

**MINUTES OF THE MEETING OF THE BUILDINGS AND ASSETS COMMITTEE  
OF TRING TOWN COUNCIL HELD VIRTUALLY ON 6th JULY 2020 AT 7.30pm**

**Present:** Councillors: R. Ransley (Chairman)\*  
P. Hearn  
R. Hollinghurst  
A. MacDonald  
P. McDowell  
N. Nutkins  
C. Townsend

**Also present:** Cllr Elley  
Cllr Patterson

Mr M. Curry (Town Clerk)  
Mrs D. Slade (Deputy Town Clerk)

*\* Cllr Ransley was elected by the members present as chairman for this meeting.*

**20136.APOLOGIES**

All members present

**20137.DECLARATIONS OF INTEREST**

As tenant of the Council, Cllr Hearn declared a prejudicial interest in item 20145 and left the meeting when that item was discussed.

**20138.BULBOURNE**

David Barrett Group Manager, Housing Development, Dacorum Borough Council (DBC) addressed the meeting to outline the current situation with regard to the proposed acquisition of Tring Town Council (TTC)'s site at Bulbourne.

After familiarising Councillors with the site, it was explained that, although the site is Green Belt and AONB, there is potential for development. The site was identified in 2017 and consultation with the Planning Dept has provided a basis for future plans. The Planning Department's initial preference was for a single row of nine units along Bulbourne Road.

Following legal searches and after TTC acquired permission from the Secretary of State to sell the land, DBC is now able to undertake intrusive surveys to ensure that the site is suitable for building. TTC would sell the site to DBC but retain the allotment land. The properties would be added to DBC housing stock but the 'Right to Buy' would apply. There would be a local lettings policy.

In addition to the affordable houses, there would be some parking for allotment holders and the adjacent cottages.

Councillors were then given an opportunity to ask questions. In the ensuing discussions the following points were made:

- The design of the houses would exceed building standards and would follow DBC's energy policy to reduce usage, install equipment with the minimum moving parts, and use renewable sources where possible
- Similar rural schemes have been implemented in Kings Langley and Wilstone and have proved popular. Lack of car ownership has not appeared to limit demand for sites with relatively poor public transport facilities. Facilitating the use of alternatives to internal combustion engine vehicles was raised
- Having rural sites gave an alternative to urban sites. The results of DBC's housing needs survey for Tring and surrounding villages would be shared with Councillors
- Councillors were assured that this was an allocated site at DBC and authority had been delegated to approve the purchase. Some legal issues remain to be finalised. DBC would obtain planning permission before approving the purchase. The aim is to have submitted the formal planning application before the end of the financial year
- TTC agreed to DBC's request to conduct initial site surveys subject to sufficient notice being given in order to inform residents
- DBC would consult local residents at the planning stage. TTC would consult with residents regarding the sale of an asset before a formal planning application was submitted. This in turn could feed into the pre-application advice received

David Barrett was thanked for attending the meeting and left at 8.12pm

There was further discussion of the form consultation might take – it was agreed that the benefits to Tring of working in partnership with DBC to provide affordable housing should be stressed as part of the consultation. In addition, whilst not an objective of the project, there would be a large sum for capital investment in Tring. It was confirmed that the Council had not discussed how the sum would be spent.

- RESOLVED:**
- (i) To agree Dacorum Borough Council's request to conduct an initial site survey with dates and times provided in order that the Town Council can inform local residents when appropriate
  - (ii) To conduct a consultation on the sale of the Council asset if the survey results are satisfactory once outline plans are produced by Dacorum Borough Council for pre-application advice

**20139. TO CONFIRM THE MINUTES OF THE BUILDINGS & ASSETS COMMITTEE MEETING HELD ON 10<sup>th</sup> FEBRUARY 2020**

- RESOLVED:** To accept the Minutes as presented and for the Chairman to sign them.

**20140. MATTERS OF REPORT FROM THE MINUTES**

Nothing to report

**20141. CHAIRMAN'S COMMUNICATIONS**

Nothing received

**20142. PUBLIC PARTICIPATION**

No members of the public present.

**20143. TO RECEIVE UPDATES (VERBAL) ON PROJECTS INVOLVING COUNCIL PROPERTIES**

The Deputy Clerk briefed Members on the work being done in relation to the Council's properties.

**The Market House, 61 High Street, Tring HP23 4AB and Information Centre, 99 Akeman Street, Tring HP23 6AA**

- 1<sup>st</sup> Floor Back Offices (Liaison Financial Services) – quotes to provide loft ladder to allow access to loft space. Possibility of asbestos – therefore use restricted.
- 1st Floor Front Office (TTC) – removal of archives and loft insulation on hold
- Units 2 and 3 (Sands Trading) – electrical work completed
- Information Centre – 2 new Information Assistants appointed on a part time basis to provide cover as required.

**Church Square, High Street, Tring**

- Meeting with flagpole supplier – can probably use existing fixing
- Flower bed and hanging baskets not planted

**Mansion Vista, land adj. Memorial Garden, High Street, Tring****Pond Close (North) and Nora Grace Hall**

- Playground to remain closed as insufficient resources to manage risk – further advice awaited
- Basis for contract to survey existing site has been received.
- Meeting of Nora Grace Hall Working Party to be arranged (virtual) to consider next steps

**Brook Street land**

- “pod” from Waste King delivered and in daily use
- White lining of parking bays not undertaken yet
- Southern Gas – recompense?
- Site being used by developer of garage?

**New Mill land off Icknield Way**

- Meadow Brook – regular litter pick and mowed once

**Bulbourne Land**

- Gate needs repairing – quote received and accepted but work not completed
- Skip in Car Park while resident carries out work in garden – access from paddock via adjoining land

**Duckmore Lane land**

- Allotments – 2 vacant plots (1 offered). 26 on waiting list. Inspection and contact with tenants not working plots appropriately (mid June)
- Millennium Wood and meadow – No Friends Group due to lock down
- Grass keep – being grazed

**Skate Park, Pound Meadow**

- had been open and used throughout
- Youth Council working on plans for re-vamp

**Tree Audit** – to be presented to A&E on 7<sup>th</sup> September 2020.

Cllrs Ransley & Hollinghurst had received correspondence on improving the skate park. The Deputy Clerk ask the Youth Town Clerk to contact the correspondent.

The Assistant Town Warden, Philip Cartwright was thanked for his work during lockdown and as was the Town Warden, Colin Jones, for the contribution made by him whilst shielding.

**RESOLVED:** To note the update

*Cllr Hearn left the meeting at 8.42pm*

**20144.EXCLUSION OF PUBLIC & PRESS**

**RESOLVED:** That under section I of the Public Bodies (admission to Meetings) Act 1960 the public and press be excluded during the Items below, because it is likely that publicity would prejudice the public interest by reason of the confidential nature of the business to be conducted.

**20145.TO REVIEW INCOME FROM THE COUNCIL'S PROPERTIES**

A report on the income derived from the Council's properties was circulated prior to the meeting. This was reviewed in light of the current trading conditions. It was agreed to monitor the situation.

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**RESOLVED:** To make the period April 2020 – June 2020 rent free for the Friday Market & the Farmers' Market because of the coronavirus pandemic.

The meeting closed at 8:55 p.m.

Chairman