

MINUTES OF THE MEETING OF TRING TOWN COUNCIL HELD AT VICTORIA HALL, AKEMAN STREET, TRING, HERTS HP23 6AA on MONDAY 22nd NOVEMBER 2021 at 7.30 p.m

Present: Councillors: C. Townsend (Chairman)
R. Ransley
P. Hearn
R. Hollinghurst
B. Patterson
N. Nutkins
A. MacDonald
H.Piper

Also Present: Members of public x6
County Councillor Sally Symington
Mrs L Housden, Town Clerk
Mrs D Slade, Deputy Clerk

20714. TO RECEIVE APOLOGIES FOR ABSENCE

Councillor Elley (Unwell), Councillor Wilkie (Unwell) Councillor Caps (Unwell) and Cllr McDowell (Prior engagement)

RESOLVED: To accept the apologies for the reasons given.

20715. TO MAKE DECLARATIONS OF INTEREST

Cllr Hearn would not participate in the discussions relating to Licensing Applications (Item 20722) as a member of the Dacorum Borough Council Licensing Committee.

20716. TO CONFIRM THE MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 25th OCTOBER 2021

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

20717. MATTERS OF REPORT FROM THE MINUTES

The Clerk provided an update on the proposed sale of Land at Bulbourne. Dacorum Borough Council has now advised that they require the Town Council to agree to Heads of Terms along with a conditional contract before they will submit their planning permission.

The heads of terms are currently being discussed between officers, and advice is being obtained from the town council's instructed solicitor. The respective solicitors will draft the conditional contracts. Once final drafts are available, they will be presented to the Council for approval. The conditional contract would not be entered into until and if the Council voted to do so.

20718. TO RECEIVE SUCH COMMUNICATIONS AS THE TOWN MAYOR MAY DESIRE TO LAY BEFORE THE MEETING OF THE COUNCIL

- The Mayor had attended the funeral of the former police constable who had died working on the canals.
- The Mayor had laid a wreath at the Sunday remembrance service on the 14th November 2021.

The Clerk reported:

- Rennie Grove Hospice had provided an update report that the grant given to them by the Council in October last year has been used to purchase Lone Worker devices for their Dacorum Team of Hospice at Home nurses, who provide nursing care to Tring residents with life-limiting illnesses.
- Tring Together has provided an update on what the Councils grant for the Tring Music Partnership has been used for including a list of events that had already taken place and future events planned.
- Dacorum Borough Council has launched a public consultation on the re-development of the skateboard park.
- Feedback has been received from Montpelier Estates who recently gave a presentation to the planning committee about a proposed erection of a nursing home.
- A letter had been received from Luton Borough Council advising that the variation of planning conditions for the London Luton Airport application is being considered by their Development Management Committee meeting on 30th November 2021. If any of the council members would like to attend, details of the meetings had been circulated.
- An email had been received from DBC councillor Nick Hollinghurst in respect of a proposal for a network of shared cycle/footways through and around Tring. The proposal would be considered in more detail at the Allotments & Environment Committee on 6th December.
- The Nora Grace Hall Working Party met last week & have prepared an initial brief for the architects which had been circulated. Further updates will follow as progress is made and any decisions are required.

- Herts & Middlesex Wildlife Trust would be using the Church Square on Thursday 23rd December and Thursday 13th January for a pop up stand to promote their work.
- A request had been received from a widow of an army veteran killed in a motorcycle accident to use the Market Place on 6th December at around 2.30 pm for around one hour so the military community could meet there to provide a motorbike escort for the funeral. There were no objections made to this request being granted.
- A meeting of the staffing and employment committee would take place on 29th November 2021.

20719. PUBLIC PARTICIPATION:

standing orders suspended at 7.40 pm

- A member of the public spoke, raising concerns in respect of an application reference 21/03387/DRC (not on the current planning list). The new house windows were looking directly into numbers 136, 138 and 140 Kingsley Walk and no obscure glass was being used. They believed this future application was asking for the intended screening not to be put in between the housing and the development. There was also a green corridor from Brook Street heading towards Tring and the trees had been reduced or taken down. The original plan had shown designated parking spaces for contractors to use but they were parking on the grass causing it to become muddy and making it dangerous for school children to cross the road. The site was also not operating safely.
- The next members of the public spoke in respect of the planning application 21/04072/FUL. He didn't object to the change of use but was concerned that the drain extended into the communal gardens of his property (which had decking over it.)
- Another member of the public spoke in relation to application 21/03528/FUL. He had concerns as to the size and impact on numbers 66 & 68 Western Road. The height and depth would cause overshadowing and loss of light and change the visual. It was a condition of planning that a window was added to the kitchen/diner of the basement flat to provide sufficient light for it to be habitable. This window will be entirely overshadowed.
The extension breaches the 45° rule of right to light, there is no provision for parking and the boundary line is incorrect which gives a false sense of scale.

