

## TEWIN PARISH COUNCIL

**Minutes of the Parish Council meeting held on Monday 3<sup>rd</sup> October 2022 at Tewin Memorial Hall at 7.45pm.**

**PRESENT:** Cllr K. St Pier (Chairman), Cllr A.Hill, Cllr B. Evans, Cllr K. Lawson, Cllr D.Lloyd & Cllr D. Howson.

In attendance: C. McFarlane (Clerk) and 2 parishioners.

**51. APOLOGIES FOR ABSENCE** received from Cllr N.Moore, Cllr J.Sheridan, East Herts Cllr L.Haysey, East Herts Cllr M McMullen and Herts County Councillor K Crofton.

**52. THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETINGS** held 5<sup>th</sup> September 2022, copies of which have been previously circulated to Councillors, were confirmed as a true record and signed by the Chairman.

### **53. PARISHIONERS COMMENTS**

Mr & Mrs Bennett attended to outline their renovation plans for the barn adjacent to the Old Rectory, Churchfield Road. The Parish Council had no objections to the plans as shown.

### **54. NO DECLARATIONS OF INTEREST**

### **55. PLANNING**

#### **Planning applications**

**3/22/1894/HH – 2A Bishops Road, Tewin** - Single storey side extension - *TPC No Comment*

**3/22/1799/FUL – Warrengate Farm, Money Hole Lane, Tewin** - Installation of 4x solar panel unit - *TPC No Comment.*

**3/22/1990/LBC – 30 Lower Green, Tewin** - Replacement of existing roof lantern with proposed walk on lantern and raised access area and single layer roofing - *TPC No Comment.*

**3/22/1555/OUT – Land East of Upper Green Road, Tewin** - Outline planning application for erection of 4 three bedroom detached bungalows together with creating two new vehicular accesses - all matters reserved except for access. (New plans for the entrances) – *TPC Would like to request a 3D image*

**3/22/0254/FUL – Land South of Churchfield Road, Tewin** - Change of use of agricultural barn to one bedroom short-term holiday accommodation. Alterations to openings and installation of wood burner and flue – *TPC Concerns about access over common land.*

#### **Planning Decisions**

**3/22/1479/HH & 3/22/1480/LBC – Theresa’s Cottage, Marden Hill, Tewin** - Proposed single storey front/side infill orangery extension with a double hipped roof lantern – *TPC No Comment – EHC Refused*

**3/22/1482/LBC - Theresa’s Cottage, Marden Hill, Tewin** - Proposed roof conversion incorporating 2 flat roof rear dormers to the south elevation, 3 front roof-light windows and 1 second floor side window. Internal alterations to remove first floor partition walls, install new staircase between first floor and second floor, install new first floor and second floor partition walls - *TPC No Comment – EHC Refused*

**3/22/1435/HH – Barham, Tewin Close, Tewin** - Construction of detached double garage and new wall within garden; two storey infill extension; extension of roof dormers to front and rear elevations; replacement of glazed doors with windows; replacement of tarmac tennis court with grass lawn and alterations to fenestration. *TPC No Comment – EHC Refused*

**3/22/1456/VAR - 11 Hertford Road, Tewin** - Two storey rear extension with insertion of door to rear. Removal of chimney and insertion of two roof lights. Variation of conditions 2 (approved plans) and 3 (exterior materials as specified on application form/plans) of planning permission: 3/21/1796/HH - To allow grey aluminium window frames rather than white pvc frame. *TPC No Comment – EHC Granted*

**3/22/1204/FUL - Tewin Cowper J M I School, Cannons Meadow, Tewin** - Single storey extension to north elevation - *TPC No Comment - EHC Granted*

#### **Appeals**

**3/21/2260/HH - 42 Lower Green, Tewin** - Enclosure of pergola with glazed panels and doors and clear polycarbonate flat roof - *TPC No Comment – EHC Refused.*

**3/21/0913/HH – Land off Hertford Road, Tewin** - Change of use of land for Equestrian; erection of a stable block and fencing; Hardstanding with car parking spaces and internal access way - *TPC Object – EHC Refused – TPC submitted a response to the Planning Inspectorate.*

### **Enforcement**

**Glamping:** The Parish Council has become aware of potential "glamping" sites being set up in the parish.

The Duty Planning Officer advised that if the land is agricultural then it would be a change of use and therefore need planning permission. Planning Enforcement have also been advised and an update requested.

