

**MINUTES OF THE MEETING OF TRING TOWN COUNCIL HELD IN THE COUNCIL CHAMBER, THE MARKET HOUSE, HIGH STREET, TRING ON MONDAY 25<sup>th</sup> SEPTEMBER 2017 AT 7.30 p.m.**

**Present:** Councillors: G. Wilkins  
J. Bowden  
Mrs O. Conway  
Mrs P. Hearn  
S. Hearn  
M. Hicks  
P. Hills  
N. A. Hollinghurst  
N. Nutkins  
Mrs R. Ransley

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

23 Members of the public

**18905. TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs C. Townsend (illness) and H. Grace (prior engagement).

**RESOLVED:** That the Council accept the apologies for the reasons given

**18906. PRESENTATION OF THE ANNUAL GARDEN COMPETITION AWARDS**

The Mayor praised the standard of the winners and then presented the trophies as follows:

- Tring UDC Cup (Overall) – Mr & Mrs Baker
- Trevor Marwood Cup (Small Garden) – Mrs C. Brown
- Coulter Cup (Eight Acres) – Mr D. Connell

**18907. TO MAKE DECLARATIONS OF INTEREST**

Cllrs Mrs Hearn & Mrs Conway explained that they would not take part in item 18913 as members of Dacorum Borough Council's Development Control Committee.

Cllr Mrs Ransley had a personal interest in planning application ref 4/02052/17/TPO.

Cllr S. Hearn had a prejudicial interest in items 18920 & 18923

**18908. TO CONFIRM THE MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 31<sup>st</sup> JULY 2017 AND THE EXTRA-ORDINARY COUNCIL MEETING HELD ON 14TH AUGUST 2017**

**RESOLVED:** To accept the Minutes and for the Mayor to sign them subject to adding Councillor Hills to the attendance list on the 31<sup>st</sup> July 2017.

**18909. MATTERS OF REPORT FROM THE MINUTES**

The Clerk reported the following matters:

- The Case Officer planning application 4/01575/17/FUL Grove Cottages confirmed that planning notices had been posted for the amended scheme

**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:

- 19<sup>th</sup> August 2017      The Allotment Society's Summer Show. The Mayor thanked Cllr Mrs Ransley for her help in judging the competitions
- 3<sup>rd</sup> September 2017      Wendover Arm Trust Open Day
- 6<sup>th</sup> September 2017      RAF Halton Annual Reception
- 10<sup>th</sup> September 2017      Afternoon Tea with Dacorum Mayor at Shendish Manor
- 20<sup>th</sup> September 2017      Dacorum Mayoral visit to Tring

*Tabled:*

- A letter of thanks from Tring Youth Project for the Town Council's grant
- A letter of thanks from the local Branch of the Royal British Legion for the grant from the Town Council to support the Passchendaele Memorial Service and also to thank the Councillors who attended the service.
- The letter from the Royal British Legion accompanying the wreath for the Act of Remembrance

*Received:*

- CDA AGM – County Hall Thur 5<sup>th</sup> Oct 5:30 for 6:00pm
- Age UK Dacorum AGM Mon 6th November 11:30am – 1:30 pm High St Baptist Church Tring
- Dacorum Highways Liaison Meeting Council Chamber, The Forum Wed 11th October 6:30 pm - 8:30pm
- New Surgery contract has gone to the Rothschild Surgery
- The new Lord Lieutenant is Robert Voss CBE

**18910. PUBLIC PARTICIPATION: to suspend Standing Orders to allow members of the public present at the meeting to speak with regard to planning applications 4/02152/17/FUL & 4/02152/17/MFA Construction of two new dwellings at land adjacent to Okeford Drive, Tring**

Standing orders were **suspended by resolution** at 7:42 pm.

17 residents in roads close to the recreation ground off Okeford Drive were present to express their opposition to planning applications 4/02152/17/FUL & 4/02152/17/MFA:

- It was valuable open space that should be protected as Tring had a deficit of open space, especially in area in question
- To protect the natural habitat
- The elevation of the site would mean that the proposed houses had a disproportionate visual impact

- The opinion of the Case Officer with regard to the earlier application still applies – the latest amendments were insufficient to offset the damage to the open space
- There was recognition that the land was privately owned and a long term solution was need. Dialogue with the developer on reaching a solution acceptable to all would be welcomed

Standing orders were **resumed by resolution** at 7:53 pm.

