

TEWIN PARISH COUNCIL

Minutes of the Parish Council meeting held on Monday 3rd September 2012 in Tewin Memorial Hall at 7.45pm.

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

In attendance: Mrs C.McFarlane (Clerk) and seventeen parishioners.

46. APOLOGIES FOR ABSENCE were received East Herts District Councillor L.Haysey and East Herts District Councillor M.McMullen.

PARISHIONERS COMMENTS

Mr C.Minton and Mr B.Toone expressed their strongest objections to the tone and content of the second appeal submission on 53 Orchard Road and asked that the Parish Council continue to express their objections to the material ruining of the rural street scene to the Planning Inspectorate at the appropriate time.

Mr J.Burton wished to ascertain the position regarding 53 Orchard Road which was clarified during the discussion detailed above. He also enquired about the monitoring of the reinstatement of the hedge removed from outside 7 Bishops Road which the Parish Council agreed to look into again. The Parish Council also agreed to provide Mr J.Burton with a copy of the Parish Council's flyposting guidance.

Mr & Mrs O'Brien from 19 Cannons Meadow expressed their concerns about the Riversmead development of the garages site. They highlighted concerns at the low quality of the tree survey, parking problems, loss of rural amenity space and the houses not being in keeping with the surrounding area. The Parish Council reported that they have had a meeting with East Herts District Councillor Linda Haysey and representatives from Riversmead Housing Association which is reported in Paragraph 51 below.

A resident from 13 Cannons Meadow asked whether a path was going to be put down from the proposed chalet bungalows to their allocated parking spaces. The Parish Council advised that Riversmead had indicated that this would be the case.

Seven residents from Warrengate Farm expressed their objections to the proposed change of use of 2 barns to workshops (Light industrial) and extension of the southern barn. Objections ranged from not in keeping with environment, not sympathetic to surroundings, increase in traffic comprising of staff, customers and deliveries, noise pollution from testing high powered engines and potential contamination of a bore hole in the vicinity.

47. MINUTES OF THE PREVIOUS MEETINGS held 2nd July 2012, 9th July 2012 and 6th August 2012 were agreed and signed by the Chairman.

48. DECLARATION OF INTERESTS were received from Cllr J.Sheridan and with regard to the Tewin Cowper School Planning application as he lives opposite the site and Cllr D.Lloyd concerning the Grass Warren Housing Development as she lives adjacent to the site.

49. NO MATTERS ARISING FROM THE MINUTES

50. FINANCE

Accounts for Payment - In accordance with the Council's Financial Regulations the schedule of payments amounting to £1668.32 from the Current Account were approved by the Parish Council.

In accordance with the Council's Financial Regulations the schedule of payments amounting to £29.20 from the Pavilion Account were approved by the Parish Council

New Homes Bonus – The Parish Council has received a New Homes Bonus of £2366 for 2011 from East Herts Council. This bonus is based on the additional council tax raised for new homes, extended homes that change bands and empty properties brought back into use in the parish. It is payable over 6 years and an extra bonus is paid on any affordable housing built. The Parish Council is holding these funds in a separate account.

External Audit – Tewin Parish Council accounts have been audited by BDO LLP who has issued an unqualified audit opinion as they consider the information in the annual return is in accordance with proper practices and no matters have come to their attention giving cause for concern that relevant legislation and regulatory requirements have not been met.

The audit form has been displayed on the Parish Council notice board for the statutory 14 days.

Restoration of the War Memorial – The Parish Council agreed to accept the quote from Inspire Conservation Ltd of £340 plus vat for the sympathetic cleaning and repair of any failed mortar joints and fractures with a matched lime mortar.

Parish News – The Parish Council welcomed the changed of format for the Parish News to an A5 booklet and agreed to support the name change to Tewin Magazine.

Expenditure Versus the Budget – Income and expenditure are in line with the budget except for the New Homes Bonus of £2366 which been received and the insurance quote being under budget by £1000. Hall hire expenditure and Clerk's salary will be over budget but met by £1000 under expenditure on Insurance and £458 from the £2000 Contingency Fund.

Open Spaces Society – The Parish Council agreed to continue subscribing to the Open Spaces Society.

Clerks Pay Review – A paper on the Clerks Pay Review has been circulated prior to the meeting and the Parish Council unanimously agreed to the following:

- To increase the Clerk's hours from 12 to 15 hours per week.
- To raise the Spinal Column Point to 26
- To agree to purchase Office Equipment for the Clerk as and when necessary
- To remove the Office Equipment Allowance
- To reduce the Office Allowance to £216pa
- To undertake an Annual Review of the Clerk's pay when the budget is being set.