- County Councillor Sally Symington provided the following updates:
 1. The abandoned bikes outside of the library were being moved.
 2. The sunken drains in the library access road would be fixed.
 3. The fee to put equipment on the library land for the Tring Christmas festival had been waived and a reduced fee would be charged next year.
 4. The drainage at Chapel Meadow had been cleared.
 5. Money had been allocated from the Highways locality budget to Footpath 41 and the path near Nora Grace hall up to Kingsley Walk.
 6. Controlled parking zones, double yellow lines and 20mph zones were to be investigated to see if a realistic solution to the parking and speeding problems and she would like us to all work together.

Standing orders were reinstated at 8.00 pm.

Three members of the public left.

20720. PLANNING APPLICATION:

The Council considered planning applications that had been referred by the 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.

21/04117/FHA Proposed first floor extension and rear two storey extension. Construction of garden room at 21 Manor Road, Tring HP23 5DA for Miss Grigsby (Jane Miller)

The Council recommended **NO OBJECTION** to this application but if the garden room is to be used for business purposes parking for customers needs to be considered.

21/04164/FHA Single storey rear extension following demolition of existing rear flat roof extension and conservatory (resubmission of lapsed approval 4/01782/18/FHA) at 78 Mill View Road, Tring HP23 4EW for Mr and Mrs Munn (Tristan Goldsmid)

The Council recommended **NO OBJECTION** to this application.

21/04072/FUL Change of use of existing Pilates studio into a single storey one bedroom apartment. Addition of a timber shed at 55 High Street, Tring HP23 5AG for Mr Atkins (Colin Lecart)

The Council recommended **NO OBJECTION** to this application but to draw attention to the neighbour's concerns in respect of the shared drainage.

21/04102/FUL Replace wooden stables with similar larger building, construction of all-weather riding surface at 5 Hastoe Row, Church Lane, Hastoe HP23 6LU for Dr White (Daniel Terry)

The Council recommended **REFUSAL** of this application on the grounds of it being too large, over-development, the lighting and its AONB location.

21/04105/FHA Two storey side and part-rear extension, and single storey rear extension following demolition of existing garage at 8 Highfield Road, Tring HP23 4DX for Mr and Mrs Brown (Laura Bushby)

The Council recommended **NO OBJECTION** to this application.

21/04241/SCO Development comprising 1400 dwellings, a new local centre and sports/community hub; a primary school; a secondary school; and public open space and associated infrastructure at land east of Tring for Sam Ryan on behalf of Harrow Estates (Martin Stickley)

The Council notes the contents of the scoping report but they object in principle to the development of green belt land to the East of Tring. On the existing Local Plan this land is not allocated for housing.

21/04210/FUL Change of use from office to two residential accommodations at 18A High Street, Tring HP23 5AH for Peter and Richard Ellis (Robert Freeman)

The Council recommended **NO OBJECTION** to this application.

21/03983/FUL Proposed alterations to improve and enhance the elevations of the upper part of Block B of the Honours Building at Block B, Honours Building, 72-80 Akeman Street, Tring HP23 6AF for Akeman Business Park Ltd (Nigel Gibbs)

The Council recommended **NO OBJECTION** to this application subject to the comments of the conservation officer.

21/04218/FHA Removal of existing pier and arch feature to front of house, construction of pitched roof and new wall at 105 Miswell Lane, Tring HP23 4EX for Mr and Mrs Whittome (Imogen Botrill-Down)

The Council recommended **NO OBJECTION** to this application.

21/03528/FUL RE-CONSULTATION Extension and conversion of existing premises from mixed uses (commercial and residential) to 4x self-contained residential flats at 70 Western Road, Tring HP23 4BB for Mr Lee (Daniel Terry)

The Council recommended **NO OBJECTION** to this application subject to noting the concerns of the neighbours.

The final 3 members of the public left the meeting.

**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.

RESOLVED: To note the planning decisions received

20721. TEMPORARY TRAFFIC REGULATIONS ORDERS

None received.

20722. PREMISES LICENCES

None received.

20723. STANDING COMMITTEES

- (i) Planning Committee held on 8th November 2021
- (ii) Finance & Policy Committee held on 8th November 2021

RESOLVED: To receive and adopt the minutes listed above.

20724. OUTSIDE BODIES

Members gave reports of organisations they represent on behalf of the Council:

- Cllr Ransley - Not an outside body but she attended the Remembrance Service with the Mayor.
- Cllr Patterson - Had attended the last few minutes of the Dacorum Environmental Forum quarterly meeting via Zoom and they were discussing heat pumps. They are currently very expensive.
- Cllr Townsend - He would touch base with Churches Together in Tring.
- Cllr Hollinghurst - The Tring Local History museum now had sufficient volunteers for Friday and Saturday and back to normal opening hours.
- Cllr Nutkins had attended the Thursday Remembrance service with the Council staff on the 11th November 2021.

