

## TEWIN PARISH COUNCIL

### **Minutes of the Parish Council meeting held on Monday 3<sup>rd</sup> September 2007 in Tewin Memorial Hall at 7.45pm**

**PRESENT:** Cllrs K.Lawson (Chairman), K.St Pier, B. Evans, A.Hill, M.Howe, D.Howson and D.Lloyd.

In attendance: Mrs C.McFarlane (Clerk), East Herts District Councillor M.McMullen and 9 parishioners.

#### **PARISHIONERS**

**Pavilion Refurbishment Committee** – Roger Toms came to explain that they would like the Parish Council to contribute towards the cost of obtaining architects plans for the Pavilion. The Parish Council asked the Pavilion Refurbishment Committee to obtain three quotes for detailed plans from local architects and to ascertain how much of the cost the Tennis Club and the Cricket Club would be willing to pay for. Once this information is received, the Parish Council will consider the matter again.

**Parish Plan Steering Committee** – John Sheridan, Linda Adams and Pat Hedger came to advise the Parish Council that the University of Herts report on the survey has been completed and they wanted to know if the Parish Council would like the Steering Committee to complete an action report. The decision is reported under item 51 below. The Parish Council asked for a report on the expenditure on the Parish Plan.

**Allotments** – John Sheridan came to ask the Parish Council if they would write to the landlord asking whether he would be prepared to lease some more land, on the same terms, as there is currently a waiting list for the allotments.

**Village Shop Steering Committee** - Tom Cook and Elizabeth Buchanan came to request £450 towards the cost of setting up a community organised shop and report that the steering committee is progressing well. The decision is reported under item 45 below.

**Wind Farm at Benington** - Two parishioners from Benington came to ascertain the view of the Parish Council about the proposed planning application for 3 wind turbines in Benington.

The Parish Council agreed to write a letter in support of objection. Cllr M.McMullen agreed to ascertain EHC policy.

There is an exhibition in Benington Parish Hall on Sunday 9th September between 2pm and 4pm to inform everyone concerned in the local area of the major concerns and the way forward.

**40. APOLOGIES FOR ABSENCE** were received from East Herts Cllr L.Haysey.

**41. MINUTES OF THE PREVIOUS MEETING** held 2<sup>nd</sup> July 2007 were agreed and signed by the Chairman.

#### **42. MATTERS ARISING**

**Helicopter Noise** – Cllr D.Howson reported that there had been no reduction in helicopter noise since the Parish Council spoke to the Chief Helicopter pilot. The Council agreed to write another letter to Panshangar Aerodrome asking pilots to vary their flight patterns over Tewin.

#### **43. FINANCE**

**Accounts for Payment** - In accordance with the Council's Financial Regulations the schedule of payments amounting to £17,638.57 was approved by the Council. The majority of this was payment for the playground as agreed below.

**Payment for Playground** – Cllr S.Stott proposed that the Parish Council paid SMP Playgrounds Ltd £14,199.36 and Cllr D.Lloyd seconded the proposal. The vote was carried with one abstention.

**Income & Expenditure Statement for Playground** - The Parish Council confirmed this statement, which is attached and was also published in the September Parish News.

**Litter Bin for Playground** – Cllr K St Pier proposed that the Parish Council purchase a litterbin for the playground at a cost of £90 and Cllr B.Evans seconded the proposal. The vote was carried with one abstention.

**Donation of £450 towards the Village Shop** – Cllr K St Pier proposed that the Parish Council make a donation of £450 to the Village Shop Steering Committee so they can register with Industrial & Provident Society and Cllr D.Lloyd seconded the proposal. The vote was carried unanimously.

**Updating of Standing Orders and Financial Regulations** – Cllr K.Lawson agreed to review both documents before the next meeting.

**Budget Review** – The Parish Council agreed to do this at the next meeting.

**Increase in Clerk's Hourly Rate** – The Parish Council unanimously agreed to increase the Clerks' hourly rate from £8.20 to £8.70 in line with national pay scales.