Pavilion Tables – The Parish Council agreed to purchase 4 additional folding tables for the Pavilion at £105 each.

51. PLANNING

A meeting was held on 21st August 2012 concerning the planning application 3/12/1150/FP for Garage Site to the rear of 17-28 Grass Warren, Tewin. In attendance was Cllr Kristina Lawson (Chairman), Cllr Keith St Pier (Vice Chairman), Cllr Doreen Lloyd, East Herts Cllr Linda Haysey, Christopher Wright (Director of Housing Services, Riversmead), Jacqui Trundell (Housing Manager, Riversmead), Simon Camp (Architect) and Anthony Moore (Project Manager, Riversmead).

The various issues and objections highlighted in TPC's letter to EHC in response to the planning application were explained in detail and the site visited. Riversmead expressed their willingness to accommodate TPC's requests where possible and their responses to the various issues were as follows:

Access: A new Access & Parking Study/Traffic Survey has been commissioned to assess the turning circle and access issues. Riversmead agreed to raise TPC's concerns about the low quality of the existing Access & Parking Study.

Riversmead agreed to consider the widening of the first part of the proposed access road from Grass Warren to just before 26 and 27 Grass Warren so that two cars could pass without going on the grass and reduction of the brick wall along the access.

The Project Manager advised that the Constructor will be asked to provide a plan of how access and parking on the construction site will be achieved and they will have to abide by the Considerate Constructors Code of Considerate Practice which covers being Considerate, Environment, Appearance, Good Neighbour, Respectful, Safety, Responsible and Accountable.

Boundaries: Simon Camp agreed to submit new drawings to EHC showing the boundary treatments in more detail. These are on the amended drawings submitted and reviewed below in Paragraph headed "Planning Applications Received".

Parking: Riversmead agreed to consider widening the bungalows parking bays to meet disabled parking bay requirements and confirmed that a path will be provided across the grass strip despite this being absent from the plans. They also agreed to consider widening the parking spaces either side of the semi detached houses to accommodate vans.

Design: Riversmead agreed to consider TPC's request for a better match of brick and white framed windows in the development.

Tree Survey: Riversmead advised a new tree survey has now been commissioned.

Grass Strip: Riversmead agreed to discuss with EHC the possibility of a reduction of some of the grass strip in order to provide tarmaced access and parking from Grass Warren but with no access to Cannons Meadow however it may involve a separate planning application. Riversmead indicated that the current timetable is very tight as the development is based on Government funding which has a deadline of April 2013.

Affordable Housing: Riversmead advised that the scheme will comprise 2 shared ownership properties, the southern most semi detached properties, and the rest will be rented.

TPC's objections to the current planning application remain.

Planning Applications received

3/12/1150/FP – Garage Site to the rear of 17-28 Grass Warren, Tewin – Amended Drawings for Demolition of garages and clearance of associated land. Erection of 1no 4 bed detached house, 4no 3 bed semi detached houses and 3no 2 bed bungalows – TPC is concerned as it is not clear whether 2 or 5 parking spaces have been lost. They would also like to know how Riversmead are going to ensure that the turning circle is not used for parking. The plans have not been updated to show that the development site includes the section of the access road immediately adjacent to Grass Warren which will need to be rebuilt to handle 18 tonne fire appliances. They continue to have concerns about the low quality of the submission and the poor quality of the tree survey.

The Parish Council maintain their objections raised in their previous letter on this application dated 10/8/2012, at the meeting with Riversmead on 21/8/2012 and reiterated by parishioners and Councillors at the Parish Council Meeting on 3 September 2012.

3/12/1318/FP – Warrengate Farm, Money Hole Lane, Tewin – Change of use of 2no barns to workshops (B1c Light Industrial) and extension to the southern barn – TPC supported the neighbouring parishioners' objections to this proposal and is concerned at the unsuitable proximity of light industrial activity and associated traffic to the Grade II listed buildings adjacent to the site. The Parish Council would appreciate confirmation that the Conservation Officer has been consulted on this planning application.

3/12/1272/FP – 11 Desborough Drive, Tewin – Single Storey flat roof side extension – TPC No Comment

3/12/1302/FP – 3 Purcell Close, Tewin – Two storey side extension, single storey rear extensions and front open porch extension – TPC No Comment

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).

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

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.