**E/22/0221/ENF - Grow Walkies Dog Park:** A dog park with a car park, fencing and wooden structure has just opened up off Churchfield Road, Tewin in a field. The Duty Planning Officer advised that if the land is agricultural then it would be a change of use and therefore need planning permission. This was reported to East Herts Council Planning Enforcement and is being investigated.

**E/22/0013/ENF - Mobile Home:** The appeal for the temporary siting of a mobile home on agricultural land west of Orchard Road was dismissed on 21.5.21. The mobile home is still in situ. Enforcement has been advised and an update requested.

### **56. FINANCE**

**Accounts for Payment** - In accordance with the Council's Financial Regulations the schedule of payments approved by the Parish Council amounted to £2,179.33 comprising: HCC £2.25, NEST £83.44, Mill Green electrical £561.60, HMRC PAYE £712.11, C McFarlane £819.93.

**Internal Audit** – This will be arranged shortly.

**External Audit** - The AGAR has been submitted with supporting documentation prior to 30 September 2022; however, PKF have not been able to complete their review work in time to enable to Tewin Parish Council to publish the required documentation in line with statutory requirements. Once they have completed their review a final report will be provided with the certificate of completion detailing any qualifications and 'other' matters. In the interim a statement from PKF will be published.

**Precept** – The second half of the precept was received on 30.9.22

**Allotment Rent** – The invoice has been sent and Tewin Allotment Association have advised it will be paid soon.

### **57. HIGHWAY MATTERS**

**Lower Green** - Cllr K St Pier, Cllr D, Howson and the Clerk met with Herts County Councillor Ken Crofton, Highways Engineer Hope Merriman and her manager about the concerns raised about dangerous parking at the entrance to the car park for 32 - 46 Lower Green. The Parish Council and Highways appreciated the concerns raised but acknowledged the problem is no worse or more solvable than at many other locations in Tewin and other villages.

Crash map shows no accidents around Lower Green either slight or serious, back to the start of the record, 23 years ago.

The Parish Council agreed the option of yellow lines was not the way forward. The yellow lining would extend a maximum of 10 metres, which would still mean that parked cars obscured oncoming traffic. Double yellow lines require more paperwork than single and single yellow lines normally apply only for part of the day and require signage. Highways do not provide enforcement. It is likely other householders would ask for yellow lines, which would result in a more open road which traffic can move even faster along. Tewin Drivesafe is already pursuing a 20 mph zone.

Highways advised that mirrors are not permitted and the Parish Council agreed that it would not be in keeping with the village green.

Warning signs for concealed entrance have to be placed a set distance in front of the hazard and Highways would not provide them.

A wider bell mouth would be up to the residents association although trees would restrict this and parked cars would still obscure the view.

White lines (I- bars) are only a warning to keep the entrance clear, which is not the problem here.

**Outstanding Faults Reported** – All the outstanding Highways issues below were raised with Herts County Councillor Ken Crofton and Hope Merriman, Highways Engineer who will endeavour to chase these up but could not guarantee anything.

**Ref: 401002710305 - Upper Green Road Broken Birdsmouth Fencing** - This has been reported to Herts Highways on 20.5.22, 6.6.22, 4.7.22 and some red and white tape put on it. The status of this fault is "under review by local engineers". This was raised with Cllr K Crofton on 4.7.22 and on 27.9.22. Highways Engineer will chase up.

**Ref: 401002727501 - Churchfield Road Potholes** – The large potholes on Churchfield Road between 1 Churchfield

Cottages and the back entrance to Tewin Bury Farm were reported on 7.6.22 & 4.7.22 but have not been filled. This was raised with Cllr K Crofton on 4.7.22 and 27.9.22. Highways Engineer will chase up.

**Ref: 401002662393 – Lousehole Bottom Cut In Clearance** – Reported on 26.4.22. Under review by local engineers.

**Orchard Road Leaking Gully** – This was raised with Cllr K Crofton on 4.7.22 and 27.9.22. Highways Engineer will chase up.

