

## TEWIN PARISH COUNCIL

**Minutes of the Parish Council meeting held on Monday 1<sup>st</sup> October 2012 in Tewin Memorial Hall at 7.45pm.**

**PRESENT:** K.Lawson (Chairman), K. St Pier (Vice Chairman), B.Evans, D.Howson, D. Lloyd, N.Moore and J. Sheridan.

In attendance: Mrs C.McFarlane (Clerk), East Herts District Councillor L.Haysey, East Herts District Councillor M.McMullen and nine parishioners.

**58. APOLOGIES FOR ABSENCE** were received from Cllr A.Hill.

### **PARISHIONERS COMMENTS**

Mr and Mrs R Judkins, 14 Hertford Road attended to express their objections to the proposed planning application at 12 Hertford Road in particular the overlooking window, overshadowing of the garden, obscuring of the sky, blocking of late afternoon and evening sun and incorrect plans.

Mr Leggatt, 5 Upper Green Road explained that there would still be off road parking for two cars outside the house after the extension and that bins would be housed in an unobtrusive structure at the front of the house on the southern boundary. Mr Leggatt also objected to the proposed change of use of the barn to the rear of Seven Acres.

Mrs E.Wilson attended to voice her strongest objections to the proposed change of use of the barn to the rear of Seven Acres as it is Green Belt land, the garden of the applicants home has already been sold off for 28 houses, the original barns were much smaller before they were burnt down and rebuilt, the barns have rarely been used for agricultural purposes. It should be a retrospective application as there has been recent developing/change of use of the area including installing sewers, erecting brick walls, sheds, glass houses and Japanese bridge over the pond. The access to the site is only a track and crosses footpath 15 which leads from the village to the amenities at Upper Green including playground, tennis courts and Pavilion. There is no known lack of disabled accommodation in the area.

Mrs L. Farr expressed her objection to the change of use of the barn at the rear of Seven Acres for similar reasons as above and referred to an Enforcement notice in 2004 which stipulated that the barn should only be for agricultural use.

**59. MINUTES OF THE PREVIOUS MEETINGS** held 3<sup>rd</sup> September 2012 were agreed and signed by the Chairman.

**60. DECLARATIONS OF INTEREST** were received from :

- a) Cllr J.Sheridan with regard to the 12 Hertford Road planning application as he lives to the rear of the site.
- b) Cllr K Lawson with respect to the planning application for 5 Upper Green Road as she lives opposite.

**61. NO MATTERS ARISING FROM THE MINUTES**

### **62. FINANCE**

**Accounts for Payment** - In accordance with the Council's Financial Regulations the schedule of payments amounting to £1892.86 from the Current Account were approved by the Parish Council.

In accordance with the Council's Financial Regulations the schedule of payments amounting to £516.00 from the Pavilion Account were approved by the Parish Council

**Cancelled Cheque** – The cheque for Earth Anchors for the bench on School Lane was not received so it was cancelled and a new cheque issued at a cost of £12.50.

**Precept** – The second instalment of the precept, amounting to £12,400, has been received

**Royal British Legion** – The Parish Council agreed to make a donation of £50 towards the cost of the Remembrance wreath and Cllr Keith St Pier agreed to lay the wreath on behalf of the Council.

**Allotments** – The Parish Council agreed to pay the rent for the allotments for a further 6 months in accordance with the agreement which expires in April 2014.

### **63. PLANNING**

#### **Planning Applications received**

**3/12/1430/FP** – 12 Hertford Road, Tewin – Two storey rear extension and conversion of the garage to a habitable room – TPC supports the comments from the neighbours at 14 Hertford Road.

