

MINUTES OF THE MEETING OF TRING TOWN COUNCIL HELD AT VICTORIA HALL, AKEMAN STREET, TRING, HERTS HP23 6AA on MONDAY 25th April 2022 at 7.30 p.m

Present: Councillors: C. Townsend (Chairman)
P. Elley
P. Hearn
R. Hollinghurst
P. Mc Dowell
R. Ransley
B. Patterson
N. Nutkins
S. Wilkie

Also Present: Members of public x 40
County Councillor Sally Symington
Mrs L Housden, Town Clerk
Caroline Murray, Deputy Clerk

20920. TO RECEIVE APOLOGIES FOR ABSENCE

Councillor MacDonald (Prior engagement), Councillor Helena Piper (Illness),

RESOLVED: To accept the apologies for the reasons given.

20921. TO MAKE DECLARATIONS OF INTEREST

Cllr McDowell declared that he would not take part in item 20928 as a member of Dacorum Borough Council's Development Management Committee.

Cllr Hearn would not participate in the discussions relating to Licensing Applications (Item 20930), if any, as a member of the Dacorum Borough Council Licensing Committee.

20922. TO CONFIRM THE MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 21st FEBRUARY 2022

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

20923. MATTERS OF REPORT FROM THE MINUTES

- The response to the Luton Rising consultation has been submitted.
- The pre-planning application advice in respect of the Nora Grace Hall has been submitted to the Dacorum Borough Council planning department.

20924. TO RECEIVE SUCH COMMUNICATIONS AS THE TOWN MAYOR MAY DESIRE TO LAY BEFORE THE MEETING OF THE COUNCIL

The Mayor reported that:

- On the 25th March he presented flowers to Polly Eaton, the winner of the annual community award.
- The Deputy mayor attended a diversity day at Tring School.
- The Mayor attended an evening with 2457 (Tring) Squadron ATC hearing about young people's involvement with the RAF.
- It was queried if the concerns raised in the Annual Town meeting had been dealt with for instance the broken benches in Dolphin square. The Clerk confirmed that they had been reported to the relevant parties.

The Clerk reported:

- An Intalink Vehicle, which is free to residents and provides bus and train information together with an officer to answer any questions will be on the Church Square on 28th April & 6th June 2022.
- Tring Lions will be using the Market Place on Sunday 22nd May for a charity boot sale.
- A Morris Dancing group will be using the Church Square and Market Place on Saturday 16th July. They are having a day of dancing to celebrate their 30th Birthday and will be dancing in different areas in Tring between 10.00 and 17.00.
- A local artist has kindly offered to donate to Tring Town Council a very large sculpture of a Stag as part of the Jubilee celebrations. This will be discussed in the Buildings & Assets meeting but the Council were being made aware so that they would have time to consider any suitable locations should the Council choose to accept the donation.
- Dacorum Borough Council has now agreed to adopt a new code of conduct which is a hybrid of the new LGA Model Code and the Council's old code. It will be discussed at the next Council meeting how this Council wishes to proceed in this regard.
- A letter of thanks has been received from the Justice & Peace Group for the Town Councils grant to them back in March.

- A letter has been received from Luton Borough Council confirming that the original planning application made by London Luton Airport has been called by the Secretary of State and the application will be determined on the basis of an inquiry. The Town Council objected to this application at that time and those comments will be considered by the Inspector when determining the application. It is assumed that the Council does not wish to have more of an active part in the inquiry or modify the previous comments. However if anyone does feel that this should be discussed further they should let the Clerk know and it could be put on a future meeting agenda.
- The Clerk and Councillor Patterson attended a briefing from Dacorum Borough Council on Wednesday 20th April regarding the Chilterns Beechwoods Development Restrictions. They said that a number of measures had been put in place to start to mitigate the adverse activities that had been damaging the ecology of the Ashridge Estate. This included from 14th March a no development zone within 500m metres of the site and this includes parts of Tring. The restrictions relate to building new property/properties but not to extensions, care homes, commercial properties etc. This includes some applications that have already been granted permission and new applications. The restrictions are only temporary until a mitigation strategy has been put in place and the estimate is that this is likely to be around 3 - 6 months). The advice given was that the Council should still submit planning comments in the normal way and the affected applications would be dealt with once the restrictions have been lifted. There is no need for the Town Council to draw DBC attention to the no development restrictions as they were already aware of them & obliged to comply with.