**18911. PLANNING APPLICATION**

The Council considered planning applications 4/02152/17/FUL & 4/02152/17/MFA 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 these applications.

The Town Council recommended refusal of this application on the following grounds. There is a deficit of open space within Tring. So the land's designation as public open space should be respected- the proposed is contrary to saved policy 116 Open Land in Towns and Large Villages.

Members felt, on balance, the purported benefits of the development do not warrant an exception being made to allow the development in this instance. However, there is great sympathy for the principle of securing the long term future of the area. Members of the public present at the Council meeting, whilst objecting to the application, expressed a desire to discuss a potential compromise.

Should the decision be that permission is granted, the Town Council would like that to be subject to the withdrawal of permitted development rights

**18912. PUBLIC PARTICIPATION:** to suspend Standing Orders to allow members of the public present at the meeting to speak on matter other than planning applications 4/02152/17/FUL & 4/02152/17/MFA Construction of two new dwellings at land adjacent to Okeford Drive, Tring

No members of the public present wished to speak

**18913. 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.**

4/01715/17/FUL	Change of use from residential flat to sunbed shop at 70A Western Road, Tring HP23 4BB for Miss J Smith The Council recommended <b>no objection</b> to this application
4/01993/17/FHA	Alterations to existing rear projection, including raised eaves height and new flat roof at 35 Wingrave Road, Tring HP23 5HE for Mr French

- 4/02052/17/TPO The Council recommended **no objection** to this application  
Works to trees at 69 Grove Road, Tring HP23 5PB for Mrs P Markwell
- 4/02055/17/FUL The Council recommended **no objection** to this application  
subject to the Tree Officer's report  
Installation of landscape outlook nest on land off Hastoe Lane within existing Tring Park - to be placed within existing trees and shrubs at land at Tring Park, off Hastoe Lane, Tring HP23 for The Woodland Trust
- 4/02067/17/FHA The Council recommended **no objection** to this application  
Single storey front extension at 66 Mortimer Hill, Tring HP23 5JU for Mr R Farrow
- 4/02077/17/TPO The Council recommended **no objection** to this application  
Fell leylandi cypress tree at 6 Mansion Drive, Tring HP23 5BD for Mr A Bojarski
- 4/02089/17/TCA The Council recommended **no objection** to this application  
subject to the Tree Officer's report  
Works to trees at 7 Western Road, Tring HP23 4BE for Mrs M Perkins
- 4/02093/17/LDP Dacorum Borough Council raised no objection  
Single storey rear extension at 5 Carrington Place, Tring HP23 5LA for Ms L Kerr
- 4/01992/17/LDP The Council recommended **no objection** to this application  
Single storey rear extension to replace existing coal store at 35 Wingrave Road, Tring HP23 5HE for Mr D French
- 4/02051/17/FHA The Council recommended **no objection** to this application  
Single storey front and rear extension. Garage conversion into a habitable room. Pitched roof over at 12 Weavers Road, Tring HP23 4EZ for Mrs J Kyte
- 4/02073/17/FUL The Council recommended **no objection** to this application  
Redevelopment of indoor school building, storage barn, hard surface and area of outdoor storage for 4 no. dwellings at Pendley Farm, Station Road, Tring HP23 5QY for Pendley Properties Ltd
- 4/02122/17/FHA The Council recommended **refusal** of this application on the grounds that the proposed development was a change of use and construction of new buildings of a size and scale inappropriate within the Green Belt and to the Chilterns A.O.N.B. The development did not satisfy the exceptions in National Planning Policy Framework paragraph 89.  
Single storey rear extension at 27 Meadow Close, Tring HP23 5BT for Mrs D Carter
- The Council recommended **no objection** to this application

