

**MINUTES OF THE 48<sup>th</sup> ANNUAL MEETING OF TRING TOWN COUNCIL HELD AT NORA GRACE HALL, FAVERSHAM CLOSE ON MONDAY 24<sup>th</sup> MAY 2021 AT 7.45 p.m.**

**Present:** Councillors: R. Ransley  
A. Caps  
P. Elley  
R. Hollinghurst  
A. MacDonald  
N. Nutkins  
P.Hearn  
C. Townsend  
S. Wilkie

**Also Present:** Mrs L Housden, Town Clerk  
13 members of the public (x2 left after the appointment of the mayor)

**Absent:** Councillors: P. McDowell  
B. Patterson  
H.Piper  
Mrs D. Slade, Deputy Town Clerk

**20499. ELECTION OF MAYOR**

It was **PROPOSED** by Cllr Ransley and **SECONDED** by Cllr Caps that Cllr Townsend be elected Town Mayor for the ensuing year. There being no further nominations, it was unanimously **RESOLVED** that Councillor Townsend be elected Town Mayor to hold office until his successor became entitled to act as Town Mayor at the next Annual Meeting of the Council.

Cllr Townsend gave his consent by signing the Declaration of Acceptance of Office and put on the Mayoral Chain of Office (after being sanitised).

**20500. APPOINTMENT OF DEPUTY MAYOR**

Cllr Townsend opened the item to appoint a Deputy Mayor for the Council Year May 2021 to May 2022.

It was **PROPOSED** by Cllr Townsend and **SECONDED** by Cllr Ransley that Councillor Elley be appointed Deputy Mayor for the ensuing year. There being no further nominations, it was unanimously **RESOLVED** that Councillor Elley be appointed Deputy Town Mayor to hold office until the next Annual Meeting of the Council.

**20501. TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Mc Dowell (Covid 19 concerns), Cllr Patterson (illness), Cllr Piper (transport delays) and the Deputy Clerk (Covid 19 concerns).

**RESOLVED:** To accept the apologies for the reasons given.

**20502. TO MAKE DECLARATIONS OF INTEREST**

Cllr Hearn expressed an interest in Licensing as a member of Dacorum borough Council Licensing Committee and would not take part in item 20512.

**20503. TO CONFIRM THE MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 26<sup>th</sup> APRIL 2021**

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

**20504. APPOINTMENT OF COMMITTEES**

Details of the current and proposed committee structure together with the details of the chairman for each committee were circulated prior to the meeting. Copies of the existing Terms of reference together with proposed amendments were circulated prior to the meeting.

**RESOLVED:**

- (i) To accept the proposed committee structure as presented.
- (i) To accept the proposed chairman for each of the Town Council Committees as presented.
- (ii) To approve the terms of reference subject to the recommended amendments being made.

**20505. APPOINTMENT AND NOMINATION OF REPRESENTATIVES ON OUTSIDE BODIES**

A copy of the existing and proposed list of representation had been circulated.

**RESOLVED:** To approve the representatives of outside bodies as proposed subject to the amendments agreed.

**20506. DATES OF FUTURE MEETINGS & THE 'MEET YOUR COUNCIL' INITIATIVE**

A report had been circulated prior to the meeting recommending that the Committee meetings for June become working party meetings & decisions for that period to be delegated to the Clerk so that those meetings can be held virtually in light of the Coronavirus 19 pandemic restrictions. Agendas still to be issued, members of the public to be invited to attend and speak and notes be taken and published. The terms of reference for the relevant committees to apply save for the ability to make decisions. A draft timetable was also circulated prior to the meeting.

- RESOLVED:**
- (i) To approve the June Committee meetings becoming working party meetings on the terms proposed above. To delegate decision making responsibility to the Clerk until the next full Council meeting on 21st June 2021. The Town Clerk may do anything pursuant to the delegated power of duty, which it would be lawful for the Parish Clerk to do, including anything reasonably implied or incidental to that power of duty. However the Clerk will exercise those powers in accordance with the Approved Budgets, Financial Regulations, Standing Orders, Council's Contract Procedure Rules, Council's Policy Framework and all statutory common law and contractual requirements.
  - (ii) To approve the schedule of meetings as presented and to approve the dates of the 'Meet Your Council' initiative

**20507. MATTERS OF REPORT FROM THE MINUTES**

Nothing to report.

**20508. PUBLIC PARTICIPATION:**

This item was moved ahead of it 20509 below so comments could be heard from members of the public in respect of the Park Run being cancelled.