20925. TO RECEIVE A PRESENTATION FROM TRING MUSIC PARTNERSHIP:

The Council had provided a grant to the organisation last June to launch Tring Music Partnership following the pandemic. The grant had enabled the following activities:

Demonstrations and experiential workshops for over 140 primary school children. Many of them had never performed before. Those who had performed in these workshops then performed at Towns main events. They had also supported young youth bands.

It was explained that music can help build community and connections and help with mental health. Engaging young people in music creates performers who can enhance community events which in turn brings more people to Tring events.

Tring Town Council were thanked for their support so far and would be contacted again in the near future to assist with future ideas.

RESOLVED: To note the contents of the presentation.

20926. TO RECEIVE A PRESENTATION FROM TRING RADIO REGARDING A PROPOSAL FOR A COMMUNAL FRIDGE IN TRING

The co-founder of Tring Radio explained that two of the biggest problems facing today's society are climate change and food poverty. Both of which this project could help to assist. A community fridge is a refrigerator located in a public space, often with a community pantry attached to it to store non-perishable food and gives the whole town an opportunity to get involved. The first one was set up in Frome in Somerset and is open 9am to 7pm every day. They have used 90,000 surplus food items and saved 140 tons of greenhouse food gases, the equivalent of driving 340,000 miles. Anyone can donate food as long as it is within the guidelines. Anyone can take food from the fridge as often as they can and whenever they need to. People can be embarrassed to go to a food bank. You need: a fridge, volunteers, local businesses who are willing to offer food. One of the primary aims of Tring Radio is to support the community. If the council is willing to support it they suggest a public meeting to discuss.

Councillor Elley asked the question; before the pandemic this idea was mooted by another organisation. Perhaps they could work together? Tring Radio would be happy to pool resources. The mayor supported the scheme and felt it would be great if it could be moved forward.

RESOLVED: To note the contents of the presentation.

x2 members of public left the meeting

20927. PUBLIC PARTICIPATION:
standing orders suspended at 19.50 pm

- A gentleman from the Baptist Church spoke in support of the Community Fridge
- A number of residents expressed their concerns regarding planning application 22/01187/MOA:
 - It is a developer led scheme and he believes the allotments have only been included as there is an oil pipe under the ground which would prevent development in that area. Parking and traffic should be taken into consideration. The energy strategy for the development lacks ambition and should be amplified to a zero carbon approach as has been seen in Oxfordshire.
 - A lady spoke who said that there wasn't the infrastructure to support the development i.e. additional cars, road sizes, car parking, work opportunities, supermarkets. It is dangerously close to AONB.
 - The fields to the left of Marshcroft Lane always used to flood. With global warming etc it seems crazy to consider developing an area named 'marsh'. The last thing Tring needs is a 'Suburb'. Tring needs gradual development that can be absorbed.
 - It cannot be agreed before we know how many houses Tring has to have. The line around the site does not include New Mill where you could build more houses without them being an eyesore. There would be hardly any links to existing facilities in the town. We don't know yet if we need a new school as we don't know how many houses will be built. The application is premature.

- A representative from Grovefield residents association said that whilst not against development in the town it needed to be proportionate development building on brown land and infill but not on greenbelt or AONB as we will never get it back.
- Reiterate everything said before. Also there was considerable emotion over the Dacorum Local Plan which has now been put off and which was strongly opposed. Never known a developer who has been satisfied with the first application and will likely come back and ask for additional houses. Doesn't believe Tring has the infrastructure.
- The land is Grade two agricultural land. We have food supply shortages and are being encouraged to eat locally grown food. In the Positive Planning Framework we are urged to use land in the most efficient way. Building houses is not the only valid use of land. It should be used in the most effective way.

Standing orders were reinstated at 8.10pm.

20928. 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.