Planning Decisions

3/12/1003/FP – 53 Orchard Road, Tewin – Front Boundary wall, gates & pillars with lights. Single storey front extension (retrospective) – TPC strongly objects to the single storey front extension (porch) by reason

of its scale, bulk and design which appears little changed from the previous application and it remains unduly dominant and out of keeping with the character of the dwelling and the surrounding area. TPC very strongly objects to the wall, gates and lights as there are minimal changes from the previous application. The effect of moving the gates back results in more brick wall being visible and therefore they will continue to not be in keeping with the surrounding semi rural area and result in a detrimental urbanising effect which detracts from the wooded character and appearance of the street scene and from the Green Belt.

In accordance with ENV11 the Parish Council would like East Herts Council to ensure that the original holly hedge which has been removed is replaced with native broad-leaved species.

Whilst some of the lighting has been removed they can be replaced at any time and in accordance with ENV23 the Parish Council would appreciate every effort be made to minimise the light pollution impact on the surrounding semi rural area and the Green Belt and that every effort be made to ensure that there will be no dazzling or distraction of motorists or cyclists using the adjacent road. TPC continues to receive considerable adverse comment about this site and is fully supportive of parishioner's objections.

EHC Refused by reason of its size, siting and design of the gates, canopy and wall are unduly dominant and prominent and not in keeping with the character and appearance of the existing dwelling and the semi rural road.

3/12/0880/FP – 19 Orchard Road, Tewin – Two storey extension and detached garage – Whilst Tewin Parish Council has no comment upon this proposal they would like to refer to their letter sent to East Herts Council about the cumulative effect of development and the progressive urbanisation or sub-urbanization of the area – *EHC Refused by reason of its size and scale resulting in a dwelling of excessive size and therefore inappropriate in the Green Belt and out of keeping and detrimental to the character and appearance of the existing dwelling.*

3/12/1139/FP – 20 Hertford Road, Tewin – Single storey rear extension - TPC No Comment – *EHC Refused as out of keeping and detrimental to the character and appearance of the existing dwelling.*

3/12/1145/FP – 20 Hertford Road, Tewin – Two storey rear extension and alterations to fenestration. Tewin Parish Council object to this proposal as the proposed extension by reason of its scale and bulk results in overdevelopment of the site and they have grave concerns about the windows facing the neighbour's property. The Parish Council would like to support the neighbouring parishioner's objections – *EHC Granted.*

3/12/0840/FP – 8 Godfries Close, Tewin – Single storey rear, side and front extensions – TPC No Comment – *EHC Granted*

3/12/0744/FP – Tewin Bury Farmhouse, Tewin – Erection of an agricultural storage barn which will also house a straw/wood chip boiler for heat generation with PV panels on the south facing roof slope (amended proposal) – TPC No Comment – *EHC Refused as EHC are not satisfied that the use of the site is primarily for agricultural use and therefore it is inappropriate development in the Green Belt by reason of its size scale and site and visually dominant and detrimental.*

Appeal Decision Received

3/12/0059/FP – 23 Lower Green, Tewin – First floor rear extension – TPC No Comment – EHC Refused – Appeal Dismissed

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

3/12/0204/FP – Heath Cottage 106 Bramfield Road, Bulls Green – Detached car port with log store- TPC No Comment – EHC Refused

Certificates of Lawfulness

3/12/0870/CL – 21 Bishops Road, Tewin – Shallow two storey rear extension – TPC No Comment – EHC Refused

Enforcement Issues

Land Behind Godfries and Harwood Close – The residents of the plot being cultivated have advised Planning Enforcement that they intend to cease the use of the land by November.

Development Control

The Parish Council agreed 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, its cumulative effect and the progressive urbanisation or sub-urbanization of the area.

52. HIGHWAYS & TRANSPORTATION MATTERS

At a meeting on 11.7.12 between Eralp, Highways Engineer, Keith St Pier and the Clerk the following was discussed:

Lower Green - Hole/Broken Pipe - Highways are going to arrange an jetting and CCTV investigation into the surface water system including gulleys and inspection chambers running from outside 5/6 Lower Green along onto Hertford Road up to outside Tewin Stores. Once he has a map of the drainage system he will be able to ascertain who is responsible for the broken pipe under Lower Green and the jetting will clear the blocked gulleys.

Water Leak Opposite 4 Hertford Road – This has been reported to Veolia and since repaired

Loose Cobbles outside 9 Hertford Road – These were reported to Highways as a trip hazard and have since been repaired.

Hollybushes “No Heavy Vehicles” Sign Fallen Down – This was reported again and has been reinstated.

