

## TEWIN PARISH COUNCIL

### Minutes of the Parish Council meeting held on Monday 1st December 2014 in Tewin Memorial Hall at 7.45pm.

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

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

**76. APOLOGIES FOR ABSENCE** were received from East Herts District Cllr L. Haysey and Herts County Councillor Ken Crofton.

### PARISHIONERS COMMENTS

Mr Gouldstone of Folly, Churchfield Road raised objections about the planning application for the change of use of the Studio at the rear of Farce from an ancillary building to a permanent dwelling.

**77. THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETING** held 3rd November 2014, copies of which have been previously circulated to Councillors were agreed and signed by the Chairman.

### 78. NO DECLARATIONS OF INTEREST WERE RECEIVED

### 79. PLANNING

#### Planning Applications Received

**3/14/1506/FP** - Studio at Rear of Farce - Change of use from ancillary building to permanent dwelling - *TPC object to the proposal as plans seem to have been sketched inaccurately without close reference to the actual building. It is not a two storey building as shown, the ground floor is below ground level and it is not clear that it is of acceptable height or fit for habitation (given the nature of the building) . The habitable floor area is therefore only half that shown.*

*The Planning Statement quotes several inappropriate Planning Policies in support of the application : GBC1, GBC9 and SD1. The building is an annex and ENV8 states permission would be unlikely to be granted for later sub-division to two separate units, unless the proposal meets the planning criteria which would be applied to new proposals for a separate dwelling. Considered as a separate dwelling, the Studio does not qualify as appropriate development within the Green Belt as defined by GBC1.*

*To get the parking space as shown on the plans requires the removal of a hedge, yet the application form states in answer to question 15 that there are no trees or hedges on the site.*

*If the change of use is granted, then the poor quality of the building will mean that any future sale is likely to be followed by an application to demolish and rebuild (as has happened to various sub-standard dwellings in Tewin Wood).*

**3/14/1799/FP** - 32 Bishops Road, Tewin - New Carport -*TPC object to the proposal as they consider it to be overdevelopment of the site which will result in a terracing effect which is not in keeping with the surrounding area. They also wished to support parishioners comments and consider the proposal to effectively be an extension to the main dwelling.*

**3/14/2013/FP** - Tewin Bury Farm Hotel, Hertford Road - Retention of Meadow Barn and its associated pole barn as a permanent function facility and change of use of the approved function barn to provide a spa for hotel guests with insertion of a first floor to provide a recuperation centre for neutropenic children - *TPC No Comment.*

**3/14/2025/FP** - Ladywalk, Queen Hoo Lane, Tewin - Application regularise the replacement dwelling and swimming pool housedetailing various differences from plans approved under 3/09/0035/FP including various works to the outbuildings on the site - *TPC No Comment.*

**3/14/2111/CL** - 20 Godfries Close, Tewin - Single storey rear extension.

#### Planning Decisions

**3/14/1687/FP** - Land Rear of 27-28 Grass Warren, Tewin - The amendment of the roof profile to 4 No semi detached houses - *TPC No Comment - EHC Granted.*

**3/14/1755/FP** - 10A School Lane, Tewin - Timber shed in rear garden - *TPC No Comment- EHC Granted*

**3/14/1795/FP** - 9 Desborough Drive, Tewin - Provision of new first floor bedrooms with ensuite shower room constructed over the existing ground floor lounge/study - *TPC No Comment- EHC Granted*

**3/14/1542/FP** - Archers Green Cottages, Archers Green Lane, Tewin - Conversion of existing two cottages into a single residential dwelling house and erection of two storey rear extension (following the demolition of existing rear addition) and front dormer window. Provision of rear driveway and parking area - *EHC Granted*.

**Prior Notification - Householder (Only neighbours can comment)**

**3/14/1840/PH** - 17 Firs Walk, Tewin - Single storey rear extension depth 8m max, height 3.7m and eaves 2.713m - *EHC Granted*

**Seven Acres Development Update**

**Seven Acres Boundary Wall** - Part of the boundary wall is currently being re built and the Green will be reinstated when they have finished.

**Tewin Garage Site** - Concerns have been raised about the height of the new buildings and the level of the site but the Parish Council has no evidence that they are not being constructed in accordance with the approved plans. The blue container/site office will be moved within the site as soon as possible.

**Riversmead Development Update** - Riversmead have been advised of the problem with surface water runoff from the tarmac in front of the four semi-detached houses running down the driveway between 26 and 27 Grass Warren and into the garden of 27 Grass Warren rather than any of the gulleys.

Riversmead has been asked to repair the damage to the grass verge and kerbstones at the entrance to Grass Warren caused by the building contractors delivery lorries.

**80. FINANCE**

**Accounts for Payment** - In accordance with the Council's Financial Regulations the schedule of payments amounting to £1917.52 from the Current Account were approved by the Parish Council.

**Internal Audit** – This was completed on 11th November 2014 by Cllr B.Evans and D.Lloyd and everything was found to be satisfactory.

**Precept** –The Council reviewed the precept options for the financial year ending 31.3.2016 and in accordance with the Financial Regulations of the Council the Council unanimously agreed that the precept be increased by 1.8% from £28,000 to £28,500 in line with inflation. The precept form was signed by the Chairman and two other Councillors.

**81. HIGHWAYS & TRANSPORTATION MATTERS**

**Highways Section 106 Funded Footpath Proposal From Godfries Close to Upper Green** - An update letter and proposal plan was delivered to residents recently by Herts County Council to keep the local community informed. The scheme remains "on programme" and the consultation phase of the project has now closed.