22/01187/MOA Hybrid application (with access details of two main access points from Bulbourne Road and Station Road in Full and the main development on the rest of the site in Outline with all matters reserved) for the demolition of all existing buildings on the site and the development of up to 1,400 dwellings (including up to 140 Use Class C2 dwellings); a new local centre and sports/community hub, primary school, secondary school, and public open spaces including creation of a suitable alternative natural green space at Land East of Tring. (Martin Stickley)

The Council **EXTREMELY STRONGLY** recommends **REFUSAL** of this application on the grounds that the site is designated Green Belt and it is not accepted that the proposals demonstrate that exceptional circumstances have been met to release the site for development. Nor is the site included in the current Local Plan and pre-emptive. The site also abuts the Chilterns Area of Outstanding Natural Beauty. In current circumstances there is particular concern that it would cause increased pressures on the Ashridge Estate. It is over-development within a town the size of Tring. There is a floodplain by Station Road and it is unclear if the current water supply will cope with the proposed development. There is an archaeological site (Pendley deserted village). Could cause a loss of biodiversity. The infrastructure claims are entirely unrealistic saying that they will provide schools etc that are outside their powers.

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21/04565/RES Submission of reserved matters (Appearance and Layout) and (Landscaping) attached to planning permission 21/01829/OUT - Agricultural barn required for storage and maintenance of farm machinery at Marshcroft Farm Marshcroft Lane Tring Hertfordshire HP23 5QN (Robert Freeman)

The Council recommended **NO OBJECTION** to this application subject to the views of the Conservation Officer.

x21 members of public left the meeting

22/00304/FHA RE-CONSULTATION Proposed carport with two shutter doors added to the front so that it can be used as secure storage. Side door to the building accessed via the garden at 3 Harvest Turn Icknield Way Tring Hertfordshire HP23 4ET (Briony Curtain)

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

22/00908/FHA Single storey side and rear extensions with alterations to the roof at 9 Mill View Road Tring Hertfordshire HP23 4ER

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

22/00864/ROC Removal of Condition 3 (meter boxes) and variation of condition 5 (approved plans) attached to planning permission 20/01149/FUL (change of use from office to two x2 bedroom dwellings at The Property Department, Orchard House, Crown Rose Court, Tring HP23 5AY (Martin Stickley)

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

22/00901/NMA Non-material amendment to planning permission 21/02137/FUL - (Change of use from Sui Generis to C3 Dwelling. Conversion of HMO to 6 self-contained apartments and associated works including demolition of internal chimney and conservatory at Longfield Aylesbury Road, Tring, Hertfordshire HP23 4DH (Martin Stickley)

The Council **NOTED** this application as it had already been decided.

22/00893/ROC Variation of Condition 2 (materials) and 3 (approved plans) attached to planning permission 20/02503/FHA - side extension, loft conversion and rear single storey extension at 29 Miswell Lane Tring Hertfordshire HP23 4DD (Martin Stickley)

The Council **NOTED** this application as the application had been withdrawn.

X2 members of public left the meeting

22/00909/ROC Variation of Condition 8 (Electric Vehicle Driving Point) and 9 (Approved Plans) attached to planning application 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, cycle spaces & binstores at Akeman Business Park Akeman Street Tring Hertfordshire HP23 6AF (Nigel Gibbs)

The Council recommended **NO OBJECTION** to this application subject to the views of the Conservation Officer.

22/00917/FUL Change of use of ground floor of Honours Building Block A, Akeman Business Park, to provide 1no. one-bedroom flat with private amenity space at Akeman Business Park Akeman Street Tring Hertfordshire HP23 6AF (Nigel Gibbs)

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

22/00927/TCA T1-Lime-work, T2-Norway maple-felling at Hastovan, High Street, Tring HP23 5AH (Imogen Botterill-Down)

The Council recommended **NO OBJECTION** to this application subject to views of the tree officer.

22/00968/FUL Change of use from class E retails and cafe to Nail and beauty salon (Sui Generis) at 42 Frogmore Street Tring (Robert Freeman)

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

22/00989/FHA First and second storey rear extension and internal alterations at 69 Wingrave Road Tring Hertfordshire HP23 5HE (Elspeth Palmer)

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

22/01002/FHA Single storey front extension with pitched roof and single storey flat roof rear extension with lantern rooflight at 31 Beaconsfield Road, Tring HP23 4DP (Laura Bushby)

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

22/01009/FHA Two storey side extension, two storey rear extension and single storey rear extension at Lesanor Bunstrux Tring Hertfordshire HP23 4HT (Jane Miller)