**Review of Hours and Contract with Clerk** – The Chairman agreed to discuss this with the Clerk and put a proposal forward before the next meeting.

#### **44.PLANNING**

**Planning Applications Received and discussed at a planning meeting on 6<sup>th</sup> August 2007 at the Pavilion.**

**3/07/1350/FP/SD** – Land R/O 1-4 Tewin Hill, Tewin - Two semi-detached 2-bed houses  
Six parishioners attending were concerned that the development was too large, there would not be enough space around the properties, the properties would overlook neighbouring houses and a bungalow, and there is no on street parking and insufficient off street parking allocated

The architect stressed that it was felt that the new development would not make parking worse but would not improve it either. EHC requirement is 1.5 parking spaces per dwelling and this complies with it. They also have to meet a density requirement of 30 dwellings per hectare. Dwellings have been orientated to comply with daylight requirements and the architect is of the view that they will not cut out view or skylight. The windows overlooking the neighbouring properties are small dormer windows and only have a perpendicular view.

Tewin Parish Council agreed to object to the proposal as there are insufficient parking spaces allocated in an already over congested area where there is no on or off street parking or facility for overspill to any safe nearby on-street parking areas. They also wished to object as they felt that by reason of the height, size and siting of this development it would be excessive in relation to the surrounding dwellings. The resultant high site density would be out of keeping with the character of the area as a whole and detrimental to the rural nature of the area.

**3/07/1568/FP/HS** – Orchard House, 47 Upper Green, Tewin – Porch to front & Garage with room over – TPC no objection but some Councillors perceived the new proposal to be very similar to the last proposal and therefore remained concerned that the volume of the new building is excessive in relation to the size of the house.

**3/07/1356/FP/SD** – 112 Bramfield Rd, Datchworth – Single storey rear extension – TPC No Obj

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**3/07/1531/FP/NB** – 13 School Lane, Tewin – First floor side extension, pitched roof to existing flat roof – TPC No Obj although noted that there was no Design and Access Statement or existing elevation details.

**3/07/1404/FP/SD** – Quisty Birches, Tewin Close, Tewin – Demolition of Existing Dwelling & construction of new 5 bed residence – TPC No Obj.

### **Planning Applications Received since 6<sup>th</sup> August 2007**

**3/07/1659/FP/HS** – 22 Firs Walk, Tewin – Two storey side and rear extensions, raising of main ridge, first floor front extension, new porch and extension to rear conservatory – TPC NO Obj although expressed concern at height of roof.

**3/07/1587/FP/JS** – 126 Bramfield Rd, Tewin – Single storey link extension – TPC Obj due to cumulative effect of the proposed extension

**3/07/1630/FP/JS** – 22 Hertford Rd, Tewin – Single storey rear extension & alterations to part flat roof (rear). Widening and relocation of vehicle access – TPC no obj to rear extension but objected to the degree of change for the driveway and the loss of trees as the property is in the Conservation Area.

**3/07/1746/FP/AS** – 53 Orchard Rd, Tewin – Single storey infill extension – TPC No Obj

### **Planning Decisions Received from EHC**

**3/07/0922/FP** – 27a Orchard Rd, Tewin – Single Storey Rear Extension – TPC No Obj – EHC Granted

**3/07/1093/FP/JS** – The Old School House, Tewin – Extension to garage plus new roof over – TPC No Obj – EHC Granted

**3/07/1044/FP** – 17 Bishops Road, Tewin – First floor side extension, single storey rear extension & part conversion of garage to habitable accommodation – TPC No Obj – EHC Granted

**3/07/1061/FP** – Land at Southleigh, 13 Hertford Rd, Tewin – Construction of a 40x20 metre outdoor riding arena with surrounding timber fence for private use only – TPC No Obj – EHC Granted.

