

MINUTES OF THE MEETING OF TRING TOWN COUNCIL HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, HIGH STREET, TRING ON MONDAY 27th March 2017 AT 7.30 p.m.

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

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

25 Members of the public

18669. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr J. Bowden (prior appointment) and Cllr N. Hollinghurst (personal circumstances).

RESOLVED: To accepted the apologies for the reasons given.

18670. TO MAKE DECLARATIONS OF INTEREST

Cllr Mrs Hearn & Cllr Mrs Conway explained that they would not take part in item 18672 and 18674 as they are members of Dacorum Borough Council's Development Control Committee. Cllr Mrs Hearn, as Chairman of Dacorum Borough Council's Licensing Committee, would take no part in item 18680.

18671. PUBLIC PARTICIPATION IN RELATION TO PLANNING APPLICATION 4/00445/17/FUL CONSTRUCTION OF SECURITY FENCING AT LAND AT NEW MILL, ICKNIELD WAY/GROVE ROAD, TRING FOR RELX(UK) LTD

Standing Orders were **suspended by resolution** at 7.32pm.

11 members of the public spoke in opposition to this planning application. Their opposition was based on the following factors:

- The fence proposed would be a visual intrusion on attractive Green Belt land. It is not in keeping with local fencing standards, it is green metal construction type fencing which is in total contrast to all other successful boundary management practices
- The problem does not exist. There is no evidence of fly-tipping or significant dog-fouling
- The proposed measures are out-of-proportion with the supposed problem being tackled
- The proposed measures will not solve the problem. The placement with a significant gap between the existing fence/hedge and the proposed fence will still suffer fly-tipping (if this is in fact a problem)

- More suitable, simple measures exist e.g. locking the Grove Road gate and repairing the hedge on Bulbourne Road
- There is ambiguity in the application as to the extent of the fencing
- There will be a loss of amenity to those properties backing onto the site due to the imposing height (2.5m) of the heavy duty metal security fencing.

Standing orders were **resumed by resolution** at 7.41pm.

18672. PLANNING APPLICATION: TO CONSIDER PLANNING APPLICATION 4/00445/17/FUL CONSTRUCTION OF SECURITY FENCING AT LAND AT NEW MILL, ICKNIELD WAY/GROVE ROAD, TRING FOR RELX(UK) LTD

The Council considered the above planning application which had been referred by Dacorum Borough Council for observation of this authority.

The Clerk had received nine letters of objection directly – a selection covering all the points raised was made available to Members - individual Councillors also received correspondence opposing the development. During discussion of the application the following points were established:

- There had been no repair work to the existing hedge/fencing done for a long time (in excess of ten years was quoted)
- The gate from Grove Road is not locked
- The application appeared to propose enclosing the whole of the site. Access, legal or illegal, would be from only sections of the boundary – part of Grove Road and part of Bulbourne Road. The need for the proposed fence behind the dwellings that back onto the field is not proven.

The Council **resolved to recommend refusal** of this application on the following grounds:

- The proposed development would have an adverse impact upon the openness and visual amenity of the Green Belt
- The design, appearance and materials of the proposed fence are inappropriate for the area and stated function

18673. PUBLIC PARTICIPATION IN RELATION TO PLANNING APPLICATION 4/00378/17/FUL CONSTRUCTION OF FOUR 4-BED DWELLINGS WITH DOUBLE GARAGE ON LAND ADJ. TO SILK MILL INDUSTRIAL ESTATE, BROOK STREET, TRING HP23 5EF FOR BURNS, HOUNSFIELD LLP AND THE REMAINING APPLICATIONS RECEIVED FROM DACORUM BOROUGH COUNCIL

Standing Orders were **suspended by resolution** at 7.51pm.

Residents of Kingsley Walk explained how the proposed three storey houses:

- Will overshadow, reducing day light and sun light to our back garden, kitchen and bedroom for most of the day. It will overlook rooms causing an unacceptable loss of privacy
- Will impact on amenity as a change of use from an occasionally used car park to a housing development with a different architectural style,

not in keeping with the existing surrounding area and character to that of the Grade II listed Old Silk Mill Industrial Estate and terraced cottages of Brook Street

- There is concerned about the retention of trees along the boundary of the site alongside the public footpath on the edge of Kingsley Walk as they provide a green corridor for wildlife linking the Bulbourne chalk stream to other green areas, including the parkland. The trees also provide natural screening and privacy to residents on our existing estate
- Pose a road safety risk. Traffic through Brook Street can be very heavy, as it is an important route towards the B488 and B489. The point of site access from Brook Street is where a busy school crossing is located and just as the road narrows due to parking in front of the terraced houses numbering 50 upwards. Numbers 21 and 22 Brook Street are also adjacent to the access point, resulting in poor visibility at the point of access from Brook Street

Neighbours of application 4/00056/17/FUL expressed their objection to the proposed change of use because it would create a dangerous situation for pedestrians and car users.