*standing orders suspended at 8pm*

*The following comments were received in respect of Tring Park run having been cancelled:*

- Permission to operate Tring Park run had been withdrawn by the Woodland Trust. Dacorum Borough Council (DBC) own the Park and it is managed by the Woodland Trust. The run had been operating for 6 and half years. Although it is a run it is also a community and social event. With a lot of volunteers and enables access to free exercise. The benefits include improving people's mental well being. The final reason given for withdrawing consent is the perceived damage to the park. The park is a SSSI site but the route that had been agreed does not cover that part. Woodland Trust are refusing to engage with them or responding to complaints. The MP has supported the group & DBC has also asked the Trust to reconsider. He is asking Tring Town Council to support the group in any way they can by encouraging the Woodland Trust to engage with the group and to use what mechanisms are available to engage with DBC.
- Another member of the public queried if there was a representative of the Council for the Woodland Trust and it was confirmed there no longer was. The same person then asked if the Council could encourage individual members of the Woodland Trust to support the Park run group.
- A further member of the public added that when the woodland Trust applied to build a carpark they commissioned an ecological survey which indicated that the visitor footfall is not the key issue affecting the site's important ecological features but that the site would benefit revisions to its management regime.

*The following comments were made in respect of planning application 21/01148/FUL:*

- A member of the public's objections included that it is less than 3 car lengths away from the veterinary practice and is far too close given that it is a 9 acre field. There were concerns that there would be smell from the manure and flies near a sterile veterinary practice. It was also her belief that it was unjustifiably large for 3 horses and could set a precedent for future applications. Why couldn't a set of 3 stables be put near the original access or towards the bottom of the field which would be more in keeping.
- The applicant for the application spoke, revised plans had been submitted which moved the stables further away from the boundary and it has been revised into a row of stables rather than an American Barn. The use of the stables were purely for the family ponies. The ponies have been on the land for 10 years. More extreme weather conditions and the ponies getting older meant that the building was required. Only 4 stables had been requested which wasn't a large amount considering the size of the field. The land is on a slope so levelling work would be required to put it at the bottom & the land does become wet. Between the boundaries there is a very thick hedge which will remain together with additional hedge and only the back of the row of stables will be towards the veterinary surgery. Trying to keep everything compact & into the corner of the field & using the loading method so trees are not impacted. The muck heap will be moved away from the boundary which will be a significant improvement.

- Another member of the public spoke to say that although amended plans had been submitted it has only moved it away from the boundary not the vets building. If the building was smaller there would be plenty of room at the bottom of the field. If the building could just be moved there wouldn't be a problem.

*The following comments were made in respect of planning application 21/01870/FUL:*

- A Lot of the issues had been addressed in the letter which had been given to the Council to read out but concerns included over-development of the site, change of use application which will result in a lot more accommodation & cars into an already crowded area which suffers with congestion, problems with parking & problems with access for emergency vehicles. The drying shed is a historical building in a conservation area that is being moved (as the previous application to destroy was rejected at appeal). The appeal noted at the shed was fragile and likely to be destroyed if moved. Believes that the shed should stay in place.
- Cllr Townsend summarised the issues noted in the letter received regarding this application. Including parking issues, the history of the site, concern that the car parking was seen in a false state as reviewed prior to lock down. The letter had been signed by a lot of people so obviously a strong local feeling.

*The following comments were made in respect of planning application 21/01485/FUL:*

- It is a shame that the historic building is being destroyed. The development originally consisted of 31 houses & then extended to another 3 houses and a further 2 houses to get over the over-development as this was the same number originally put in. It was made sure that there was sufficient green space to accommodate those houses. This application is transferring some of the land in the current development to the new so that 8 houses can be constructed instead of 6. The particular concern are the beech trees on the site. One of the trees was illegally felled as part of the original development. In this application it is the same architect so aware of the position. There are x2 trees with TPO's on & if the land is developed in his opinion it will not be feasible to develop the land without removing the trees.
- A resident from the current development spoke to object to the new application. He agrees that if the trees were to remain the new house would be in complete darkness. The original development where he lived was meant to have pedestrian access through a small area of woodland to Aylesbury Road as the access road is very steep and narrow and because of the gradient of the hill you need to go up with speed. The residents have complained to the developers & Dacorum Borough Council but the developer is not responding. In respect of this application it's a shame to knock down a historic house and why couldn't it be redeveloped instead. The new houses have loft rooms and are far too high and parking is an issue with 34 properties & only 6 guest spaces, 2 of which they want to move.

