

**MINUTES OF THE MEETING OF TRING TOWN COUNCIL HELD AT
NORA GRACE HALL, FAVERSHAM CLOSE, TRING on MONDAY 25th
OCTOBER 2021 at 7.30 p.m**

Present: Councillors: C. Townsend (Chairman)
P. Elley
R. Ransley
P. Hearn
R. Hollinghurst
B. Patterson
A. Caps
N. Nutkins
P. McDowell
A. MacDonald
S. Wilkie

Absent: H.Piper

Also Present: Members of public x16
Aldi Representatives x2
Mrs L Housden, Town Clerk
Mrs D Slade, Deputy Clerk
Mr A Cartwright, Town Warden

20678. TO RECEIVE APOLOGIES FOR ABSENCE

None Received

20679. TO MAKE DECLARATIONS OF INTEREST

Cllr Hearn would not participate in the discussions relating to Licensing Applications (Item 20687) as a member of the Dacorum Borough Council Licensing Committee.

Cllr McDowell declared that he would not participate in item 20685 as a member of the Dacorum Borough Council's Development Management Committee.

**20680. TO CONFIRM THE MINUTES OF THE ORDINARY
COUNCIL MEETING HELD ON 27th SEPTEMBER 2021**

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

20681. MATTERS OF REPORT FROM THE MINUTES

Nothing to report.

**20682. TO RECEIVE SUCH COMMUNICATIONS AS THE TOWN
MAYOR MAY DESIRE TO LAY BEFORE THE MEETING
OF THE COUNCIL**

- The Mayor had attended a night at the musicals, which had showcased local talent. The Tring music partnership had organised the event, and they had thanked the Council for their grant.

- The Mayor attended and gave a speech at the farmers market where Justice & Peace promoted their leaflet on locally produced and fair trade food.
- The Mayor had also been part of the Apple Fayre procession.

The Clerk reported:

- Tring Youth project had thanked the Council for the annual grant and said that it would help the upkeep of the temperance hall.
- Hertfordshire County Council (with prompting from County Councillor Sally Symington) are now taking legal advice to remove the bikes abandoned at the library cycle racks.
- St Peter & St. Paul church are holding a remembrance service on Thursday 11th November at 11 am at the War Memorial. A copy of the invitation had been circulated. The members of the Council were asked to let the Clerk know by 30th October if they wished to attend.
- Dacorum Borough Council had notified Tring Town Council that the applicant of 2 Timberlakes Church Lane Hastoe Tring, who applied for planning permission for a garage and ancillary workshop, has appealed to the secretary of state against Dacorum Borough Council's refusal of the application.
- Tring Together is setting up a steering group for the preparation for the Queen's Platinum Jubilee celebrations. The first meeting will be in January, and the Clerk will attend on behalf of the Council and report back.

20683. TO RECEIVE A BRIEFING FROM ALDI SUPERMARKETS

Representatives from Aldi supermarkets gave a presentation on their aspirations of locating a store in Tring. They had not found a suitable site yet and were not interested in the Brook Street site, as shown in the Local draft Plan, as it was too small.

Councillors comments included:

- A Councillor commented that the Town Council had not consented to the Brook Street site being in the draft Local Plan, so pleased to hear it was not suitable. Dunsley farm also, in his opinion, was not an appropriate location as there was already a supermarket on that side of Town. It would be better if located to the West of Tring.
- A Councillor asked what would be the benefits to the community. The representative explained the shop offered high-quality food at low prices and genuine employment opportunities for competitive remuneration.

- A query was raised as to why it was felt more supermarkets were needed. The response was, in their opinion, a Town of Tring's population should expect to have a greater choice of supermarkets.
- It was asked if most of the produce was imported, and the Council were told that all of the fresh produce and fresh meat was sourced from the UK.
- A Councillor pointed out that the Town was surrounded by green belt land, and it may be difficult for them to find a location, especially on the edge of the Town.

20684. PUBLIC PARTICIPATION:

standing orders suspended at 7.49 pm

- A member of the public spoke in support of the proposals for the Bulborne development. Usually wouldn't agree with development on green belt land, but the houses were desperately needed. The lack of housing would result in families being forced to move out of the town, leaving them with no family to support them. It had a significant effect on children growing up with no family home.
- Four members of the public spoke against planning application 21/03837/FUL. Their objections included:
 - Over Development - The height increases from 12.5m to 17.5m, and it would be wider. Five external aerials would be required instead of a single closed unit.
 - Out of keeping - The consultation itself had described the area as having a 'green and rural feel', so it would be out of keeping in such a setting. A proposal to place it at the fire station had been dismissed because it would be intrusive, so how could it be considered not to be so in a rural setting.
 - Out of character with existing properties, the cricket pitch and Pound Meadow.
 - Over-development - Size of the equipment
 - Impact on the highway and the Highways had raised concerns.
 - Many more appropriate sites and could set a precedent.
- Four residents from Bulbourne spoke expressing the following concerns with regards to the proposed sale of the Land at Bulbourne:
 - Increase in families and children walking to school. The road was dangerous with no traffic calming measures in place.
 - Against Tring's wider interest as well as Bulbournes and the Liberal Democrat policies.
 - Using ANOB & green belt land for development will erode and destroy the very thing that gives Tring its character.
 - It will set a precedent for other sites in Tring.
 - It will increase the village's population by more than 100%, and there is no community space, and most of the houses on the Bulbourne Yard development have no gardens. A perfect

opportunity to work with Bulbourne residents association to provide a children's park, community gardens or even a small village hall.

