONFIRM THE MINUTES OF THE COUNCIL MEETING HELD ON 20th JUNE 2016

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

18366. MATTERS OF REPORT FROM THE MINUTES

The Clerk reported the following matters:

- The Annual Return and associated papers were sent to the external auditor within the deadline and the notice of the Exercise of Public Rights displayed in the notice board and on the website
- Dacorum Borough Council's Strategic Planning and Environment Overview and Scrutiny Committee has a meeting on Tuesday 19th July 2016 and item 7 on the agenda is 'Planning approach to provision for Gypsies and Travellers, including Site LA5'. The report states that an

updated traveller needs assessment is required and this will be prepared during the first part of 2017.

18367. 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:

20 th June	Armed Forces Day – Fly a Flag ceremony at the Civic Centre, Hemel Hempstead
22 nd June	Tring Midsummer Fun Run to present the medals
24 th June	West Herts Scouts AGM at Little Gaddesden (Attended by the Deputy Mayor)
25 th June	Tring Carnival
1 st July	Battle of the Somme commemoration in Tring
16 th July	Hertfordshire County Council Chairman’s Garden Party at Hertford

The following items of correspondence were received:

- A summary of the Longfield Road Street Parties
- An update from Keech Hospice Care on the use of their grant
- A report on the Job Fair from Tring Together and reimbursement of some funds
- A letter of thanks from Tring Running Club for the Mayor attending the fun run, where there were 900 participants and £3,000 raised for local charities
- A letter of thanks from High St Baptist Church for their grant & an invitation to Members to join the Friday Café in the Autumn

18368. PUBLIC PARTICIPATION

Standing orders were **suspended by resolution** at 7:43 pm.

The Developer’s representative (4/01801/16/FUL) explained the changes made to the application in order to address the objections raised to application 4/00069/FUL/16.

3 Members of the public spoke in opposition to planning application 4/01801/16/FUL. There was agreement that the changes did not tackle the objections previously made. These objections were:

- Loss of privacy
- Overdevelopment of the site
- The ecological impact
- Road safety

A resident asked about the Council’s intentions for generating income from the Market Place, now that the markets had been relocated. This matter was discussed under item 18379

5 Members of the public spoke in opposition to planning application 4/00029/16/MFA. Whilst the changes to the plans were welcomed several issues had not been addresses. The points made were:

- The Longfield Road development should be a single dwelling

- There was a lack of clarity on the management of the amenity areas
- Potential overlooking needed mitigating measures
- The development was in total overdevelopment of the site

Standing orders were **resumed by resolution** at 8:15 pm.

18369. 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.

- | | |
|----------------|--|
| 4/01636/16/FUL | Change of use from shop into dwelling house. Removal of rear cold store at 41 Western Road, Tring HP23 4BQ for Mr Christian Volpi |
| | The Council recommended no objection to this application subject to rights of access at the rear being maintained |
| 4/01717/16/FHA | Single storey rear extension at 77 Okeley Lane, Tring HP23 4HB for Mr Kevin Gomm |
| | The Council recommended no objection to this application |
| 4/01725/16/FHA | Identical replacement of existing fence. New hedge planting along roadside and into Badgers Way entrance at Bridleway Cottage, Leafy Lane, West Leith, Tring HP23 6JS for Mrs Peggy Reppard |
| | The Council recommended no objection to this application |
| 4/01726/16/TPO | Works to T1 and T2 sycamore trees at 4 Minall Close, Tring HP23 5BH for Mr Stuart Saunders |
| | The Council recommended no objection to this application |
| 4/00029/16/MFA | Demolition of all existing buildings. Construction of 32 residential dwellings, alteration to vehicular access onto Aylesbury Road, landscaping and the introduction of informal open space at Convent of St Francis de Sales Preparatory School, Aylesbury Road, Tring HP23 4DL for Mountleigh Development Holdings Ltd |
| | The Council recommended refusal of this application on the grounds of loss of amenity to neighbouring properties and being contrary to policy CS23. |
| 4/01762/16/FHA | First floor extension over existing ground floor at 52 Wingrave Road, Tring HP23 5HE for Mr Mark Lawson |

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

Councillor Wilkins left the Chamber at 8.28 pm

4/01575/16/FHA Single storey rear extension and internal and external alterations at 10 Grove Park, Tring HP23 5JL for Mr Peter Cambell

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

Councillor Wilkins rejoined the Chamber at 8.31 pm

4/01801/16/FUL Amended scheme Construction of five detached dwellings at land rear of 27-33 Grove Road, Tring for Braybeech Homes Ltd

The Council recommended **refusal** of this application on the grounds of loss of amenity to neighbouring properties and the need for an independent bat survey.

