

## TEWIN PARISH COUNCIL

**Minutes of the Parish Council meeting held on Monday 4th July 2016 in Tewin Memorial Hall at 7.45pm.**

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

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

**27. APOLOGIES FOR ABSENCE** were received from Cllrs A Hill (Vice Chairman), J.Sheridan and N.Moore and East Herts Councillor Linda Haysey.

### **NO PARISHIONERS COMMENTS**

**28. THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETING** held 6th June 2016, copies of which have been previously circulated to Councillors were confirmed as a true record and signed by the Chairman.

### **29. NO DECLARATIONS OF INTEREST**

### **30. PLANNING**

#### **Planning Applications Received**

**3/16/1291/HH** - Akorua, Tewin Hill - First floor extension supported on piers - *TPC No Comment.*

**3/16/1246/FUL** - Club Cottages Caravan Site, Burnham Green Road - The construction of an internal site access road giving individual vehicular access to each of the residential mobile homes on the site - *TPC appreciates some residents may welcome the convenience of a tarmac road however the green aspect of the area will be compromised by the tarmac itself, cars parked outside the dwellings on either the new hardstanding or on the grass and driving on the grass eg if a delivery van needs to get past a vehicle stopped on the tarmac. Visiting drivers may not appreciate the interaction of the tarmac road and the public footpath.*

**3/16/1240/FUL** - Warrengate Farm, Money Hole Lane - Change of use of two existing light industrial workshops to provide 3 dwellings together with a single storey rear extension to the northern workshop - *TPC supportive of the proposed application. TPC agreed to write to Herts County Councillor regarding B1000 speed limit.*

**3/16/1490/PNHH** - 4 Desborough Drive, Tewin - Single storey rear extension - *TPC supportive of special provision for surface water runoff.*

#### **Certificates of Lawfulness**

**3/16/1338/CLP** - 2 Lower Green, Tewin - Single storey rear extension - *TPC No Comment.*

#### **Planning Decisions - None**

**3/16/1012/HH** - 4 Grass Warren - Two storey side extension - *TPC No Comment- EHC Granted.*

**3/16/0957/FUL** - Tewin Sports Pavilion, Upper Green, Tewin - Single storey front extension of existing lounge and changing rooms to single storey sports and community pavilion. Insertion of single storey external door to rear and conversion of cupboard to toilet and new window in kitchen to front - *EHC Granted.*

**3/16/1260/PNHH** - 4 Desborough Drive, Tewin - Single storey rear extension - *TPC are dismayed that the permitted development rules allow extensions like the one shown in this application. The Parish Council would like to know whether the permitted development rules override the National Planning Policy Framework (NPPF) clause "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building" when applied to extensions in the Green Belt - EHC Refused.*

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

#### **Appeals Response**

**3/15/1563/FUL - 16 Harwood Close, Tewin** - New detached dwelling - *TPC Objects as the 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 the amenity of neighbours and is detrimental to the amenities of neighbours particularly in relation to on-street car parking, being overlooked, loss of outlook and construction traffic. TPC would ask Planning to ensure that there is sufficient distance between the edge of the path and the flank wall of number 16 to accommodate the proposed development together with the required clearance on each side (which we notice is not specified on the plans). TPC note comments about the increased difficulty of access for emergency vehicles and the suggestion of obtaining the comments of a fire officer. TPC note the low quality of the application, with a number of mistakes, omissions and lack of detail - EHC Refused - Appeal Refused.*

### **Seven Acres and Mimram Drive**

A response has not been received from David McMillan, Head of Taylor Wimpey Customer Services regarding an update about the outstanding works at Mimram Drive and Sevenacres however the driveway for Mimram Drive has been marked out. There has been two incidences of flooding from overflowing surface water drains and sewers following the storm on 23rd June. Taylor Wimpey, Thames Water and the residents are involved in the clear up and unblocking, ascertaining the cause and responsibility for liability.

### **31. 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 7th June 2016 amounted to £24,825.97.

**Tennis Court Fencing** - The Parish Council confirmed the completion of the replacement tennis court fencing and agreed to pay the final invoice of £14,192.52 plus vat.

**Grass Cutting** - The Parish Council agreed to pay the interim invoices for work completed on Tewin Parish Council grass cutting £1758.35 plus vat and Herts County Council grass cutting £1233.24 plus vat in accordance with the grass cutting schedule.