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

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- 22/01023/FHA First floor side extension at The Poplars Duckmore Lane Tring Hertfordshire HP23 6JP (Jane Miller)
- The Council recommended **NO OBJECTION** to this application.
- 22/01028/FHA Single storey rear extension, garage conversion, change of roof to existing garage, internal alterations at 22 Christchurch Road, Tring HP23 4EE (Imogen Botterill-Down)
- The Council recommended **NO OBJECTION** to this application.
- 22/01060/FHA Single storey rear extension. Addition of two rooflights and bi folding door. Introduction of obscure glazed window to side elevation at 12 Chapel Meadow Tring Hertfordshire HP23 5HB (Jane Miller)
- The Council recommended **NO OBJECTION** to this application.
- 22/01075/LBC Internal and external alterations at 4 Park Street Tring Hertfordshire HP23 6AW (Elsbeth Palmer)
- The Council recommended **NO OBJECTION** to this application subject to the views of the conservation officer.
- 22/00475/FHA RE-CONSULTATION) Install Cedral fibre cement cladding to the external faces of a rear facing loft dormer at 65 Grove Park Tring Hertfordshire HP23 5JR (Jane Miller)
- The Council recommended **NO OBJECTION** to this application.
- x5 members of public left the meeting*
- 22/01151/TPO Works to tree at 13 St Francis Close Tring Hertfordshire HP23 4FG (Imogen Botterill-Down)
- The Council recommended **NO OBJECTION** to this application subject to the views of the tree officer.
- 22/01108/FUL Construction of 3 two bedroom mews dwellings at Car Parking Spaces 23 High Street Tring Hertfordshire (Patrick Doyle)
- The Council recommended **NO OBJECTION** to this application but had the following concerns: not sufficient parking, there were a number of existing houses in the same area and for the neighbours concerns regarding windows overlooking their property to be noted by the planning officer.
- 22/00896/FUL Single storey front extensions, replacement flue to front elevation, new external lighting and replacement windows at 53A High Street Tring Hertfordshire HP23 5AG (Cris Lancaster)

The Council recommended that more information is obtained before making a recommendation on this application. The application form provides no details as to waste storage, surface water or how deliveries will be made. The parking at the front is not shown on the plans and the plans are not clear. In addition the colour scheme for the external paint work should be in keeping with a conservation area and the Council would like to know the conservation officers comments on the proposed paint scheme.

22/01163/LDP Garage conversion to form habitable accommodation with new window to front elevation, new doorset and replacement window to front elevation at 3 Barbers Walk Tring Hertfordshire HP23 4DB (Cris Lancaster)

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

22/01174/FHA Single storey rear extension and single storey front garage extension at 2 Netherby Close Tring Hertfordshire HP23 (Laura Bushby)

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

x4 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

20929. TEMPORARY TRAFFIC REGULATIONS ORDERS

TRO18854 - The Hertfordshire (Temporary Closing of Church yard, Tring)

RESOLVED: To note the above order received.

20930. PREMISES LICENCES

None received.

20931. STANDING COMMITTEES

- (i) Planning Committee held on 7th March 2022
- (ii) Finance & Policy Committee held on 7th March 2022
- (iii) Staffing & Employment Committee held on 15th March 2022
- (iv) Planning Committee held on 28th March 2022
- (v) Allotments & Environment Committee held on 28th March 2022

RESOLVED: To receive and adopt the minutes listed above

20932. OUTSIDE BODIES

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

- Cllr Nutkins - Justice of Peace group is currently raising money for Ukraine & Bee Friendly Tring. He had also been one of the Councillors at the Town Council Climate Change stall at the Spring Fayre.
- Cllr Wilkie - Dacorum Borough Council have given the go ahead for the garden at the Tring Community Centre this August.
- Cllr Hollinghurst had also been on the Climate Change stall at the Spring Fayre.

20933. TRING YOUTH TOWN COUNCIL

The minutes of the meeting held on 6th April 2022 were circulated.

Cllr Hearn said that an invite would be sent to the Clerk and the Mayor to the newly renovated Temperance Hall

RESOLVED: To acknowledge the Youth Town Council minutes.

20934. FINANCIAL MATTERS:

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

- (i) Rental income had been received this month in addition to CIL & s106 monies. The exceptional items of expenditure were detailed.
- (ii) The Schedule of Payments was presented for approval.