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.

4/00843/16/LDP	Permission granted for single storey rear extension at 82 Mill View Road, Tring HP23 4EW
4/01325/16/TPO*	Permission refused to fell trees at 4 Beech Grove, Tring HP23 5NU
4/01210/16/FHA	Permission granted for demolition of single storey side extension. Construction of two-storey side extension. New pitched roof over existing bay window. New porch. Additional parking at Taransay, 35 Goldfield Road, Tring HP23 4AZ
4/01412/16/ADV	Permission granted for 1x illuminated fascia logo sign, 2x internal illuminated logos Co-op Foodstores, 2-4 Silk Mill Way, Tring HP23 5EP
4/01252/16/FHA	Permission granted for demolition of existing double garage, WC and utility room. Construction of two storey extension. Demolition of existing UPVC consevatory. Construction of single storey rear extension at 55 Christchurch Road, Tring HP23 4EL (amended scheme)
4/01638/16/TCA	Raise no objection to works to trees at 9 Park Road, Tring HP23 6BN

- 4/01223/16/FHA Permission granted for loft conversion to a playroom and bathroom. Addition of front dormer. Addition of conservation roof-lights to front and rear at 1 Harvest Turn, Tring HP23 4ET
- 4/01332/16/OPA Prior approval not required for change of use from offices to residential (3 self-contained flats) at 8 Akeman Street, Tring HP23 6AA
- 4/00210/16/FHA* Permission granted for amended plans for retention of patio at 36 Miswell Lane, Tring HP23 4DD
- 4/00708/16/FHA* Permission granted for part two storey part single storey rear extension at 15 Pheasant Close, Tring HP23 5EQ
- 4/01341/16/FUL Permission granted for two temporary timber units at the Arts Educational School, Mansion Drive, Tring HP23 5LX
- 4/01234/16/FHA Permission granted for rear conservatory at 28 Nathaniel Walk, Tring HP23 5DG

Those applications marked with an * were contrary to the Town Council's recommendation. The Clerk read out the relevant section of the Dacorum Borough Council Officers' reports/decision to highlight the basis of the decision.

RESOLVED: To note the planning decisions of Dacorum Borough Council

18370. TEMPORARY TRAFFIC REGULATION ORDERS

None received

18371. STANDING COMMITTEES

The minutes of the following meetings were considered:

- (i) Planning Committee held on 4th July 2016
- (ii) Buildings & Assets Committee held on 4th July 2016

RESOLVED: To receive and adopt the minutes listed above

18372. OUTSIDE BODIES

Members gave reports of meetings attended when representing the Council: Cllr Townsend attended a meeting of FOTCH, Cllr Hollinghurst attended the Children's Centre board meeting, and Cllr Mrs Hearn attended her organisations. None had anything to report.

Cllrs Mrs Conway, Mrs P. Hearn, Wilkins and S. Hearn attended the Battle of the Somme commemoration service.

18373. 'MEET YOUR COUNCIL' AT THE CARNIVAL

The following comments were received:

- The problem of parking in the Tring Triangle. A suggestion was made that the Museum car park was under used and could provide some residents parking
- Concern about the LA5 development & the development of Miswell Lane
- A suggestion that a Councillor addresses a U3A meeting
- The condition of Grove Road
- Children littering Pound Meadow near Tesco's
- [Water] leak in Miswell Lane
- Abandoned car on Buckingham Road (Police aware, but it has been there six months)

The level of enquiries at the stand was very low.

18374. TRING YOUTH TOWN COUNCIL

The Council received the minutes of Youth Town Council meetings held on the 8th June 2016 and 13th July 2016. Cllr S. Hearn will attend the next meeting of the Youth Town Council. He noted that the funds raised at the Carnival (£145) were donated to Hector's House and it was a shame that, given the success of the dog show and the effort that had gone into staging, there was not more money raised.