*Standing orders reinstated at 8.30pm*

**20509. TO RECEIVE SUCH COMMUNICATIONS AS THE TOWN MAYOR MAY DESIRE TO LAY BEFORE THE MEETING OF THE COUNCIL**

The mayor had nothing to report.

The Clerk reported the following:

- The annual playground inspection reports for chapel meadow, pond close & the pond meadow skate park had been received and the full reports would be presented at the next buildings & assets committee meeting.
- The COVID testing at the market place will now be taking place on the next two Sundays in addition to the other dates booked. Further dates will be subject to review of numbers.
- An email had been circulated making members of the Council aware of a vacancy of a Hertfordshire Parish Member on the Chilterns Conservation Board. If anyone is interested in being nominated for this position please let the Clerk know by 12th June (although preferably sooner) and if any interest is received it can then make it an agenda item on the Council meeting on 21st June.
- A topographic and utility survey will be instructed this week with the company that was preferred by the Council, RSK environment Limited for the Nora Grace Hall. Cllr McDowell has managed to re-negotiate a lower price of £3,390 for the topographic part of the survey and £1,880 for the utility part.
- There had been a large amount of correspondence about the recent decision to withdraw permission for Tring Park run. It will add this as an item to discuss on the next A&E committee agenda.

**20510. (i) PLANNING APPLICATIONS:**

The Council considered planning applications that 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.**

21/01148/FUL Construction of stables for private use, change of use of the land to equestrian use, construction of stock fencing and gates to yard, closure of existing access and creation of a new access with hardstanding area and a soft landscaping scheme at land north west of Horseblock Lane, Heath End, Berkhamsted HP4 3UF for Ms Doran (Andrew Parrish )

**Recommendation:** The Council asked the Clerk to ask Dacorum Borough Council if there were revised plans and if so to provide a copy of these revised plans so that it can be reconsidered. If there were no revised plans then Dacorum Borough Council to make the decision without any further input from Tring Town Council.

21/01570/TPO Works to trees at 4 Minall Close, Tring HP23 5BH for Mr Jones (Tristan Goldsmith)

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

## 7051

- 21/01581/FUL Proposed alterations to improve and enhance the elevation of the old cinema plus a rooftop extension on Block B to create 3no. single storey 2 bedroom apartments with roof terraces, parking spaces and binstores at Honours Building, 72-80 Akeman Street, Tring HP23 6AF for Akeman Business Park Ltd (Nigel Gibbs)
- The Council **recommended refusal** of this application due to the fact that a similar scheme is at the appeal process. The parking survey was undertaken in 2015 so is out-of-date and additional vehicles would impact on the whole site. It is over development and out-of-keeping with the street scene.
- 21/01650/LDP Proposed loft conversion with rear facing dormer at 87 Grove gardens, Tring HP23 5PY for Mitesh Mashru (Jane Miller)
- N/A application withdrawn**
- 21/01651/FHA Demolition of rear conservatory and construction of part single and part double storey side and rear extension and rear dormer to garage rear roof slope at 87 Grove gardens, Tring HP23 5PY for Mitesh Mashru (Jane Miller)
- The Council **recommended no objection** to this application.
- 21/01664/FUL Single single storey extension to rear of number 23 &24 Meadowbrook, Tring HP23 5HR for E Hyams (Natasha Vernal)
- The Council **recommended no objection** to this application.
- 21/01672/FHA Glazed canopy to rear at The Stables, White House Gardens, Tring HP23 6FA for Mr Selby (Melissa Martin)
- The Council **recommended no objection** to this application.
- 21/01674/LDP Rear loft with dormer above outrigger to create additional bedroom at 66 Longfield Road, Tring HP23 4DF for Mark Sawyer & Nikki Cawthorn (Elspeth Palmer)
- The Council **recommended no objection** to this application.
- 21/01677/FHA Dormer window to rear pitch of existing roof, conservation roof lights to front and rear pitches of existing roof, enlargement of garage door, replacement of second garage door with window at Jasmine, Cow Lane, Tring HP23 5NS for Innocenti (Briony Curtain)
- The Council **recommended no objection** to this application.
- 21/01690/FHA Rear first floor extension along with new windows to left hand side elevation at 120 Longfield Road, Tring HP23 4DE for Sophie Street (Natasha Vernal)
- The Council **recommended no objection** to this application.
- 21/01734/LDP Loft conversion, rear facing dormer front facing velux roof lights and a single storey rear extension at 9 Goldfield Road, Tring HP23 4AZ for Mr B Jones (Jane Miller)
- The Council **recommended no objection** to this application.
- 21/01750/LDP To replace the existing glass roof of the rear extension with a traditional tiled roof with velux roof lights at 6 Brookfield Close, Tring HP23 4ED for Mr Twiddle (Melissa Martin)
- The Council **recommended no objection** to this application.

