

## TEWIN PARISH COUNCIL

**Minutes of the Parish Council meeting held on Monday 3rd October 2016 in Tewin Memorial Hall at 7.45pm.**

**PRESENT:** Cllrs K.St Pier (Chairman), Cllr A.Hill, Cllr B. Evans, Cllr D.Howson, Cllr K. Lawson, Cllr D. Lloyd, and Cllr J.Sheridan.

In attendance: Mrs C.McFarlane (Clerk), East Herts Councillor Michael McMullen and seven parishioners.

**58. APOLOGIES FOR ABSENCE** were received from Cllr N.Moore and East Herts Councillor Linda Haysey.

### **PARISHIONERS COMMENTS**

One parishioner and the Tim Hayward Smith of the Community Development Agency for Herts came to outline their proposal for a 10 seater minibus on Saturdays potentially providing three return journeys from Tewin to Hertford. They have obtained funding to cover 50% of the annual cost from East Herts Council and a further £500 from CDA and wanted to ascertain whether the Parish Council would consider providing the remainder. The Parish Council advised that they had no objections to the basic proposal but would like to receive more detailed information on the proposal at the next parish council meeting.

Two parishioners attended to outline their concerns about the planning application for the caravan site off Burnham Green Road.

Three parishioners attended to outline objections to the proposal for a bungalow adjacent to 16 Harwood Close.

### **59. NO DECLARATIONS OF INTEREST**

### **60. PLANNING**

#### **Planning Applications Received**

**3/16/2045/FUL - 16 Harwood Close, Tewin** - Demolition of garage and linked roof and construction of new bungalow  
*TPC objects to this proposal as the new dwelling is not compatible with the surrounding area, does not complement the existing development pattern and does not respect the character or visual quality of the surrounding area. There are also numerous parking issues and implications. The proposal does not respect and is detrimental to the amenity of neighbours particularly in relation to on-street car parking, being overlooked and loss of outlook. The Parish Council is concerned about the increased difficulty of access for emergency vehicles and supports the suggestion of obtaining the comments of a fire officer. There is no information about refuse bin storage for number 16. If residents keep them in the back garden, they are unlikely to be willing to bring them right round to the front of the property. So they will either put them outside the new back gate obstructing the footpath or they will be kept permanently on the frontage. With reference to the appeal comment on the previous application 3/15/1563/FUL for this property the inspector's consideration of, and negative opinion on, the effect on the character and appearance of the surrounding area and on the living conditions of the occupiers of neighbouring properties and users of the footpath, still apply to the new application because this new application is still not in keeping with the character and appearance of the surrounding area and is still 75% higher than the existing boundary wall.*

**3/16/2100/LBC - The Old Dairy, Warrengate Farm, Money hole Lane, Tewin** - Open sided sun loggia attached to the end of house with part glazed and slates roof on timber clad posts - *TPC No Comment.*

**3/16/2119/HH- 4 Desborough Drive, Tewin** - Two storey front extension involving demolition of first floor bathroom - *Tewin Parish Council objects to the proposal as the cumulative effect of the extensions (including the recent Certificate of Lawfulness) will disproportionately alter the dwelling and result in overdevelopment of the site. This will have a detrimental impact on the environment of the surrounding area and harm the rural openness and character of Tewin Wood. The proposal represents inappropriate development in the Green Belt and is another example of progressive urbanisation of the area along with the replacement of informal boundary hedges or open plan frontages with brick walls, fences and gates. Solving a supposed problem with the two existing brick piers is not an adequate justification for permitting another extension beyond the original footprint.*

**3/16/2016/FUL - Club Cottages Caravan Site, Burnham Green Road, Burnham Green** - Construction of internal site access road giving individual vehicular access and parking for each unit - *TPC object to the proposal as there are concerns about the impact on sewage and flooding, the accuracy of the application form and the compromising of the essential green aspect of the area. No mention has been made of the water course, that the site is prone to flooding and that the road is not designed to take the weight of an 18 tonne fire truck. The Parish Council are also concerned that visiting drivers may not appreciate the interaction of the road and the public footpath.*

