

TEWIN PARISH COUNCIL

Minutes of the Parish Council meeting held on Monday 6th February 2017 in Tewin Memorial Hall at 7.45pm.

PRESENT: Cllrs K.St Pier (Chairman), Cllr B. Evans , Cllr A.Hill, 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 two parishioners.

102. APOLOGIES FOR ABSENCE from Cllr N.Moore, East Herts Councillor Linda Haysey and Herts County Councillor Ken Crofton.

PARISHIONERS COMMENTS

Mr Rigby of Whitespar and Mr Lawrence of Hunters Moon attended to outline their objections to the planning application 3/17/0069/FUL Thatched Rest, Queen Hoo Lane for a change of use of existing annex building to a single residential dwelling. They raised concerns that it would set a dangerous precedent, it ignores the restriction in the title deeds for one dwelling on the site, the dwelling would generate significantly more traffic which will obstruct the use of the shared driveway for the occupants of the three houses at the end of the drive which has no turning circle or passing places.

103. DECLARATIONS OF INTEREST

Cllr B. Evans declared an interest in the planning application 3/17/0069/FUL Thatched Rest, Queen Hoo Lane as he is a neighbour.

104. THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETING held 5th December 2016 and 9th January 2017, copies of which have been previously circulated to Councillors were confirmed as a true record and signed by the Chairman.

105. PLANNING

Planning Applications Received

3/17/0116/PNHH - 20 Bishops Road, Tewin - Single storey rear extension - *TPC No Comment.*

3/17/0158/HH - Woodberry, 28 Firs Walk, Tewin - Replacement of existing garage flat roof with pitched roof - *TPC No Comment.*

3/17/0127/VAR - Woodbury, 6 East Riding, Tewin - Variation of condition 2 (approved plans) of LPA approval 3/15/1651/HH- Demolition of existing conservatory, utility room, garage and part kitchen. Erection of single storey side and rear extension. Erection of two storey side extension and replacement of existing roof. Alterations to fenestration- condition 2 to be amended to read - The development hereby permitted shall be carried out in accordance with the following approved plans: 001,002,005,007A,008,016, 017, 018, 019, 020, 021, 022. *TPC object as a variation application should list what the actual changes are. This application gives no indication at all of what the changes involve. It simply seeks to keep four of the original ten plans and introduce eight new plans which leaves the reader to work out what the changes are. This is not acceptable on a complex application especially where the original conditions were imposed as part of an appeal.*

3/17/0105/FUL - Tewin Bury Farm, Hertford Road, Tewin - Erection of Spa/leisure building with associated Recuperation Centre- Alterations to leisure barn previously approved under 3/14/2013/FP - addition of a single storey rear extension and part single/part full height extension and raising ridge of the western end of the roof - *TPC No Comment.*

3/17/0069/FUL - Thatched Rest, Queen Hoo Lane, Tewin - Change of use of existing annex building to a single residential dwelling - *TPC strongly objects as it seeks to create a new residence within the Green Belt which is inappropriate development. If granted it would create a dangerous precedent for all the other annexes, outdoor recreational rooms, garages with toilets etc which have been granted permission over the years. The application is in direct contravention of the planning condition on 3/93/0733/FP which says that the existing annex cannot be occupied as a single dwelling. As a result of this application, the annex would attract normal traffic associated with separate dwellings (e.g. delivery vans, builder's lorries etc) which will park on the driveway and will use the head of the driveway for turning. This will obstruct the use of the driveway for the occupants of the three houses at the end of the driveway i.e. the application will not "respect the amenity of occupiers of neighbouring buildings" (Policy ENVI). The building may be acceptable as an annex, but as a separate dwelling it does not "demonstrate compatibility with the structure and layout of the surrounding area, complement the existing pattern of street blocks, plots and buildings (the grain of development), and relate well to the massing (volume and shape) and height of adjacent buildings". (Policy ENVI).*

Planning Decisions

3/16/2760/HH - 32 Bishops Road, Tewin - Single storey rear extension - *TPC No Comment - EHC Granted.*

3/16/2167/FUL - 17 Firs Walk, Tewin - Demolition of existing dwelling and construction of replacement dwelling - *TPC No comment - EHC - Granted with Conditions.*

Certificates of Lawfulness

3/17/0192/CLP - 20 Bishops Road, Tewin - Single storey rear extension - *TPC No Comment.*

Appeals Submitted

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- TPC commented on the required visibility splay.*

106. 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 3rd October 2016 amounted to £2903.54.

Internal Audit - This was completed on 11th January and everything was found to be in order. The financial risk assessment and effectiveness of audit is due to take place on 16th February.

Budget versus actual income and expenditure - Income is currently exceeding the budget due to receipt of New Homes Bonus (£18,719) and donations of £15,978 from Tewin Tennis Club, Friends of Tewin, a parishioner and Tewin Allotment Association. Grass cutting reimbursements have been received and are in line with the budget.