7052

- 21/01401/FHA Demolition of existing single storey rear extension and outbuildings and construction of a single storey side extension and barn extension to include a garage at Langley Farm, Cholesbury Road, Tring HP23 6JH for Mr and Mrs Henegan (Melissa Martin)
- The Council **recommended no objection** to this application.
- 21/01777/TPO Works to trees at Riva, 10 Okeford Close, Tring HP23 4AJ for Mr Mills (Tristan Goldsmith )
- The Council **recommended refusal** as no arboricultural report had been included with the application and inaccurate information had been provided.
- 21/01828/LDP Loft conversion at 15 Hollyfield Close, Tring HP23 5PL for Mr MacKenzie (Laura Bushby )
- The Council **recommended no objection** to this application.
- 21/01485/FUL Demolition of existing buildings. Construction of 8 new houses with associated parking and landscaping at Convent of St Francis de Sales Preparatory School, Aylesbury Road, Tring HP23 4DL for Acre Tring Ltd (Intan Keen )
- The Council **recommended refusal** on the following grounds: overdevelopment of the site causing a detrimental impact on the residents of the neighbouring development particularly in relation to parking issues; increased traffic on access road and consequently on to Aylesbury Road; lack of safe pedestrian access to Aylesbury Road; loss of historic property in/near the Conservation Area; damage to natural habitat on established wildlife corridor.
- 21/01720/FUL Change of use from agricultural land to dog walking paddock at West Leith Farm, Tring HP23 6JR for Lisa Burchmore (Nigel Gibbs )
- The Council **recommended refusal** on the following grounds: change of use is inappropriate in a rural location; the existing access is a lane used for walking, cycling and as a bridleway (motorcycles prohibited); existing access to property is sufficient; build up of toxicity in soil should be avoided; plans for waste disposal are inadequate; fencing within the AONB and green belt should be avoided to allow undisturbed access for wildlife.
- 21/01825/LDP Proposed single storey side extension at 3 Hawkwell Drive, Tring HP23 5NN for Mr Baker (Natasha Vernal )
- The Council **recommended no objection** to this application.
- 21/01829/OUT Agricultural barn required for storage and maintenance of farm machinery at The Farmhouse, Marsh croft Lane, Tring HP23 5QN for Mr Taylor (Robert Freeman )
- The Council **recommended refusal** as there is an existing barn on the site. The need for another building within the AONB is questioned.
- 21/01870/FUL Relocation of existing drying shed and construction of 2no. two bedroom houses with parking , gardens and all ancillary works. the works also includes roadway improvement/alterations to those approved under permission 4/02850/18/FUL at Drying Shed Akeman Business Park Akeman Street Tring Hertfordshire HP23 6AF for Aurient Commercial (Colin Lecart )

The Council **recommended refusal** on the following grounds: overdevelopment of the site would have a negative impact on neighbouring residents – both within the Business Park and the surrounding streets (Conservation Area); there is no explanation of where the drying shed is to be relocated; concerns about access to and from the site were also raised.

21/01871/FUL Pedestrian ramp access (amended layout to 4/02304/18/MFA) for Mr Shenton (Woodland Trust) (Briony Curtain )

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

21/01901/FHA Two storey rear extension at 34 Drummond Ride, Tring HP23 5DF for Dr Loughlin (Jane Miller )

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

21/01520/AOP BUCKS ABDC

Change of use of public house to residential use and conversion of public house to two flats with two storey rear extension and single storey side extension and demolition of existing conservatory, demolition of existing outbuildings and erection of 4 houses, change of boundary location with 30 Startops, change of access for 30 Startops and erection of car port for two vehicles and enclosed store, two storey side extension for 30 Startops at Anglers Retreat PH and 30 Startops, Startops End, Lower Icknield Way, Marsworth, Bucks HP23 4LJ

The Council recommended **refusal** of this application. Although not within Tring Town parish, this change of use would be the loss of an amenity within the area and one that is used regularly by Tring residents who enjoy walking round the reservoirs. There are also access and flooding issues which would need to be addressed.