#### **Planning Decisions**

**3/16/1772/FUL - Land Rear of 16a Hertford Road, Tewin** - Construction of a single chalet style detached dwelling with access and landscaping. Construction of detached open garage for 12 Hertford Road - *TPC No Comment - EHC Refused.*

**3/16/1783/FUL - Land Between 39a Upper Green Road and Mimram Drive, Tewin** - Erection of one new dwelling - *TPC objected on the basis of poor quality of the plans and lack of confidence in their accuracy, dispute over boundary lines, dangerous proposed access, overlooking and overshadowing of neighbouring properties and lack of front garden which is out of keeping with its neighbours, with their enclosed frontages - EHC Refused.*

**3/16/1498/FUL- Marden Dairy Farm, Archers Green Lane, Tewin** - Change of Use of agricultural building to dwelling - *TPC No Comment - EHC Granted.*

**3/16/1846/FUL - 30 Lower Green, Tewin** - Change of use of land to residential garden land - *TPC No Comment - EHC Granted.*

## **Certificates of Lawfulness**

**3/16/2146/CLP - Kingsbridge House, Hertford Road, Tewin** - Proposed erection of outbuilding - *TPC No Comment.*

## **Sevenacres & Mimram Drive**

The entrance to Mimram Drive has been finished and Taylor Wimpey have repaired the existing surface water pipe under the old garage forecourt which they damaged. The pipework at the top end of the ditch on Upper Green Road has been damaged and needs to be reinstated and Herts Highways have referred this to Herts County Council for investigation. Herts Highways have been reminded about the malfunctioning gully Taylor Wimpey installed at the entrance to Sevenacres which needs repairing. The Parish Council noted the shortfall of the footpath and agreed to monitor the situation.

## **Pre-submission version of District Plan**

A meeting of the District Planning Executive Panel was held on the 15th September and there are no changes in the proposals for Tewin.

## **61. FINANCE**

**Accounts for Payment** - In accordance with the Council's Financial Regulations the schedule of payments approved by the Parish Council from the Current Account since 5th September 2016 amounted to £22,108.46.

**Precept** - On 22nd September 2016 East Herts Council paid the second half of the precept amounting to £14,500.

**Internal Audit** - This was completed on 8th September and everything was found to be satisfactory.

**Kerbing Works** - The works have been completed and the Parish Council agreed to pay the invoice totalling £21,138.76 to A Staunton Groundwork and Civil Engineering Ltd.

**Donation** - A donation of £695 has been received from Friends of Tewin.

**UK Power Networks** - A payment of £28.75 was received from UK Power Networks in lieu of wayleave agreement number W149031 for electricity cables across Upper Green. The next payment is due 30.9.2021.

**VAT Reclaim** - A VAT reclaim for £4,295.24 has been submitted to HMRC.

## **62. HIGHWAYS**

**Ditch on Upper Green Road** - This is scheduled to be investigated and cleared by Herts Highways in February 2017.

**Upper Green Road Manhole Covers** - A request was submitted to Thames Water to investigate the manhole covers and either remove or lower them following concerns raised over hazardous kerbing. Thames Water have been out to investigate and will be responding.

**May Pond Green Tree** - Highways are currently confirming who is responsible for replacing the dead tree.

## **63. PAVILION AND UPPER GREEN**

### **Playground**

The ROSPA inspection has been completed and the report has raised the following:

- Sign – Recommended that one should be installed at both the entrance and exit with emergency contact details.
- Tree Canopy – Branches overhanging equipment. Lift tree canopy to ensure a minimum clearance of 2m from the ground. The Council agreed to obtain a quote.
- Fungus/algae – Remove from all equipment.
- Swings – Chain openings are in excess of the 8.6mm as recommended – Monitor use and replace with compliant chains during next maintenance cycle.
- Multi-play – Ropes are fraying – Monitor for any further deterioration.  
Finger entrapment on platform – Monitor use.