**3/12/1488/FP** – Land Rear of Seven Acres, 49 Upper Green Road, Tewin – Change of use of barn to provide 5no tourist accommodation with covered walkway – TPC objects as the introduction of residential use will significantly affect the Green Belt, detract from the rural character and appearance of the village green and surrounding area to which it is situated very closely and prominently visible. Neither a bat nor Great Crested newt survey has been provided despite the previous GCN records within 500m of the development. There is no evidence that there is a genuine agricultural business that needs supporting. The main business of the applicant and/or close family members is property development not agriculture therefore rural diversification policies GBC8, GBC9 and GBC10 which are intended to provide financial support to help agricultural businesses to remain viable cannot be applied in this case.

**3/12/1481/FP** – 5 Upper Green Road, Tewin – Single storey side extension, front porch, garage conversion and rear dormer windows – TPC No Comment

**3/12/1542/FP** – 49 Upper Green, Tewin – Detached four bedroomed dwelling with a detached double garage – Application Withdrawn

**3/12/1579/FP** – Orchard House, 16 Hertford Road, Tewin – Single storey rear garden room extension – TPC no objection subject to receiving any comments from neighbours.

**3/12/1572/FP** – 2 Bishops Road, Tewin – Demolition of existing dwelling and erection of new 6 bedroomed dwelling house – TPC Object as the new dwelling by reason of its scale and bulk will result in an excessive increase in the overall footprint of the building which would be out of keeping with and detrimental to the character and appearance of the surrounding properties. It represents inappropriate development in the Green Belt and it would have a significant impact on the mature trees on the plot.

#### **Planning Decisions**

**3/12/1302/FP** – 3 Purcell Close, Tewin – Two storey side extension, single storey rear extensions and front open porch extension – TPC No Comment – *EHC Refused due to cumulative effect of the proposed extensions.*

**3/12/1271/FP** – Tewin Cowper JMI School, Cannons Meadow, Tewin – Extensions to provide new classroom space and new reception – TPC supports the expansion of the school but they are very concerned about the loss of one or two parking spaces in view of the ongoing contentious local problem of insufficient and inconsiderate parking. The neighbours informed the Parish Council that none of them have been consulted, as claimed in section 10.01 of the Design & Access Statement. The Parish Council is also concerned that the new reception building will close off any potential future vehicular access to the hard surfaced playground which is currently used as car parking for the swimming pool during the summer (note that alternative access to the site is subject to legal complications about the ownership and upkeep of the stretch of Cannons Meadow that lies beyond the school gates) – *EHC Granted*

**3/12/1241/FP** – 10 Cannons Meadow, Tewin – Single storey and two storey extension – TPC No Comment – *EHC Granted*

**3/12/1147/FP** – Land Adj to 30 Lower Green, Tewin – Erection of 1no 4 bed dwelling – TPC object as it would result in the loss of a significant amount of landscaping and a prominent aesthetic landscape feature which positively contributes to the rural character and appearance of the site and the wider Tewin Conservation Area. The proposal is therefore contrary to policies ENV2, ENV11, BH6 and OSV1 of the East Herts Local Plan Second Review 2007 – *Application Withdrawn.*

**3/12/1237/FP** – 31 Upper Green Road, Tewin – Replacement single storey rear extension. Replace two rear first floor windows with French windows and Juliet balconies - TPC No Comment – *EHC Granted*

#### **Appeal Decision Received**

**3/12/0038/FP** – Land at Rose & Crown, Upper Green Road, Tewin - Erection of detached four bedroom dwelling with access onto Upper Green Road – TPC objected as this area is located in the Tewin Conservation Area and is an attractive leafy spinney which forms an essential part of the rural street scene providing an aesthetic break from rows of housing in this attractive village setting. It provides aesthetic screening for the Rose & Crown car park and is a wildlife habitat. The proposed house will result in an excessive loss of trees and will overlook the neighbouring properties garden and their house. Historically

the neighbouring property has had considerable difficulty gaining permission to do necessary works on the trees in the Conservation Area and there has been a recent report of scrub clearance which the Parish Council presume is in accordance with Conservation Officer at East Herts – *EHC Refused – Appeal Allowed*

#### **Appeal Submitted**

**3/12/1003/FP** – 53 Orchard Road, Tewin – Front Boundary wall, gates & pillars with lights. Single storey front extension (retrospective) - *TPC Object – EHC Refused – Awaiting Appeal Decision.*

The Planning Inspectorate does not accept further comments on a householder appeal but all comments originally submitted to EHC will be available to the Planning Inspectorate.