RESOLVED:

- (i) To accept the Clerk's Financial Statement.
- (ii) To approve the Schedule of Payments

20935. TO CONSIDER AND, IF AGREED, APPROVE THE RECOMMENDATIONS AND RATIFY THE DECISIONS OF THE FINANCE AND POLICY COMMITTEE ON 7TH MARCH 2022

- (i) Annual review of the council's standing orders,**
- (ii) Annual review of the council's financial regulations**
- (iii) the work of the Internal Auditor**
- (iv) Annual review of Asset Register**
- (v) Insurance Renewal**

RESOLVED:

- (i) To approve and adopt the Council's existing Standing Orders with the recommended changes.
- (ii) To approve and adopt the Council's existing Financial Regulations with the recommended changes including the further amendment.
- (iii) To ratify the decision made by the Finance & Policy Committee on 7th March 2022 under minute 20877.
- (iv) To note the updated Asset Register.
- (v) To ratify the decision made by the Finance & Policy Committee on 7th March 2022 under minute 20885.

20936. REVIEW OF THE CHILD PROTECTION POLICY

A copy of the policy with the proposed additional section (which had been added nationally on 'Peer on Peer Abuse') had been circulated prior to the meeting.

RESOLVED: To approve and adopt the Council's existing Child Protection Policy with the recommended changes.

20937. STAFFING & EMPLOYMENT COMMITTEE ON 15TH MARCH

The minutes of the referred to meeting had been circulated with the papers where it had been resolved to:

- (i) To note and implement the new annual pay scales.
- (ii) The clerk's wages to be increased to the next increment on 1st April 2022 as per her contract.
- (iii) To appoint the new Deputy Clerk.

RESOLVED:

- (i) To endorse the implementation of the NALC National Pay Settlement 2021/2022.
- (ii) To endorse the increase of the Clerk's wages to the next increment on 1st April 2022 as per her contract.
- (iii) To endorse the appointment of the new Deputy Clerk

20938. CO-OPTION OF A COUNCILLOR

The Clerk reported that a petition to hold a by-election for the casual vacancy had not been received in the statutory period once the notice of the vacancy had been posted. This meant that the Council could start the co-option process.

RESOLVED: To note the commencement of co-option to fill the casual vacancy

20939. RETURNING TO THE COUNCIL CHAMBERS FOR FUTURE MEETINGS

The Council discussed the risks and merits associated with returning to the Council Chambers for meetings.

RESOLVED: To return to the Council chambers for committee meetings only at this stage subject to agreement (on a meeting by meeting basis) of the Clerk and Chair of the Planning Committee and to be reviewed in 3 months time.

20940. GYM EQUIPMENT

The Council were asked to consider objections that had been received, including a petition, from residents to the location of the gym equipment at Pond Close.

Cllr Wilkie and Cllr Ransley had met with residents and the main concerns related to anti-social behaviour including drug abuse, drinking, smoking, noise and litter.

RESOLVED: To try and resolve the anti-social behaviour by inviting the police to come to a Council meeting to discuss the situation, contacting the anti-social behaviour department of Dacorum Borough Council and clarifying what work is being carried out by Youth Connections in the Nora Grace Hall.

20941. PROPOSED SALE OF LAND AT BULBOURNE

A report was circulated providing the following update:

- A revised application to the Secretary of State would be submitted, as advised, to obtain fresh consent to dispose of the allotment land.
- Heads of Terms, which would form the basis of the conditional contract had been drafted and needed to be agreed by the end of May.
- An updated independent valuation was required.
- Once Heads of Terms had been agreed (the valuation was required for this) a conditional contract could be drafted.
- A public notice would need to be displayed for a prescribed period & the Council to consider any response received.
- The Council would then be asked to make a decision as to whether to enter into the conditional contract.

RESOLVED: To note the update provided.

20942. EXCLUSION OF THE PRESS AND PUBLIC

A resolution was considered that under section 1(2) 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.

20943. PROPOSED SALE OF LAND AT BULBOURNE

(i) The draft Heads of Terms (which are confidential between the parties and their professional advisers) were circulated and discussed.

(ii) A report explaining the requirements of the valuation and providing a quote from the valuer who had previously valued the land was circulated.

RESOLVED:

- (i) To note the contents of the draft Heads of Terms
- (ii) To instruct Aitchison Raffety to provide an updated valuation (£1,750 + VAT).

20944. NORA GRACE HALL LEASE

A copy of the Lease together with a summary had been circulated prior to the meeting.

RESOLVED: Authority was given for the Clerk together with two Councillors to sign and seal the said lease.

The meeting closed at 9.40 pm

Chairman