The neighbour to application 4/00463/17/FHA considered Dacorum Borough Council had failed to follow the correct procedures with regard to this application. Work had already started on the site. The contractors had also caused damage to the pavement.

The applicant (4/00386/17/FUL) explained the circumstances behind the desire to remove the non-native tree and that he would be happy to replace it with a native species more suited to the location.

Standing orders were **resumed by resolution** at 8.04pm.

18674. PLANNING APPLICATION: TO CONSIDER PLANNING APPLICATION 4/00378/17/FUL CONSTRUCTION OF FOUR 4-BED DWELLINGS WITH DOUBLE GARAGE ON LAND ADJ. TO SILK MILL INDUSTRIAL ESTATE, BROOK STREET, TRING HP23 5EF FOR BURNS, HOUNSFIELD LLP AND THE REMAINING APPLICATIONS RECEIVED FROM DACORUM BOROUGH COUNCIL

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.

PLANNING REF. NO.

4/00304/17/ROC	Variation of Condition 2 (approved plans) of appeal decision APP/A1910/Y/15/3130319ON Planning Application 4/00540/14/LBC (internal alterations to first floor office and ground floor entrance to facilitate conversion from offices (B1A0 to three self-contained
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flats (C3)) at 20 High Street, Tring HP23 5AP for Howmac Homes Limited

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

4/00304/17/LBC

Internal and external alterations alternative details to listed building consent 4/00540/14/LBC (Appeal reference APP/A1010/Y/15/3130319) 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 Howmac Homes Limited

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

4/00378/17/FUL

Construction of four 4-bed dwellings with double garage on land adj. to Silk Mill Industrial Estate, Brook Street, Tring HP23 5EF for Burns, Hounsfild LLP

The Council recommended **refusal** of this application on the grounds of:

- Damage to the ecology of the area particularly the 'green corridor' that extends from Pond Close past Silk Mill along Streamside Walk and Footpath 41 to The Icknield Way at New Mill. The mature trees and undergrowth between the site and Kingsley Walk need to be protected
- Drainage & Sewage. The stream running alongside the property needs to be protected from run-off. The site is below the level of mains sewage. There is no information on how these issues are to be tackled
- Access. This would be highly dangerous as it is not possible to increase the vision splay, particularly to the right as one exits the property because of the neighbouring wall and cottage. There is also parking on the open space to the left of the exit. Agreement would have to be reached with Dacorum Borough Council who own the land to remove the parking or allow the exit to be relocated onto their property
- Neighbours have expressed concern at the potential for overlooking from the third storey of the proposed properties. It is felt that the proposed dwellings are more than 23m from the existing properties and the ridgeline is likely to be sufficiently low for this not to be an issue. A proposed site section diagram would have given clarity to the situation

4/00056/17/FUL

Change of use from hardware store (A1) to beer tasting establishment (A1/A4) at The Cottage, Tring HP23 5AT for Mr Peter

The Council recommended **refusal** of this application on the grounds that the increased traffic resulting from the proposed use will create a dangerous situation.

Parsonage Place is a narrow single track lane with dwellings opening directly onto the road. The existing situation already causes vehicles to have to back out onto the busy Frogmore Street where visibility is poor and at a place near the main cross roads with the High Street (The proposed opening hours 11:00am to 9:30pm encompass some of the busiest times of the day)

The increase in traffic will be caused by customers wanting to collect purchases – a 10ltr ‘growler’ will weight approx 23lbs. Not something that people will carry to the nearest reasonable parking place – the Frogmore Street car park.