Two prices have been received for a Youth Council Honours Board:

- £676.25 for an 'exact' copy of the existing boards (the side panels) including all the necessary lettering in gold leaf
- £544.59 for a veneered MDF board with solid oak moulding and gold effect gloss vinyl lettering
- Both exclude fixing

RESOLVED: To accept the quote for the higher quality provision i.e. solid wood and gold leaf as best value with a closer match to the specification.

18375. 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 explained the year-to- date differences between this year's financial position and last year's. Income was up because of the higher precept and the Parish Paths Partnership grant of £1,000. The difference in expenditure was a result of earlier payment of the annual grants, expenditure that would be reclaimed from the Town Plan funds and work at the Duckmore Lane sites.

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

18376. TO APPROVE A SECTION 137 PAYMENT FOR A POPPY WREATH FOR THE SOMME COMMEMORATION

RESOLVED: To make a grant of £25 under the powers given in S.137 of the Local Government Act 1972 to the Royal British Legion for a poppy wreath for the Battle of the Somme commemoration.

18377. THE AVAILABILITY OF FIBRE BROADBAND FOR TRING HIGH STREET

Cllr Townsend explained the correspondence he had with BT Openreach. BT have stated that they have “pencilled in” October 2016 for the installation. The Clerk has had correspondence relating to a commitment from Virgin to make a proposal for the provision of fibre broadband in the High Street.

18378. THE ANNUAL GARDEN COMPETITION

It was agreed that the Ward leads would have their nominations ready by the second week of August for the Mayor to judge and the decision to be presented to the Allotment & Environment Committee on the 5th September 2016.

Councillor Mrs Hearn and Councillor S. Hearn left the Chamber at 9.05 pm

18379. POSSIBLE FUTURE USES OF THE MARKET PLACE

The Clerk explained that this relates to using the Market Place as a car park now the markets have been formally transferred to Church Square and Mansion Vista from the 1st April 2016 when the trial relocation was concluded. This is an option the Council has viewed favourably subject to further investigation.

To date the Clerk:

- has notified bodies involved of a possible project: Dacorum Planning; Dacorum Parking Services and Herts County Council
- sought advice on the interpretation of Section 55 of the Road Traffic Regulation Act 1984 from HAPTC
- on the advice of Hertfordshire County Council, has approached two transport consultancies for prices to conduct an initial study. £2,000 would appear to be the necessary budget figure
- identified that a full planning application will be required for a change of use. The site is less than half an acre so would not be a Major Full Application (MFA). As a consequence:
 - A full traffic impact assessment would be required
 - Issues that need to be address in an application:
 - Design and Access Statement
 - Opening Hours
 - Community Safety
 - Lighting
 - Ticket Machine Locations
 - Layout
 - Need (Long stay/short stay)
 - Community Engagment
- using published guidelines with the Town Warden, estimated the maximum number of spaces would be 32, but allowing for more

- realistic/usable spacing, extra space for disabled bays, bays for motor cycles and cycle racks suggests using 25 bays for a financial forecast
- using the latest data on Old School Yard, which has 42 bays including disabled bays, pro-rated for a car park of this size (25 spaces). It would generate an annual income of £8,400 assuming managed on the same basis by Dacorum Borough Council
 - This makes no allowance for amortising the upfront investment costs e.g. the planning application, machines, etc. or a sinking fund for repairs and maintenance
 - Due to workload support on these aspects from Building Services and Parking Services is unlikely to be available until early 2017 following Dacorum Borough Councils move to the Forum
 - Hansards an approved contractor is being approached for assistance

Dacorum Borough Council's Parking Services Team Leader is approaching the Assistant Director Finance & Resources and the Portfolio Holder to find out if they are willing to support the Town Council with the project and to manage the site on the existing basis. The Town Council has the option to manage the car park itself or approach another provider.

The Planning Department also advised that a temporary change of use e.g. five years may be more appropriate in order to give the Town Council maximum flexibility for future uses.

RESOLVED: To note the progress made and to note that the Market Place is available for hire and should be promoted whilst the study progresses.

Councillor Mrs Hearn and Councillor S. Hearn rejoined the Chamber at 9:21 pm

18380. EXCLUSION OF PUBLIC & PRESS

RESOLVED: To hear item 18381 with the press and public excluded on the basis given in the agenda to hear matters that are of a confidential nature

18381. THE BULBOURNE SITE

The Clerk explained progress that had been made in exploring a possible use for part of the Council's property at Bulbourne. The grass-keep is currently vacant.

Following discussion, members confirmed their support in principle of the possible use.