- The new development will result in increased traffic movement.
- There are no traffic calming measures in place.
- There is limited visibility from many of the access points onto the busy road.
- Resident car parking could cause dangerous conditions for pedestrians and through traffic.
- Increased pedestrian movement.
- During the Bulbourne yard development, the road and pavements have been disrupted, and the pavement has been left unsafe and is level with the road surface leaving it at risk of flooding.
- It would have a detrimental effect on the environment.
- Could alternative town council-owned land be used, maybe the other allotment site?
- Would traffic surveys be carried out, and the increased HGV traffic taken into consideration.
- Would have an impact on school places
- As such a small development would it have an impact on housing needs.
- The surrounding area does not support use by a disabled person
- Challenges it being described as derelict land

Standing orders were reinstated at 8.09 pm.

The representatives from Aldi left the meeting together with seven members of the public.

20685. 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.

21/03737/LDP Loft conversion with rear box dormer, hip to gable conversion and velux windows to the front at 51 Goldfield Road, Tring HP23 4BA for Mr Mitchell (Natasha Vernal)

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

7125

- 21/03537/FHA Single storey front and rear extension. Front drive alteration at 51 Highfield Road, Tring HP23 4DS for Mr White (Tristan Goldsmid)
- The Council recommended **NO OBJECTION** to this application.
- 21/03782/TCA Works to trees at 26 Park Road, Tring HP23 6BN for Mr Jones (Imogen Botrill-Down)
- N/A - Application had now been granted
- 21/03809/LBC Renovation of existing windows, 2no. replacement timber windows at Clement House, 23 High Street, Tring HP23 5AH for Mr Simpson (Heather Edey)
- The Council recommended **NO OBJECTION** to this application.
- 21/03837/FUL Installation of 1no. 17.5m high monopole and 2no., equipment cabinets together with ancillary apparatus thereto including Armco barrier. Existing monopole to be removed at South Side of Station Road, Tring for Cornerstone (Colin Lecart)
- The Council recommended **REFUSAL** of this application on the grounds of over-development (too high, wide and extra equipment), out of keeping in a green residential setting, highway concerns, noise concerns, potentially hazardous. No certainty that other potential and more appropriate sites have been investigated.
- 21/03455/FHA RE-CONSULTATION Two storey side extension and part rear extensions at 25 Kingsley Walk, Tring HP23 5DN for Mr Ermins (Elspeth Palmer)
- The Council recommended **NO OBJECTION** to this application.
- 21/03871/LDP Loft conversion with front facing velux rooflights and rear facing dormer at 26 Beaconsfield Road, Tring HP23 4DP for Mr Burrows (Imogen Botrill-Down)
- The Council **NOTED** this application.

**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

20686. TEMPORARY TRAFFIC REGULATIONS ORDERS

None received.

20687. PREMISES LICENCES

M053257 - Tring Winery, Unit 46, Silk Mill Industrial Estate, Brook Street, Tring Hertfordshire HP23 5EF

RESOLVED: To note the application received.

20688. STANDING COMMITTEES

- (i) Planning Committee held on 11th October 2021
- (ii) Buildings, Assets & Infrastructure Committee held on 11th October 2021

RESOLVED: To receive and adopt the minutes listed above.

20689. OUTSIDE BODIES

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

- Cllr Wilkie - Additional funding had been secured for the Tring Community Centre garden. A Dacorum Borough Council officer had agreed to carry out some necessary work and provided contacts for people who may give more funding.
- Cllr Hearn reported that Tring Charities were starting their visits and were going to an almshouse next week.

20690. TRING YOUTH TOWN COUNCIL

The notes of the meeting held on 6th October 2021 were circulated.

RESOLVED: To acknowledge the Youth Town Council notes.

20691. FINANCIAL MATTERS:

Reports on the following were circulated before the meeting:

- (i) The Clerk's Financial Statement, including the half-yearly analysis and forecast. The Clerk explained the financial position for September and highlighted items of exceptional expenditure. The Council's finances for the first half of the year were reviewed, and items significantly over budget were highlighted together with an explanation of why. No action was currently necessary for the planned levels of income and expenditure.

- (ii) A request was made to enter into a new agreement with BT for the telephone package and broadband.
- (iii) The schedule of payments was presented.
- (iv) Reports highlighting how the annual grants had been used had been provided.

RESOLVED:

- (i) To note the September accounts and the half-yearly report.
- (ii) To authorise the Telephone and Broadband agreement to be entered into with BT.
- (iii) To approve the Schedule of Payments
- (iv) To note the reports received in respect of the annual grants.

20692. BULBOURNE

A report had been circulated before the meeting summarizing the results of the public consultation, together with copies of the replies received.

Each Councillor had an opportunity to speak and express their views. A vote was then taken if the Council was willing to proceed with the sale of the asset at this stage. The future steps required included Dacorum Borough Council obtaining a successful planning application, Legal terms being agreed, the sale was subject to contracts, an independent valuation may be required. The public notice requirements would need to be complied with. These steps had been set out in the report and explained by the Clerk during the meeting.

RESOLVED: To proceed with the sale of the asset at this stage.

20693. 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.

20694. DACORUM BOROUGH COUNCIL LOCAL PLAN (2020) - 2039) STRATEGY FOR GROWTH

The Clerk shared the comments received from the Chiltern Conservation Board in respect of the Landscape statement.

RESOLVED: For the working party to consider the position and recommend to the Council the next steps to take.