#### **Certificates of Lawfulness** - None

**Grass Warren Development 3/12/1150/FP** - Garage Site to the rear of 17-28 Grass Warren, Tewin – The Planning Officer is awaiting amended plans and the application is expected to go to Development Control Committee on 7<sup>th</sup> November 2012.

#### **Enforcement Issues** - None

**Hedge at 7 Bishops Road** – The Parish Council agreed to write to Mr J Burton advising that they will not pursue this matter any further in view of the amount of time that has elapsed since the condition was first imposed.

#### **Development Control**

The Parish Council agreed not to send an updated version of the general letter to East Herts Council, Development Control regarding the Parish Council's concerns about the excessive and continued development in Tewin Conservation Area and Tewin Wood, as they agreed that planning controls are sufficient.

### **64. HIGHWAYS & TRANSPORTATION MATTERS**

**Highways** – Herts Highways new highways service contract started on Monday 1 October. The Area Engineer Eralp Yucelt will no longer be Tewin Parish Council's point of contact. The fault line and online fault reporting will continue to operate and a Highways Locality Officer will be allocated to support Herts County Councillor Bryan Hammond. Cllr B.Hammond is currently still available on email but there will be delays in replying to the post.

**Lower Green - Hole/Broken Pipe** – The Area Engineer advised that the new Highways Locality Officer will be fully briefed on this issue.

**Land in front of 21a Lower Green** – The Area Engineer advised that he has requested details of the ownership of this land and when they are received has arranged that they will be passed to the Parish Council.

**Repair and Resurfacing of Orchard Road** – The section at the top of Orchard Road near Burnham Green has been completed and the Parish Council agreed to enquire when the middle section would be completed.

### **65. UPPER GREEN, PAVILION AND PLAYGROUND**

**Football on Upper Green** – Tewin Parish Council agreed to give permission for a football club for 5 -15 year olds on Upper Green, Tewin on Saturday mornings for 1 ½ hours subject to the following stipulations:

- a. Parking is only permitted in the car park on Upper Green
- b. All litter on the Green must be removed
- c. Consideration to the neighbours of Upper Green must be given
- d. Organisers and participants use Upper Green at their own risk.
- e. Permission is for a trial period and TPC reserve the right to withdraw permission.
- f. Copy of public liability insurance be supplied and CRB checks obtained.

Tewin Cricket Club has requested that the football club play on the football pitch and the Parish Council agreed to advise the football club.

**Tewin Tennis Club Correspondence with Valuation Office** – Nothing to report

**Pavilion Fridge** – The Parish Council agreed to accept the quote from ONNA for transferring the kitchen fridge onto the unmetered electricity supply.

**Pavilion Showers** – The manufacturers impose a call out charge of £125 for the first item and £75 for each extra item which is returnable if they agree that there is a manufacturing fault. The Parish Council agreed that despite checking the showers for a week with no sign of any dripping the Parish Council would continue to monitor the showers and if necessary may try reducing the pressure limiter to 2 bar.

**Playground Works** – Cllr A.Hill has provided and installed new rubber matting in front of the bench and in the gateway. The Parish Council thanked him for this. The three missing bolts from the steps have also been replaced. All works identified by the RoSPA report have now been rectified.

**Playground Inspection** – There was nothing to report on the weekly inspections.

**Proposed Diversion of Footpath 13** - The Parish Council has received one objection to the proposal which has since been retracted. The Parish Council agreed to advise the Consultant that they had no objection to the proposal.

**Hedgerow Planting** – The hedgerow pack comprising of 105 saplings from the Woodland Trust to commemorate the Jubilee Year will be planted out along the back of Upper Green in November with protection and stakes.