- 4/02121/17/FHA Annex at 27 Meadow Close, Tring HP23 5BT for Mrs D Carter
- RESOLVED** to reject the Working Party's recommendation and **recommend refusal** of this application on the grounds that it is inappropriate development. The neighbouring properties will suffer a loss of amenity.
- Should permission be granted, to ensure that the dwelling created remains ancillary to the house and prevent independent residential use of the building, a condition should be imposed that it shall only be occupied by an immediate family member
- 4/02118/17/FHA Single storey flat roof extension to rear of property to replace existing UPVC conservatory at 15a Pheasant Close, Tring HP23 5EQ for Mr D Gafford
- The Council recommended **no objection** to this application
- 4/02152/17/FUL Construction of two new dwellings. Transfer of land to the west to Dacorum Borough Council for the extension of the existing recreation ground (amended scheme) at land adjacent to Okeford Drive, Tring HP23 4EX for Rivergate Homes Ltd
- The Council recommended **refusal** of this application on the following grounds. There is a deficit of open space within Tring. So the land's designation as public open space should be respected- the proposed is contrary to saved policy 116 Open Land in Towns and Large Villages.
- Members felt, on balance, the purported benefits of the development do not warrant an exception being made to allow the development in this instance. However, there is great sympathy for the principle of securing the long term future of the area. Members of the public present at the Council meeting, whilst objecting to the application, expressed a desire to discuss a potential compromise.
- Should the decision be that permission is granted, the Town Council would like that to be subject to the withdrawal of permitted development rights
- 4/02169/17/TCA Remove T1: Acacia tree at Dilstone, 11 Western Road, Tring HP23 4BE for Treemonkey Tree Care
- The Council recommended **no objection** to this application subject to the Tree Officer's report
- 4/02152/17/MFA Construction of two new dwellings. Transfer of land to the west to Dacorum Borough Council for the extension of the existing recreation ground (amended scheme) at land adjacent Okeford Drive, Tring HP23 4EX for Rivergate Homes Ltd
- See 4/02152/17/FUL*
- 4/01680/17/FHA Loft conversion with front, rear and side velux windows, and rear juliette balcony with obscure glazed screen at 40

Longfield Road, Tring HP23 4DG (amended/additional plans) for Mr and Mrs T Gill

The Council recommended **refusal** of this application on the grounds that the velux windows to the front were out of keeping with the street scene and the use of obscure glass on the balcony was not sufficient mitigation of the overlooking/loss of privacy to the rear

4/02176/17/TPO

Works to trees at 18 Osmington Place, Tring HP23 4EG for Mrs Rowena Pike

The Council recommended **no objection** to this application subject to the Tree Officer's report

### **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.**

- |                 |   |
|-----------------|---|
| 4/01806/17/FUL  | Permission granted for construction of detached dwelling at land at 35 Grove Road, Tring HP23 5HA   |
| 4/01687/17/FHA  | Permission granted to replace rear conservatory with an orangery at 5 Deans Close, Tring HP23 4AS   |
| 4/01882/17/FHA  | Permission granted for demolition of existing lean-to structure. Construction of single storey side extension at 10 Buckingham Road, Tring HP23 4EY   |
| 4/01840/17/FHA  | Permission granted for demolition of existing garage and construction of double garage at 25 Station Road, Tring HP23 5NG   |
| 4/01317/17/FUL  | Permission granted for proposed change of use at ground floor Unit 50 to D2 (leisure) a privately owned gym and personal training centre with associated car parking at Unit 50, Silk Mill Industrial Estate, Brook Street, Tring HP23 5EF                                |
| 4/01318/17/RET  | Permission granted for change of use for Unit 11- vacant Grade II Listed property over first and second floor from B1 and B2 to D2 (leisure) Tring Martial Arts Academy with associated car parking at Unit 11, Silk Mill Industrial Estate, Brook Street, Tring HP23 5EF |
| 4/01333/17/FHA  | Permission granted for single storey front extension at 4 Beech Walk, Tring HP23 5JQ  |
| 4/01885/17/TEL* | Permission granted for proposed base station installation at footpath opposite The Cedars, Station Road, Tring HP23 5NG   |
| 4/01755/17/FHA  | Permission granted for demolition of conservatory and construction of two storey rear extension at 2 Barbers Walk, Tring HP23 4BD   |

- 4/01831/17/FHA Permission granted for construction of orangery at Ashridge House, Orchard Gardens, Tring HP23 5FF
- 4/01229/17/FHA Permission granted for demolition of existing rear single storey garage lean-to. Proposed two storey extension at 30 Icknield Way, Tring HP23 4ET
- 4/02089/17/TCA Raise no objection to works to trees at 7 Western Road, Tring HP23 4BE

\* This decision was contrary to the views of the Council but a condition of approval was that “The local planning authority requests that the location of the mast is identified on site and it is notified when this has been carried out and there is liaison with the local community confirming the precise location”

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

**18914. TEMPORARY TRAFFIC REGULATION ORDERS**

Members considered details of the orders circulated prior to the meeting – TRO 10852 The Hertfordshire (Temporary Closing of Tringford Road, Tring) Order 2017.