Expenditure is currently exceeding the budget due to expenditure on Lower Green kerbing replacement (£17,616), tennis courts fencing (£14,192), Christmas tree, traffic management, tennis court bench, Tewin Community Bus and structural engineers report on Pavilion extension.

There is currently no major expenditure committed but not yet spent. Potential major expenditure not yet agreed comprises Pavilion Building Regs application, tender document & Schedule of works at a cost of £1200 plus fees to be paid from the Pavilion account and Tewin Community bus at a cost of £3350 from New Homes Bonus. Overall Tewin Parish Council expects a small net surplus of £345 at the year end.

VAT reclaim - A request for VAT reclaim has been submitted.

Carols on the Green - The Parish Council agreed to make a donation of £263 towards Carols on the Green.

Senior Citizens lunch - The Parish Council agreed to make a donation of £100 towards the Senior Citizens lunch.

Grass cutting tender - Quotes have been requested from four contractors and the deadline for quotes is 13th February.

P3 Grant - An invoice for £1000 is being raised by Rights of Way Service for works completed on FP30.

107. Highways Matters

Drivesafe - A grant application was submitted to the Herts Police & Crime Commissioner for a fixed flashing solar powered speed indication device on 23rd December 2016. A response is expected in March/April 2017.

Tewin Hill and Upper Green Road Ditch Works - These are due to commence on 8th February and a road closure will be in place. The diversion has been changed from Hertford Road to via Bramfield as Hertford Road is too narrow. The Council agreed to remind James Vine, District Service agent for Herts Highways about checking the pipes under the drives over the ditch are clear, removing the grill on the pipe at the southernmost end of the ditch, clearing the gully by Tewin Stores exit and to take video evidence of the non functioning gully at the entrance to Sevenacres whilst the crew is there.

Hollybushes Hertford Road Sign - The sign is hanging off as the plastic clip is broken and it has been reported to Herts Highways reference 201012483569.

Hertford Road HGV Sign - This is missing and has been reported to Herts Highways reference 201012478447.

108. PAVILION AND UPPER GREEN

Classic Car Show - The Parish Council agreed to allow Friends of Tewin to use Upper Green for the Classic Car Show on 20th August 2017. The Parish Council agreed to remind FOT to set the future dates and check availability of the Pavilion as soon as possible.

Scarecrow Weekend - The Parish Council agreed to allow Friends of Tewin to hold the Scarecrow Weekend on 16th and 17th September 2017 on Upper Green.

Weekly Playground Inspections - Nothing to report.

Pavilion PAT Test - This has been completed by Mill Green Electrical and everything was found to be satisfactory.

Green Shed Roof - A temporary roof sheet has been received and it was agreed to ask Ted Kavanagh if he would install it.

Pavilion Survey - The structural engineers report and calculations necessary to put together a tender document, schedule of works & full building regulations application have been received.

Pavilion Extension - The Parish Council agreed to apply for full building control approval now so as to introduce certainty into the tendering process. This along with the tender document and schedule of works will cost £1200 plus East Herts Council fees and the Parish Council agreed to accept this quote and use funds from the Pavilion account.

Pavilion Licence for Alterations - The final signed and sealed licence for alterations for the Pavilion has been received.

Plume of Feathers Parking - The parking issues have been referred to the Head of Property and Operations and pre-application advice sought.

109. Lower Green

Granite Kerbstones - The Parish Council agreed to keep these individual stones in position either side of the pathway to deter driving on the green.

Maypole Dancing - The Parish Council agreed to allow Friends of Tewin and Tewin Cowper School to hold the Maypole dancing on Lower Green on 28th April 2017.

Lower Green Kerbing - Following incidents of driving over Lower Green due to inconsiderate parking the Parish Council agreed to write to Tewin Cowper School to remind parents about parking so other vehicles can pass without driving over the green, the huge expense incurred to restore the north side of the green, the school travel plan and parents should be strongly encouraged to use the Rose and Crown car park instead of the north side of Lower Green.

110. RISK ASSESSMENT

The only outstanding item is dandelions in the Grass Warren pavement.

111. NO CORRESPONDENCE

112. REPORTS OF REPRESENTATIVES TO OUTSIDE BODIES

Tewin Allotment Association - The Parish Council noted that on 27th January 2017 East Herts Council affixed a notice under Section 31(6) of the Highways Act 1980 and Section 15A(1) of the Commons Act 2006 advising that an application has been submitted stating the allotments landowner does not intend to grant any further rights across the whole of the land in their ownership beyond existing recorded rights.

Tewin Website - The new webmaster is Anne Hall.

Tewin Memorial Hall - The fete is to be held on 24th June 2017.

Transport - A survey on the Tewin Community bus has been completed and Herts County Councillor Ken Crofton travelled on the bus on 4th February.

P3 - Applications for the P3 grant will be open soon and the Parish Council agreed to consider what works would be suitable.

113. DATE OF NEXT MEETING

The next Parish Council meeting will be on Monday 6th March 2017 at 7.45pm at Tewin Memorial Hall. As there was no further business the meeting was closed at 9.45pm.

HIGHWAYS AND TRANSPORTATION MATTERS January 2017

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