## **66. LOWER GREEN**

**School Lane Bench** – This has been installed and the plaque will be fixed in due course.

**May Pond Green Bench** – The front strut was broken and has now been removed to make the bench safe and usable. The Parish Council agreed to review the condition of the bench once the footpath has been installed.

**Christmas Tree on Lower Green** - The Parish Council agreed to be responsible for this event which will be covered by the Parish Council's public liability insurance. The Friends of Tewin (FOT) have volunteered to help the Parish Council organise the event. Cllrs D.Lloyd and J.Sheridan will be Parish Council representatives at the event. The Parish Council agreed to purchase the Christmas tree for £300 and FOT would like to donate £150 towards the tree.

## **67. CORRESPONDENCE**

**Code of Conduct Training** – EHC will be holding a training course on Tuesday 23<sup>rd</sup> October at 7pm at Wallfields, Pegs Lane. Cllr K Lawson and N.Moore agreed to attend.

**Cycling Event on 14<sup>th</sup> October** – The Parish Council agreed to this as parking provision had been made at the Bowls Club. They asked that consideration be given to parishioners with regard to parking and any notices put up be removed after the event.

**EHAPTC Update** – The Parish Council agreed to offer to fund an evening at the Pavilion as a venue for the next EHAPTC meeting in November at a cost of approx £30.

**Tree in Godfries Close** – A parishioner has requested that some dead branches be removed from a tree outside 33 Godfries Close. The Clerk has reported it on the fault line and will mention it to Stuart Kirkham.

**Tewin Pavilion CIC** – The Parish Council agreed to put on the next agenda the nomination of three Parish Council representatives for the Tewin Pavilion Community Interest Company.

**Taylor Wimpey** has arranged an Open Day for the Seven Acres Show house on 11th October from 10am until 5.30pm.

**Beane & Mimram Catchment Plan Workshop** on 24<sup>th</sup> October 2012 from 2pm until 5pm. The Parish Council agreed to ask for more information.

**Suggestions for uses for the New Homes Bonus** – The Parish Council agreed to put this on the agenda for the next meeting.

**QEII Fields Challenge** – The Parish Council agreed that they did not wish to participate.

**Allotment Gate Repair** – Herts County Council are investigating as they repaired it previously.

## **68. REPORTS OF REPRESENTATIVES TO OUTSIDE BODIES**

**Tewin Charities Trustees** – Nothing to report.

**Transport** – Nothing to report

**Tewin Website** – A meeting is being held on Wednesday 3<sup>rd</sup> October 2012.

**Tewin Memorial Hall** – Nothing to report

**Policing** – PCSO Karen Broad is no longer covering Tewin.

**Parish Paths** - Nothing to report

## **69. DATE OF NEXT MEETING**

The next meeting will be at 7.45pm on Monday 12<sup>th</sup> November 2012 in Tewin Memorial Hall. As there was no further business the meeting was closed at 10.55pm.

**HIGHWAYS AND TRANSPORTATION MATTERS September 2012**

**Fault line: 0300 123 40 47**

District Team: 01992 526900

Assistant District Manager: Eralp Yucelt

Area Engineer: Vicki Leggett

Veolia/ Three Valleys Water 0845-7823333 (fault/leak reporting)

<b>Ref:</b>	<b>PROBLEM.</b>	<b>DATE RAISED</b>	<b>COMMENTS</b>
1	<b>Surface Dressing of Main Road through Tewin</b>	2009	H/W Locality Budget ??
2	<b>Bridge Reflectors</b> in Churchfield Road (nr B1000) – White lining & chevrons to be repainted & reflective discs/paint on bridge	2009	
3	<b>Line Markings</b> – Missing on School Lane	2009	
4	<b>Potholes – Outside Rose &amp; Crown</b>	2012	
5	<b>Ditch – alongside Upper Green Road</b>	2012	To be completed before Oct 2012