**RESOLVED:** To comment to Hertfordshire Highways on the unsuitable diversion selected – that there are: long lengths which are single track with passing places; a single carriageway humpback bridge with a weight limit; narrow stretches with adjacent ditches where cars/vans would not be able to pass each other. It would be more appropriate to divert the traffic down the old A41 (Tring Hill and London Road) to Aston Clinton then right on the Lower Icknield Way B489.

**18915. PREMISES LICENCE APPLICATIONS**

None received

**18916. STANDING COMMITTEES**

The minutes of the following meetings were considered:

- (i) Planning Committee held on 14<sup>th</sup> August 2017
- (ii) Planning Committee held on 4<sup>th</sup> September 2017
- (iii) Allotments & Environment Committee held on 4<sup>th</sup> September 2017
- (iv) Town Plan & Infrastructure Committee held on 18<sup>th</sup> September 2017

**RESOLVED:** To receive and adopt the minutes listed above

**18917. OUTSIDE BODIES**

Members gave reports of meetings attended when representing the Council:

Cllrs S. Hearn, Mrs Hearn, and Nutkins:

attended the RAF Halton Annual Reception

Cllrs Mrs Conway, Mrs Ransley, Hills and Hicks:

attended the Allotment Society’s Summer Show

Cllr Hills

reported that he was unable to attend the Dacorum Environmental Forum because of a conflicting appointment

Cllr Bowden invited Members to a Coffee Morning at the Community Centre on Friday 29<sup>th</sup> September in Support of Macmillan Nurses. Cllr Mrs Ransley noted that the Community Centre has a new 15 year lease from Dacorum

Cllrs Mrs Hearn & Mrs Conway:

reported that Tring Charities were arranging the tenant Christmas visits

Cllr S. Hearn outlined the progress being made on Meadow Brook

The Clerk outlined the points raised during the latest 'Meet Your Council' session. These were almost exclusively matters for Herts Highways – none were within the Town Council's powers. The matters have been passed to the appropriate authority.

**18918. 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 gave details of a quote to provide the Town Crier with an appropriate and correctly sized hat.

**RESOLVED:** (i) To confirm and certify the schedule of payments as presented.  
(ii) To accept the quote from Hat Shopping (recommended supplier of the Ancient and Honourable Guild of Town Criers)

**18919. DACORUM BOROUGH COUNCIL'S SINGLE LOCAL PLAN**

The Clerk explained that the Dacorum Borough Council Cabinet Meeting was postponed to assess the new Government Consultation "Planning for the right homes in the right places: consultation proposals". It was agreed to defer the Planning Committee's consideration of the draft until it had been approved by the Dacorum Borough Council Cabinet.

A request from Aldbury Parish Council had been received to be kept informed of the Town Council's views and matters on the Single Local as they progress. They would also provide any input requested. It was agreed that it was important to liaise with adjoining Parishes.

*Cllr S. Hearn left the meeting at 8:30*

**18920. FUTURE DEVELOPMENT OF THE NORA GRACE HALL**

Cllr Mrs Hearn and the Clerk outlined the discussions held with Tring Together on the future development of the Nora Grace Hall and the steps being taken to progress the project.

Standing orders were **suspended by resolution** at 8:55 pm to allow Mr Coneron of Tring Together to speak.



Mr Coneron thanked the Council for their support and involvement in the project and he was sure that between the organisations a much better facility would be secured.

Standing orders were **resumed by resolution** at 8:56 pm

**18921. 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

**18922. TO RECEIVE A PRESENTATION ON TRING SCHOOL'S DEVELOPMENT PLANS**

This item was deferred at the request of the school. Cllrs Mrs Hearn and Hicks, in the roles as Dacorum Borough Councillors, are liaising with the school.

**18923. FUTURE DEVELOPMENT OF THE NORA GRACE HALL (continued)**

The need to explore the possible legal and governance thoroughly in order to identify the best structure for both parties involved was confirmed.

The meeting closed at 9:31 pm

Chairman