**Pavilion Electrical Works** - The works are due to be completed shortly.

**Green Shed Roof** - The spare roof sheet is being sourced from the original supplier.

**Pavilion Survey** - The Parish Council agreed to obtain a survey of the Pavilion in preparation towards obtaining a quote for the extension work. The Parish Council agreed to a maximum of £2000 for the works.

## **64. LOWER GREEN & SURROUNDING AREAS**

**Access road alongside 27 Grass Warren** - Riversmead have been reminded about repairing the numerous potholes on this road.

**School Lane Street Sign** - East Herts Council have agreed to repair the broken sign.

**Hedge Cutting** - The Parish Council agreed to add one cut of the side of the hedge along FP41 to the annual contract at a maximum cost of £50.

**Pruning Lower Branches** - The Parish Council agreed to obtain a quote for lifting the lower branches on various trees in the parish where they impede grass cutting.

**Upper Green Poplar Tree**- Kirkham Contracting has advised that the tree will be removed before the next meeting.

**Dog Fouling** - There has been a spate of dog fouling in Cannons Meadow and the Dog Warden has delivered leaflets and put signs up.

#### 65. RISK ASSESSMENT

Outstanding items include:

**Potholes on the Grass Warren access Road** - Riversmead to be chased.

**Dandelions in the Grass Warren pavement** -Riversmead to be chased.

**Lousehole Bottom Ditch Clearing** - The Parish Council agreed to accept a quote of £110 to clear the ditch and the cut ins.

**PAT Testing** - This was started but the testing machine failed and the PAT testing is to be re arranged.

#### 66. CORRESPONDENCE:

**Speeding on B1000** - Highways advised that any consideration of a reduction in the speed limit on the B1000 would need to be considered as part of a separate study which will require funding or as part of mitigation measures for large-scale development in the area. Currently there is no funding available for this type of work and there is currently no S106 money from any development in the area for this. The Development Management Team have been requested to consider the Parish Council's concerns if there is any large development application in this area.

**Proposed constituency change for Tewin** - The Parish Council noted the proposed changes.

**Panshanger Park** - The Parish Council noted the correspondence about the threat to the Humphrey Repton landscape by Tarmac for gravel extraction.

**Footway and Grassed Verge Parking Enforcement** - The Parish Council noted the new East Herts Council initiative to target bad cases of parking on verges and pavements. The Parish Council agreed to put some advice about parking in the next Tewin magazine article.

**Footpaths in Harwood and Godfries Close** - A request has been received for the resurfacing of these footpaths. The Clerk will report this to Herts Highways.

#### 67. REPORTS OF REPRESENTATIVES TO OUTSIDE BODIES

**Allotment Association** - All plots are let.

**Website** - Linda Adams has resigned as Webmaster.

**Transport** - Various complaints have been received about the current service and a letter will be sent to Herts County Council raising these issues.

#### 68. DATE OF NEXT MEETING

The next Parish Council meeting will be on Monday 7th November 2016 at 7.45pm at Tewin Memorial Hall. As there was no further business the meeting was closed at 9.57pm.

### HIGHWAYS AND TRANSPORTATION MATTERS September 2016

Ref:	PROBLEM.	DATE RAISED	COMMENTS
1	<b>Bridge Reflectors</b> in Churchfield Road (nr B1000) – White lining & chevrons to be repainted & reflective discs/paint on bridge	2012	Reported on highway fault website
2	<b>Line Markings</b> – Missing on School Lane	2012	Reported on Highway fault website
3	<b>Signs - Hollybushes</b> - Directional Tewin sign missing - <b>Lower Green</b> - Directional finger post missing	2013	Reported on Highway fault website
4	<b>Ditch - Upper Green</b> - Highways are scheduled to clear it	2016	Due to be done February 2017