4/00386/17/FUL Single storey rear extension (with associated changes to utility room). Enlargement of ground floor living room windows. Installation of velux roof-lights. Change of use of drive-way to garden area at 27 Cobbetts Ride, Tring HP23 4BZ for Mr Nick Yarrow

The Council recommended **no objection** to this application. The Council would like to request, that should the tree be removed subject to the Tree Officer’s report, it be replaced with a more suitable native species. Any footpaths affected by the proposed development should be protected or suitably relocated

4/00366/17/FHA Single storey rear extension at 6 Beacon Way, Tring HP23 5LF for Mrs Helen Burns

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

4/00401/17/FUL Revision of parking arrangements to create five additional spaces at Sutton Court, Church Yard, Tring HP23 5BB for Mr McEwen

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

4/00430/17/FHA Front porch and replacement front door at 42 Albert Street, Tring HP23 6AU for Mrs Bird

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

4/02495/16/FUL Retention of boundary fence at 27 Gwynne Close, Tring HP23 5EN for Mr K A Burge

The Council **deferred consideration** due to lack of information on this application

4/00380/17/FHA New front porch, Tiled roof and face brick to match existing dwelling at 2 Treehanger Close, Tring HP23 5JE for Mr Jason Neil

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

4/00439/17/FHA Single storey rear extension. White smooth render house. Extend on top of existing ground floor between gable voids at front of property. Construction of porch at 4 Longfield Gardens, Tring HP23 4DN for Mr Jonathan Roberts

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

4/00461/17/FHA Single storey front, side and rear extensions. Loft conversion and removal of existing chimneys at 6 Grove Park, Tring HP23 5JL for Mr and Mrs Chris Langford

The Council **deferred** consideration of this application because of lack of information.

4/00463/17/FHA Conversion of integral garages to create living space. Replace existing conservatory with new unit. Extension of rear corner to form new bedroom area. Creating enclosed side passage to gain access to rear garden. Existing porch to be demolished and replaced with canopy cover at Rosebank, Donkey Lane, Tring HP23 4DY for Ms Andrea Durrant

The Council **deferred consideration** due to the fact that work had already begun to the property. Clarification is required that the work being undertaken complies with the plans as presented.

4/00502/17/FUL Construction of a memorial and minor landscape works at The Black Horse, 26 Frogmore Street, Tring HP23 5AZ for TDLHMS

The Council recommended **approval** to this application

18675. PUBLIC PARTICIPATION (Non-planning matters)

Standing Orders were **suspended by resolution** at 8.45pm.

Mr Ramirez drew the Council's attention to the following matters:

- Forge Car Park Toilets – he had received a commitment from Dacorum Borough Council to fund weekend cleaning
- High Street zebra crossing lights – these had failed and been replaced
- He asked for double yellow lines in the bus shelter outside Dundale School to stop bus users having to step off into the road
- He thought that the location of the new crossing on the Icknield Way was dangerous. The Clerk will ask Cllr Hollinghurst, in his role as County Councillor, to comment on compliance with highway regulations
- His consideration that the resurfacing of Tring Car Parks owned by Dacorum Borough Council was a waste of tax payers' money (He was advised that Dacorum Borough Council was bound by legislation on how car parking revenue could be spent)

- He felt that the Highways contract with Ringway/Opus was inefficient and a waste of public money

Standing orders were **resumed by resolution** at 8.55pm.

18676. TO CONFIRM THE MINUTES OF THE COUNCIL MEETING HELD ON 27th FEBRUARY 2017

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

18677. MATTERS OF REPORT FROM THE MINUTES

The Clerk wrote to Herts Valley Clinical Commissioning Group seeking clarity on the future of GP provision in Tring. He has had an acknowledgement with a commitment to give a full response.

Dacorum Borough Council Planning Department has gone digital officially – equipment has been received and the necessary processes are being put in place for the next Planning Meeting.

18678. TO RECEIVE SUCH COMMUNICATIONS AS THE TOWN MAYOR MAY DESIRE TO LAY BEFORE THE MEETING OF THE COUNCIL

Functions that were attended since the last meeting of the Council in his civic role as Mayor:

3rd March 2017	Dacorum Mayor's Civic Reception at Ashridge House
16th March 2017	Dacorum Technology Tournament at Ashlyns School (Rotary Clubs of Hemel Hempstead, Berkhamsted and Bulbourne)
20th March 2017	Tring Together BusinessMart Evening at Tring Park School
25th March 2017	2.30-4.00pm Poppy Appeal Awards 6.30pm County Youth Music Group performance of "Oklahoma" at the Sandpit Theatre, Sandringham School, St Albans.

The latest crime statistics and a report from Tring Cinema were made available to Members. The report from Tring Cinema included details of developments in 2016 and plans for 2017 plus an expression of thanks to the Town Council for the grant given to Tring Cinema.