20725. TRING YOUTH TOWN COUNCIL

The notes of the meeting held on 10th November 2021 were circulated.

RESOLVED: To acknowledge the Youth Town Council notes.

20726. FINANCIAL MATTERS:

The Clerk briefed the Council on the following matters as a report had been circulated prior to the meeting:

- (i) In compliance with the Financial Regulations the Chair of the Finance and Policy Committee had verified and signed the second quarter bank reconciliations and there were no concerns to report. The financial position was very similar to the previous year (excluding CIL receipts).
- (ii) Three quotes for Gym Equipment for Pond Close were circulated together with the Finance & Policies recommendation as to which company to choose.
- (iii) The Council's existing bank was now offering digital banking with the security and control needed which had not previously been available.
- (iv) Authority was requested to increase the credit card limit to £2,000 (from £1,000) The Clerk having a limit of £1,500 and the Town Warden £500 limit.
- (v) The Schedule of Payments was presented for approval.

RESOLVED:

- (i) To accept the Clerk's Financial Statement.
- (ii) To accept the Finance & Policy Committee's Recommendation and purchase Gym Equipment from Freshair Fitness (£11,357) using CIL Monies.
- (iii) To rescind the previous decision to move to Unity Trust Bank and instead to authorise the Clerk to apply for Bankline with NatWest Bank. The Clerk is to be named as administrator on the new account. The persons set to authorise payments to be the same as the existing signatories.
- (iv) To authorise the credit card limit to be increased to £2,000.
- (v) To approve the Schedule of Payments

20727. THE BUDGET 2022/23

The recommended budget allocations were considered. The cost for IT equipment would be reduced to £4,000 as actual costs had been obtained. Ear-marked reserves could be created for this and the Local Plan response rather than have them in the budget. The Carbon footprint assessment, water pipe replacement and post and rail fencing could be discussed in the Allotments and Environment Committee. The Council were asked to consider if they wished to recode the music grant so that it was paid from COVID and High Street Recovery Earmarked reserve.

RESOLVED:

- (i) That the current recommendations above and proposals be taken forward to the next round of the budgeting process.
- (ii) To re-code the music grant (£6,984) so that it is paid from the COVID and High Street Recovery Earmarked reserve.

20728. POLICY REVIEW

The following policies were reviewed by the Finance & Policy Committee and are presented to Council for approval

- (i) Treasury and Investment Policy (Recommendation to remove the footnote at paragraph 1.1)
- (ii) Reserves Policy (Recommendation to remove reference to the legislation at paragraph 1.1)
- (iii) Earmarked Reserves Protocol (Unchanged)
- (iv) CIL Protocol (To ensure the version referring to the Buildings, Assets and Infrastructure Committee is used and to remove the final paragraph regarding IDP)
- (v) Pre-Application Discussions Policy (new)

RESOLVED: To adopt the above policies with any amendments referred to above.

20729. TOWN CRIER ANNUAL NEWSLETTER

A timetable and proposals for the annual newsletter were circulated prior to the meeting.

RESOLVED: To agree to the proposed contents and schedule for the 2022 edition.

20730. MEET YOUR COUNCIL

The next 'Meet your Council' was on Friday at the Friday market and volunteers were required.

RESOLVED: Cllr Nutkins and Cllr Ransley would attend 10 am - 11 am and Cllr Hollinghurst and Cllr Townsend 11 am - 12 pm.

20731. GRANT APPLICATION FROM WENDOVER CANAL TRUST

Details of the application were circulated prior to the meeting.

RESOLVED: To award Wendover Canal Trust £20,000 from CIL monies for the restoration of the Wendover Canal and its towpath.

20732. DACORUM BOROUGH COUNCIL LOCAL PLAN (2020) - 2039) STRATEGY FOR GROWTH

The recommendations of the Local Plan working party were shared.

RESOLVED: To hold off submitting the Landscape statement to Dacorum Borough Council (DBC) and having a meeting with DBC officers until after the government numbers are published, unless the Council decides it necessary to do so beforehand. To authorise another meeting with the planning expert and the working party in the interim.

20733. EXCLUSION OF THE PRESS AND PUBLIC

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.

County Councillor Symington left the meeting.

20734. FRIDAY MARKET LICENCE

The Clerk confirmed that the new Licence had now been finalised and summarised the main terms.

RESOLVED: To authorise the agreement to be entered into and be executed by two councillors and the Clerk with the use of the seal.

The meeting closed at 08:45 pm

Chairman