**3/07/1133/FP/JS** – 10 Firs Walk, Tewin – Front & Rear Extension & Loft Conversion – TPC No Obj – EHC Refused.

**3/07/1132/FP/JS** – 10 Firs Walk, Tewin – Loft extension incl rear dormer window – TPC No Obj – EHC Refused

**3/07/1356/FP** – 112 Bramfield Rd, Datchworth – Single storey rear extension – TPC No Obj – EHC Granted

**3/07/1350/FP** – Land R/O 1-4 Tewin Hill, Tewin – Two semi detached 2-bed houses - Withdrawn

**3/07/1280/FP/TH** – Builders Yard at rear of 78 Upper Green Rd, Tewin – Demolition of existing Dutch barn & proposed erection of pair of semi-detached 3 bedroom dwellings – TPC No Obj but expressed concern over noise nuisance arising from gravel drive to 78 Upper Green Rd – Withdrawn.

### **Notification of Appeal – 3/07/0114/FP/AS – 2 Upper Green, Tewin**

**New Model Code of Conduct** – The Parish Council confirmed that they have accepted the new Model Code of Conduct including paragraph 12 (2).

**Register of Interests** – The Council completed the new register of interests in line with the new Model Code of Conduct.

**Seven Acres Development Meeting** – The Council approved the minutes of the Parish meeting held on the 16<sup>th</sup> July 2007 and confirmed that a letter had been sent to Mr Gittins outlining the views expressed by the parish at the parish meeting.

The landowner's proposal is that: -

- Seven Acres remains with a newly sited garage

- Approximately 22 houses of varying sizes to be built to the north, south and east of Seven Acres
- the current access to Seven Acres be closed and two new ones made in accordance with Highways requirements
- the current hedge bordering the road be removed and made into a verge to improve sightlines

Affordable Housing (AH) levels and types are set by EHC and 40% of the housing on the site has to be AH and it needs to be “pepper potted” around the site so that there is social cohesion. No local preference is given to current villagers of Tewin. The residents will be from the EHC housing list.

Parking provisions are set by EHC and the plans are in accordance with this unless the local community puts forward a case to say that this is not sufficient.

A copy of the fact sheet supplied by Mr Gittins, Planning Consultant and his contact details have been put on the village website. Comments are welcome but current plans are a proposal and not a formal planning application.

## **46. HIGHWAYS**

**Ditch on Churchfield Rd** – Mr I Williams has agreed to dig the ditch in his field adjacent to Churchfield Road once the harvest is complete. There will also be a grip cut at the end of the kerb so as to allow water to flow into the ditch.

**Ownership of Birdsmouth Fencing at Grass Warren** – Highways are looking into this.

**Beware Children Sign** – Highways are looking into this.

**Ownership of Road outside Plume** – Highways are looking into this

**Flashing Speed Signs** – The Parish Council agreed to investigate the possibility of sharing the cost with other parishes as the Parish Council feel the sign is costly at £2500.

## **47. RISK ASSESSMENT WORKS**

**New benches for Lower Green** - The Parish Council agreed to defer this to the next meeting.

## **48. LOWER GREEN ELECTRICITY SUPPLY**

The cupboard has now been built and the Parish Council accepted the £65 quote for the doors. The Parish Council agreed to send a letter of thanks to Ron Brandt and £50 worth of garden vouchers.

The Parish Council agreed to notify EdF, the electrical contractors and the electricity supplier.

## **49. TEWIN VILLAGE SHOP**

The Parish Council approved the minutes of the Parish meeting held on 25<sup>th</sup> June 2007.

## **50. PLAYGROUND**

**ROSPA Inspections** – This has been completed and everything is reported to be satisfactory. The Parish Council is awaiting the invoice.

**Weekly Inspections** – There was one incident reported, concerning one of the gates. On further inspection this appears to be the result of an accident rather than as a result of a hazard Two bolts on the top step of the multi-play unit are loose and SMP have been informed and are sending an inspector out. Cllr Hill also agreed to look at the unit.

## **51. PARISH PLAN**

The Parish Council acknowledged receipt of the report on the survey and Cllr D.Howson proposed to ask the Parish Plan Steering committee to produce an action report and Cllr A.Hill seconded the proposal. The vote was carried with 2 abstentions.