Lower Green Kerbing Outside 29 Lower Green – Highways suggested TPC speak to local residents about whether they would like proper kerbing along the edge of the Green. Bryan Hammond will have a budget for non safety and non priority works which this would fall under. Eralp suggested TPC make a list of such works.

Erosion of Southern Point of Lower Green – Highways suggested that the Parish Council could use "bell bollards" as these are standard street furniture.

Land in front of 21a Lower Green – Highways agreed to look into the ownership of this land. The Clerk was asked to chase this up.

Repair and Resurfacing of Orchard Road - This is scheduled to be done during this financial year.

Eralp Yucelt, Highways Engineer leaves his job on 28th September after which TPC will report faults online and/or contact Bryan Hammond.

53. UPPER GREEN, PAVILION AND PLAYGROUND

Tewin Tennis Club Correspondence with Valuation Office – Nothing to report

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

Pavilion Door Replacement Door – The Parish Council accepted a quote for replacing the Pavilion Changing room door. This will be financed by Tewin Cricket Club.

Annual ROSPA Playground Inspection – This was completed and the various items of low risk highlighted including:

- three missing bolts from the stairs which have been ordered.
- exposed concrete by the gate nearest the spinney and muddy area in front of the bench both of which will be rectified by the installation of new rubber matting by Cllr A.Hill in due course.

Playground Inspection – Cllr A.Hill advised that the nets have been rehung. There was nothing to report on the weekly inspections.

54. LOWER GREEN

School Lane Bench – The bench has been delivered and will be installed by Kirkham Contracting in due course.

Ragwort – The owners of the land to the rear of Godfries and Harwood Close have been made aware of the necessity of clearing ragwort from their land and are making arrangements to do this.

55. CORRESPONDENCE

Change in Speed Limit - The speed limit will be reduced from 60mph to 40mph on the B1000 from the Waterside junction (leading up to the Mundells roundabout) to the Doberman Club in Digswell which is just before the traffic calming and the school.

PPP Grant – Grants of up to £1000 are available for the enhancement of footpaths. The Parish Council agreed that there were no enhancements necessary at present.

Welwyn Parish Council – WPC are interested in a mutually beneficial arrangement whereby if they are unable to accommodate a hirer for their halls the hirer is referred onto the Pavilion and vice versa. This has been passed to the Tewin Pavilion CIC who advised that they will accept the invitation.

Public Access Defibrillator (PAD) - Research has shown that the cost of this from the Community Heartbeat Trust will be in the region of £1600~£1900 plus installation costs of approx £300 and then approx £20 per quarter for electricity. The PAD would need to be inspected on a weekly basis to ensure the cabinet is safe and the lights are on and reset once a month. In practical terms, even though the PAD is designed to be used by members of the public, to be of use to the victim, the condition has got to be recognised, the PAD fetched from the Phone Box, and the treatment administered in less than five minutes. The Parish Council agreed not to install a PAD in the Phone Box on Lower Green.

Rural Parish Conference on 14th September 2012 at Much Hadham Village Hall from 10am until 4pm.

Mayors Invite to a tour of Hertford Castle on Wednesday 5th September at 7.30pm.

Consultation on Sustainable Communities Act – The Parish Council declined to comment

FP13 Diversion – The Parish Council had no comment on this diversion and has not received any comment from Parishioners. The closing date for comments is 5th October 2012.

Allotment Association – The gate needs repairing and the Clerk agreed to ascertain responsibility and Cllr A.Hill agreed to inspect it.

56. REPORTS OF REPRESENTATIVES TO OUTSIDE BODIES

Tewin Charities Trustees – Nothing to report.

Transport – Hertford Road will be closed for 2 days on 1st October 2012 however vehicular access to the shop will be possible. Diversion notices will be in place.

Tewin Website – Nothing to report.

Tewin Memorial Hall – Nothing to report

Policing – Cllr D.Lloyd attended a Neighbourhood Watch meeting

Parish Paths

Margery Lane - Cllr Hill agreed to arrange for the digging out of the ditches.

FP 30: The Clerk will arrange a meeting with the landowner regarding support for an official paid diversion.

FP19 and FP20: A quantity of earth has been tipped on either side of Archers Green Road at the end of both paths. Cllr K St Pier agreed to report it to Tom Goldsmith, Rights of Way Officer.

57. DATE OF NEXT MEETING

The next meeting will be at 7.45pm on Monday 1st October 2012 in Tewin Memorial Hall.

As there was no further business the meeting was closed at 10.45pm.

HIGHWAYS AND TRANSPORTATION MATTERS August 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)

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