**Saturday Community Bus** – A flyer will be going out to the Parish in October and has been put up on the Tewin village website advertising the reduced fare and use it or lose it.

**204 Bus** – The new provider for this 204 service will be Centrebus and there will be no change to the Service.

## **58. LOWER GREEN**

A sewer leak on Upper Green Road has been reported and fixed by Thames Water.

## **59. PAVILION & UPPER GREEN**

**Weekly Playground Inspections** - Nothing to report.

**ROSPA Inspection** – This has been completed. Remedial works are in the process of being completed: The graffiti has been removed, a loose fitting tightened on the multi play unit and a missing nut on fence will be obtained.

**Pavilion Fixed Wire Testing** – This has been completed and we are awaiting the report.

**Football posts on Upper Green** – The Parish Council agreed to put on the agenda for the next meeting to buy a pair of basic 12' x 6' goals to go on Upper Green. They will be portable models with nets but will be pegged down to the green. The Parish Council agreed to talk to the petitioner and Tewin Cricket Club.

## **60. RISK ASSESSMENT**

**Pavilion External Boards** – Replace rotten boards – Cllr K St Pier - Done

**May Pond Green** – Raise lower branches, clear and tidy – Kirkham Contracting - To Do

**100 Yr Wood** – Find photo of missing plaque – Cllr K.Lawson – To Do

**FP41 - Gate Repair** – Kirkham Contracting – To Do

**Lower Green 13-19** – Lift Lower Branches and sides - Obtain quote from Kirkham Contracting.

**School Lane** - Lift Lower Branches - Obtain quote from Kirkham Contracting.

**Tree Survey** – The Parish Council will be meeting on 11<sup>th</sup> October to look at the trees on Bramfield Road and look at removing more ivy from Tewin Parish Council trees.

## **61. CORRESPONDENCE**

**Tewin Hill Marquee & Noise Complaints** – Cllr A Hill advised has spoken to the neighbours and a noise limiter will be used next year. The marquee is in the best place they have and goes up in May/June and is taken down in Aug/Sept.

**Bowls Club Donation** – The Bowls Club have asked for a donation towards the extension of their canopy. The Parish Council agreed that they would look favourably at a donation once planning permission had been obtained.

**Mobile Fish & Chip Van** – A parishioner enquired about the return of the mobile fish and chip van to Tewin.

They were advised that the company need to apply to East Herts Council for a Street Trading Licence for a street in Tewin.

**Camellias In Pots** – A request to find good homes for these plants has been forwarded to THAC's.

**Fence & Hedges on FP15** – A falling fence has been propped up and the leaning tree removed. Cllr K St Pier will contact the householders about the overgrown hedges.

**Planning Question** – The Parish Council agreed to submit the following questions to the Town & Parish Council Planning Forum:

Since everybody was not aware that Burnham Green was a Group 3 village (- see 3/22/0701/OUT), should there be a definitive list of what counts as Group 3 villages in East Herts?

Since the present wording of clause 149(e) of the NPPF had been in accepted use at least three years before the current District Plan was agreed by the Planning Inspectorate ( see the judgement in the appeal high court case C1/2014/1144), should it not be up to the District Plan 2018 to define what villages are and what infilling is allowed, rather than allowing applicants to imply that they can override the District Plan by making direct reference to the NPPF?

## **62. REPORTS FROM REPRESENTATIVES TO OUTSIDE BODIES AND SPECIAL RESPONSIBILITIES**

**Minerals and Waste Local Plan Consultation deadline 31.10.22** – The Parish Council had no comments to submit.

**Your Tree, Our Future project** - The Parish Council agreed to put this in the Parish Magazine and on the website.

**Condolence Book** – The Parish Council has advised Buckingham Palace of the Condolence book and will archive it at HCC.

**Dangerous Parking Grass Warren** – The Clerk was asked to report the dangerous parking at the junction of Grass Warren with School Lane to the police.

**63. DATE OF NEXT MEETING**

The next Parish Council meeting will be at 7.45pm on Monday 7<sup>th</sup> November 2022 at Tewin Memorial Hall.

The meeting closed at 9.40pm.