### **53.ALLOTMENTS**

The Parish Council agreed to write to the landowner asking if he would be willing to lease some land on the same basis as current allotment lease.

### **54. CORRESPONDENCE**

Correspondence Received: -

Proposed Rural Parish Conference on 11<sup>th</sup> Oct (venue not known yet), topics include: the new code of conduct and how to run a good meeting.

**29 Harwood Close** – A tree that needed pruning was reported to Highways and they will send an Inspector out.

**Millennium Orchard** – A Councillor reported that some of the trees were missing their stakes and in need of some attention. Cllr K St Pier agreed to ascertain who is responsible for maintaining the orchard.

**Benches** – Cllr K St Pier reported that the Tewin Society has asked for quotes to refurbish 2 benches outside 18 Lower Green. The Parish Council will include the benches in their annual risk assessment.

**Tewin Cricket Club re Football Posts** – The Parish Council agreed to respond to the Cricket Club advising them that they will look into the situation over the winter

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

**Tewin Charities Trustees** – Nothing to report.

**Tewin Memorial Hall** – Nothing to report

**Parish Paths Partnership** – FP15 a new gate is due at the south end where it ends at Upper Green Rd and this should stop motorcycles. FP17 a new kissing gate is due to be put up near the bowls club.

**Transport** – Nothing to report

**Tewin Society** – Nothing to report

**Tewin Website** – Nothing to report

**Locality Policing** – Cllr D.Lloyd visited Police Headquarters at Stanborough

**Pavilion Refurbishment** – See Parishioners Comments above

**Village Shop Steering Committee** – See Parishioners Comments above

### **56. DATE OF NEXT MEETING**

The next Parish Council meeting will be on Monday 1<sup>st</sup> October 2007 in Tewin Memorial Hall at 7.45pm.

As there was no further business the meeting was closed at 11.15pm.

APPENDIX 1 – HIGHWAYS AND TRANSPORTATION MATTERS August 07

Fault line: 01438 737321

District Team: 01992 526900

Assistant District Manager: Raj Goutham

Assistant Engineer: Ian Bishop

Three Valleys Water 0845-7823333 (fault/leak reporting)

Ref:	WORK IDENTIFIED AS NEEDING TO BE DONE AND REPORTED TO THE PARISH ENGINEER.	ACTION
1	<b>Flooding</b> at junction of Margery Lane with Churchfield Rd. Removal of kerb on Churchfield Rd and landowner to arrange a ditch in adjacent field similar to White Horse Lane and alongside top end of Margery Lane.  ACTION: Margery Lane ditch clearance done and gully cleansing done.	
2	<b>Grass Warren – Broken</b> birdsmouth fence – reported to EHC	H/W looking into ownership
3	<b>Bridge Reflectors</b> in Churchfield Road – White lining & chevrons to be repainted & reflective discs/paint on bridge	H/W Noted
4	<b>Kerbing</b> – Two loose kerb stones on drive opposite Tewin Stores	H/W noted
5	<b>Signs</b> <b>Beware Children Sign</b> – H/W Ordering	
6	<b>Line Markings</b> – Most done some missed such as School Lane	
7	<b>Flooding</b> - outside 12/14 Hertford Road.	
8	<b>Plume of Feather</b> – Ownership of road around the green	H/W looking into

Please be aware that Highways have a very limited budget and have to prioritise all work.

## APPENDIX 2 – FINAL COSTING OF PLAYGROUND

### **Final Costing of Playground**

#### **Income**

Big Lottery	10000.00
Local Network Fund	7000.00
<b>Total</b>	<b>17000.00</b>

#### **Expenditure**

SMP Playground Supplier (TPC portion)	14199.36
SMP Playground (FOT portion)	6650.00
RAM Cricket Nets Supplier	1662.04
Playground Sign	79.90
Opening Curtains/material etc	24.82
Vat Reclaim	-2374.23
Total	20241.89

<b>Drawn From TPC Reserves</b>	<b>3241.89</b>
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