**(ii) LIST OF DECISIONS BY DACORUM BOROUGH COUNCIL IN RESPECT OF RECENT PLANNING APPLICATIONS**

The Council noted the decisions by Dacorum Borough Council which were circulated to members prior to the meeting.

**RESOLVED:** To note the planning decisions received

**20511. TEMPORARY TRAFFIC REGULATION ORDERS:**

Details of:

- (i) TRO16600 - The Hertfordshire (Temporary Closing of Longfield Road, Tring during a 'Residents Street Party') Order 2021.
- (ii) TRO16636 - The Hertfordshire (Temporary Closing of Beaconsfield Road, Tring during a 'Big Lunch Street Party') Order 2021.
- (iii) TRO16682 - The Hertfordshire (Temporary Closing of Langdon Street, Tring during a 'Residents Street Party') Order 2021.

**RESOLVED:** To note the above orders.

**20512. PREMISES LICENCE APPLICATIONS:**

Details of:

- (i) M052335: Costa Coffee Shop, George House, High Street, Tring, Herts HP23 4AF
- (ii) M052392: The Grand Junction Arms, Bulbourne Road, Bulbourne, Tring Herts HP23 5QE
- (iii) M052405: Chilfest (outdoor event) The Dorian Williams Sports Ground (To include Pendley Manor Activity Meadow), Cow Lane, Tring, Hertfordshire HP23 5QY
- (iv) M052445: Black Goo Ltd, 98 High Street, Tring, Herts HP23 4AF

**RESOLVED:**

- (i) The Council has no objection to the application
- (ii) The Council has no objection to the application
- (iii) The Council has no objection to the application
- (iv) The Council has no objection to the application but would like the Clerk to forward on the following concerns there is a bike rack outside the premises. If there is a bike on the rack there is very little room between the bike rack & the table. Maybe having a sign asking for bikes to be parked on the roadside or an alternative solution as it makes the path very narrow for pedestrians particularly if they have prams/buggies or electric scooters etc.

**20513. FINANCIAL MATTERS:**

The Clerk's briefed Members on the year-end position for 2020-21. Details of regular and automatic payments were circulated prior to the meeting with the schedule of payments.

- RESOLVED:**
- (i) To note the Clerks Financial Report
  - (ii) To approve the regular and automatic payments as presented
  - (ii) To approve the Schedule of Payments

**20514. GRANT APPLICATIONS:**

The application for grant funding from Tring Together, in partnership with Tring Brewery was considered.

**RESOLVED:** To make a grant to Tring Together (in partnership with Tring Brewery) in the sum of £2,000 under the powers granted by the general power of competence.

**20515. OUTSIDE BODIES**

Members gave reports of meetings attended when representing the Council:

- Cllr Nutkins reported that the Justice and Peace Group are working on the bee friendly tring project together with other groups and it is going well.
- Cllr Elley had taken part in a virtual meeting with FOTCH. They hadn't raised as much money this year in terms of activities but most of the financial objectives were long-term ones.
- Cllr Hollinghurst had been in touch with the TDLH museum society and they are planning to open the museum again on 4th June on Friday & Saturdays.

**20516. TRING YOUTH TOWN COUNCIL**

A report from the Clerk to the Youth Council was circulated prior to the meeting.

**RESOLVED:** To note the report.

**20517. BULBOURNE**

A design statement of the proposed development (provided by Dacorum Borough Council) was circulated prior to the meeting.

**RESOLVED:** to approve in principle the design statement, to discuss the public consultation in more detail in a future meeting and to permit the solicitors to continue to proceed with the legal work in the interim.

**20518. EXCLUSION OF PUBLIC AND PRESS** A resolution was considered that under section I of the Public Bodies (admission to Meetings) Act 1960 the public and press be excluded during the following 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 exclude members of the press and public.

**20519. PROPOSED SALE OF LAND AT BULBOURNE**

A copy of the valuation and proposed sale price (provided by Dacorum Borough Council) was circulated prior to the meeting.

**RESOLVED:** The valuation and sale price was approved in principle subject to the outcome of any public consultation.

**20520. USE OF THE MARKET PLACE**

The report and the agreement referred to that were circulated prior to the meeting were discussed.

**RESOLVED:**

- (i) To authorise the Clerk to enter into the agreement with the company to hire the market place.
- (ii) To permit the morris dancers to rehearse on the market place as requested for no fee.

The meeting closed at 9.15 pm

Chairman