**Internal Audit** - This is due to take place in July.

**Public Works Loan Board** - The loan repayment of £2916.77 was paid by direct debit on 7th June 2016.

**Budget Report** - Income and expenditure is currently below budget as expected.

### **32. HIGHWAYS**

**Upper Green Road Ditch** - Following complaints of flooding due to a blockage in the ditch the Parish Council has requested three quotes for excavating the ditch to below the level of the pipe work and for the soil away to be used to build an earth bund on May Pond Green to deter parking. One contractor declined to quote and two quotes of £4650 plus vat and £865 plus vat have been received. The Parish Council has written to Herts County Council Ken Crofton and James Vine, District Service Agent advising them of the quotes and asking for a contribution to the works. The Parish Council agreed to an outlay of approx £1000 subject to a meeting with James Vine.

**Upper Green Road Vehicle Crossover** - Following an investigation requested by Andrew Stevenson, East Herts Council the pipe work underneath the vehicle crossover for 35 Upper Green Road was found to be not smooth and therefore have a tendency to cause a partial blockage. The recommendation is for the vehicle crossover to be reconstructed. For information purposes the Parish Council obtained a quote for laying a new pipe under the crossover of £2850 plus vat.

**Upper Green** - A complaint has been received about the amount of stones on the road following the storm on 23rd June. The Parish Council agreed to report this to Herts Highways.

**Tewin Hill Potholes** - Repairs to Tewin Hill have been completed.

**White Lining** - Sections of both Upper Green Road and Orchard Road have had new white lines painted.

### **33. PAVILION AND UPPER GREEN**

**Playground** - No incidents to report.

**Plume of Feathers Triangle** - Two quotes have been obtained for £1600 plus vat and £3409 plus vat to install secured railway sleepers around all edges of the green except the side adjacent to the road. The Parish Council agreed to contact Greene King about the proposal.

**Green Shed** - The shed has a hole in the roof where the roof has been peeled away. The Parish Council agreed to contact the manufacturer.

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

**Lower Green Kerbing** - A notice of works application and a temporary traffic regulation order have been applied for and Herts Highways have confirmed receipt and will advise the Parish Council of the earliest possible date for the works once approval has been received. This will be a minimum of 8 weeks time as the road closure is required to be advertised. A start date of 15th August is yet to be confirmed.

**14-44 Upper Green Road Hedge Cutting** - The Parish Council has submitted a request to Riversmead for an extra hedge cut

**Access Road adjacent to 27 Grass Warren** - The Parish Council has submitted a request to Riversmead to repair the road but the developer has declined responsibility. The Parish Council has written to East Herts Council planning department requesting verification of the full details of the planning permission condition "details of the surfacing of access roads to be submitted" as the access road is in a significant state of deterioration and they would like to ascertain the responsibility for the repair. A response is expected within 14 days.

**Forge Cottage, Lower Green** - The new owners have agreed to cut the boundary hedge bordering Lower Green back to the line of the kerb.

### **35. RISK ASSESSMENT**

**Upper Green Parking** - A letter has been sent to the residents of Tewin Hill about options to alleviate the dangerous parking on May Pond Green and Upper Green. The Parish Council is in the process of getting quotes to put an earth bund along May Pond Green to deter parking and another option is to approach Greene King about extending their car park. A letter has been sent to Tewin Hill residents and two responses have been received. The Parish Council agreed to meet with Greene King.

**Pavilion Electrical Works** - The Clerk is in the process of obtaining a quote for the installing the defibrillator cabinet, works to the path lights and the PAT testing.

### **36. CORRESPONDENCE**

**Drivesafe** - The Parish Council agreed to thank the Drivesafe volunteers for all their efforts.

**Bowls Club** - The grounds are getting very overgrown in places and the Parish Council agreed to mention it.

### **37. REPORTS FROM REPRESENTATIVES TO OUTSIDE BODIES**

### **38. DATE OF NEXT MEETING**

The next Parish Council meeting will be on Monday 5th September 2016 at Tewin Memorial Hall. As there was no further business the meeting was closed at 9.05pm.

## **HIGHWAYS AND TRANSPORTATION MATTERS June 2016**

<b>Ref:</b>	<b>PROBLEM.</b>	<b>DATE RAISED</b>	<b>COMMENTS</b>
1	<b>Reinstatement of Kerbing along northern edge of Lower Green</b>	2013	Highways
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>Line Markings</b> - Missing at junction opposite Rose & Crown	2015	Completed
5	<b>Signs - Hollybushes</b> - Directional Tewin sign missing <b>- Lower Green</b> - Directional finger post missing	2013	Reported on Highway fault website