**School Lane Footway works** - The Parish Council agreed to thank Herts Highways for an excellent job on improving the footway outside 10a School Lane.

**Hertford Road** - Cllr A. Hill will arrange a meeting with Herts County Councillor Ken Crofton regarding the debris dumped on and in the hedgerow after the roadwork's completed by Herts Highways on Hertford Road which was extremely hazardous to the operator of the road side hedge trimmer.

**Lower Green Point Cobbling** - Three quotes have now been obtained and the Parish Council unanimously agreed to accept the quote from Morris Gordon to install 4 sq meters of granite sets in 200mm concrete. This will be funded from the General R&M budget.

**Lower Green** - The Herts Highways camera inspection of the gulleys along Lower Green revealed that the gulley pipe is broken however the works programme is full until the year end so works will be arranged in the next financial year.

**Flooding on Churchfield Road** - The Parish Council agreed to raise the issue of flooding on Churchfield Road near the junction with the B1000 with Herts Highways.

**82. PAVILION AND UPPER GREEN**

**Renewal of Pavilion CIC Licence to Occupy** - The CIC are currently working on some modifications to the Licence and will submit them to the Parish Council at the next meeting. The Parish Council agreed to thank John Sheridan and Steve Stott for all their efforts in setting up the Tewin Pavilion CIC and running successfully it over the last 4 years.

**Playground Inspection** – Nothing to report.

**Pleached Hornbeams** - Cllr K. St Pier, A. Hill and D. Howson met with Tom Goldsmith to discuss obtaining a special dispensation from HCC Rights of Way unit to plant the pleached hornbeams along the edge of FP15. Tom agreed to take the proposal forward to his management and is awaiting a response.

**Hedge along the new wall** - The Parish Council has purchased 60 mixed deciduous native hedge plants, 5 hornbeams, 5 gelder roses and necessary equipment for £202.09 plus vat. Friends of Tewin have kindly made a donation of £202.09 towards the plants for the hedge.

**Repair Works to Upper Green car park** - The Parish Council unanimously agreed to accept the quote of £345 to infill the potholes, distribute and compact 20mm shingle over the affected areas. This will be funded from the Pavilion Account.

### **83. LOWER GREEN**

**Rose & Crown Pub**- The gap in the hedge between the new house and the car park has been planted.

**Village Shop Finger Post** - The Parish Council are awaiting a decision by Herts County Council on how to progress this proposal forward. The Parish Council agreed to ask for an exact location so they can ensure there are no underground utilities in the way.

**Christmas Tree** - The lights are up and have been PAT tested free of charge by Mr Vic Murray. The Parish Council agreed to thank Mr Murray.

**Carols on the Green** - The Parish Council agreed to make a £100 contribution to the band that will play. The Friends of Tewin kindly made a donation of £100 towards the Carols on the Green. The Carols on the Green will take place on 18th December 2014 at 6pm.

### **84. RISK ASSESSMENT**

**Outstanding Issues** - Kirkham Contracting advised that he would be completing the following works within the next few weeks: replacing the well cover roof tiles and completing resurfacing works on Back Lane.

#### **Riversmead issues:**

- a) The potholes along the access road from Godfries Close behind 14-44 Upper Green Road have been filled by Riversmead.
- b) A quote from Kirkham Contracting has been requested by Riversmead for hedge cutting outside 14-44 Upper Green Road.
- c) Riversmead are looking into the muddy state of the footpath between Cannons Meadow and School Lane.
- d) A quote has been requested from Kirkham Contracting for grass cutting and weeding by the new bungalows in Grass Warren.

### **85. CORRESPONDENCE**

**Parish and Town Council inputs to the East Herts Delivery Study relating to traffic and transport issues** - The Parish Council agreed to re circulate the email.

**Library Consultation** - The Parish Council agreed to complain that they had not been notified about the current consultation.

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

**Police** - WPC Kirsty Richardson is replacing PC Andy Woodward.

**Transport** - There have been several incidents of the bus not turning up and these have been queried with the bus company. Passenger number details have been received but clearer printed timetables have not appeared yet at the bus stops.

### **87. DATE OF NEXT MEETING**

The next Parish Council meeting will be at 7.45pm on Monday 2nd February 2015 at Tewin Memorial Hall. As there was no further business the meeting was closed at 9.45pm.

**HIGHWAYS AND TRANSPORTATION MATTERS November 2014**

Fault line: 0300 1234047

Affinity Water 0845-7823333 (fault/leak reporting)

| Ref: | PROBLEM.   | DATE<br>RAISED | COMMENTS  |
|------|--|----------------|---|
| 1    | <b>Reinstatement of Kerbing along northern edge of Lower Green</b>   | 2013           | Highways/Section 106  |
| 2    | <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   |
| 3    | <b>Line Markings</b> – Missing on School Lane  | 2012           | Reported on Highway fault website   |
| 4    | <b>Hertford Road</b> – Standing water near the shop as gullies blocked. Hole on Lower Green caused by broken pipe (Highways gulley pipe) . | 2013           | H/W Camera Inspection completed - Broken pipe detected. Works due in next financial year. |
| 5    | <b>Signs - Hollybushes</b> - Directional Tewin sign missing<br>- <b>Lower Green</b> - Directions on finger post missing                    | 2013           | Reported on Highway fault website   |