The Clerk outlined the comments received at the latest 'Meet Your Council session':

- The dangerous bend where Brook Street narrows near the fire station
- The Bell Street Greengrocer's Stall – *reported to Planning Enforcement*
- A street light out in Woodlands Close – *reported to Herts Highways*
- Praise of the Police's OWL message service
- That Tring was a wonderful place in which to live
- A pot hole at the Wingrave Road/Sutton Close junction - *reported to Herts Highways*

18679. PERMANENT & TEMPORARY TRAFFIC REGULATION ORDERS

RESOLVED: To note applications CWY17540, 17882, and 17890

18680. PREMISES LICENCE APPLICATIONS:

The Council considered licensing application M042788 The Craft Yard, Parsonage Place, Tring. It was agreed that:

- The location is away from the High St, tucked away in a very narrow lane between commercial units and dwellings. This means that the premises could not be monitored easily, for example, by the police
- There were no street lights in Parsonage Place nor was the entrance illuminated – both representing risks to public safety and potentially encouraging crime and disorder

RESOLVED: To forward the above comments to Dacorum Borough Council

18681. STANDING COMMITTEES

The minutes of the following meetings were considered:

- (i) Town Plan & Infrastructure Committee held on the 6th March 2017
- (ii) Planning Committee held on 13th March 2017
- (iii) Finance & Policy Committee held on 13th March 2017

RESOLVED: To receive and adopt the minutes listed above.

Members agreed to include the consideration of a replacement hall at New Mill in the Town Plan & Infrastructure Committee's terms of reference

18682. OUTSIDE BODIES

Members gave reports of meetings attended when representing the Council:

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| Cllr Wilkins | attended the Road Home Safety Working Party meeting and Dacorum Borough Council Standards Committee |
| Cllr Grace | reported that Tring Martial Arts Centre had successfully relocated from Akeman Street Industrial Estate to Silk Mill Industrial Estate. A request for the Mayor to attend an opening ceremony will be made |
| Cllr S. Hearn | attended the Road Home Safety Working Party meeting and meetings of Tring Together |
| Cllr Hills | attended the Road Home Safety Working Party meeting, and 'Meet Your Council' |
| Cllr Townsend | attended a Friends of Tring Church Heritage (FOTCH) meeting |
| Cllr Mrs Ransley | attended 'Meet Your Council' |
| Cllr Hicks | attended the Hemel Hempstead Hospital Group meeting and urged Members to sign the petition |

TRING YOUTH TOWN COUNCIL

The Council received the minutes of Youth Town Council meeting held on the Wednesday 25th February 2017. Cllr Hills will attend the next meeting (March's meeting had to be cancelled due to the unavailability of the Youth Council Clerk).

RESOLVED: To note the minutes received

18683. THE CLERK'S FINANCIAL STATEMENT AND TO CERTIFY THE SCHEDULE OF PAYMENTS

The Clerk's report and schedule of payments was circulated prior to the meeting and was reviewed at the meeting.

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

18684. TOWN COUNCIL REPRESENTATIVE ON DACORUM BOROUGH COUNCIL'S STANDARDS COMMITTEE:

It has become necessary to change the Town Council's representative on the Dacorum Borough Council's Standards Committee on the guidance of the Dacorum Borough Council's solicitor that the post is inappropriate for the Town Mayor (Cllr Wilkins being the current representative).

RESOLVED: To appoint Cllr Hills as the Council's representative on Dacorum Borough Council's Standards Committee

18685. HERITAGE TRAIL PLAQUE ON MANSION VISTA

The request from Tring & District Local History & Museum Society to place a Heritage Trail Plaque on Mansion Vista and the wording of the plaque was discussed.

RESOLVED: To decline the request as the proposed siting was disrespectful and the wording inappropriate.

18686. EXCLUSION OF PUBLIC & PRESS

To consider a resolution in the following terms: That under section 1 of the Public Bodies (admission to Meetings) Act 1960 the public and press be excluded during the subsequent items of the agenda for this meeting, because it is likely that publicity would prejudice the public interest by reason of the confidential nature of the business.

RESOLVED: To support the resolution as given to exclude the public & press

18687. ANNUAL COMMUNITY AWARD

RESOLVED: To accept the Finance & Policy Committee's recommendation

The meeting closed at 9.35pm

Chairman