

## TEWIN PARISH COUNCIL

**Minutes of the Parish Council meeting held on Monday 12<sup>th</sup> November 2012 in Tewin Memorial Hall at 7.45pm.**

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

In attendance: Mrs C. McFarlane (Clerk), East Herts District Cllr M. McMullen from 8.55pm and three parishioners.

**70. APOLOGIES FOR ABSENCE** were received from East Herts District Councillor L. Haysey and East Herts District Councillor M. McMullen (for lateness).

### **PARISHIONERS COMMENTS**

Mr and Mrs K. Brazier, 29 Lower Green, Tewin outlined the details of their planning application for a first floor rear extension. They have had one objection from a neighbour with regard to loss of light to his rear window and were of the view that there would be no loss of light as a result of the extension.

Mr M. Lockwood, 2 Bishops Road, Tewin explained that various amendments had been made to the proposed planning application for the demolition of existing house and erection of new 6 bedroomed dwelling. The amendments comprise the removal of the basement and sunken back garden proposal, removal of the front garden proposals and retention of the majority of the trees and hedges in the front garden other than the addition of gates so that the street scene will be preserved .

**71. MINUTES OF THE PREVIOUS MEETINGS** held 1<sup>st</sup> October 2012 were agreed and signed by the Chairman.

**72. DECLARATION OF INTEREST** was received from Cllr K. Lawson with respect to the planning application for 5 Upper Green Road as she lives opposite.

### **73. NO MATTERS ARISING FROM THE MINUTES**

### **74. FINANCE**

**Accounts for Payment** - In accordance with the Council's Financial Regulations the schedule of payments amounting to £9453.64 from the Current Account were approved by the Parish Council.

**Donation for the Christmas tree** – The Parish Council unanimously agreed to accept the quote of £350 for the Christmas tree for Lower Green. Friends of Tewin have made a donation of £200 towards the Christmas tree.

**St Peters Church** – The Parish Council agreed to make a donation of £135 towards the cost of producing the Parish News.

**Internal Audit** – This is scheduled for the 22<sup>nd</sup> November 2012 with Cllr D. Lloyd and B. Evans.

**Estimate to the Year End** - In accordance with the Financial Regulations of the Council the Parish Council reviewed and agreed the Estimate for the Financial Year Ending 31.3.2013.

**Precept** – The Council reviewed the precept options and in accordance with the Financial Regulations of the Council Cllr A. Hill proposed that the precept be increased by £700 to £27,000 for the next financial year ending 31.3.2014. Cllr K. St Pier seconded the proposal and the Parish Council unanimously resolved to increase the precept to £27,000.

**New Homes Bonus** – The Parish Council agreed to continue with the footpath project across May Pond Green and compile a list of proposals for the future along with outline costs which could be circulated to the Parish for their comments.

### **75. PLANNING**

#### **Planning Decisions**

**3/12/1488/FP** – Land Rear of Seven Acres, 49 Upper Green Road, Tewin – Change of use of barn to provide 5no tourist accommodation with covered walkway – TPC objects as the introduction of residential use will significantly affect the Green Belt, detract from the rural character and appearance of the village green and surrounding area to which it is situated very closely and prominently visible. Neither a bat nor Great Crested newt survey has been provided despite the previous GCN records within 500m of the development. There is no evidence that there is a genuine agricultural business that needs supporting. The main business of the applicant and/or close family members is property development not agriculture

therefore rural diversification policies GBC8, GBC9 and GBC10 which are intended to provide financial support to help agricultural businesses to remain viable cannot be applied in this case.

*Application Withdrawn*

**3/12/1430/FP** – 12 Hertford Road, Tewin – Two storey rear extension and conversion of the garage to a habitable room – TPC supports the comments from the neighbours at 14 Hertford Road – *EHC Granted*

**3/12/1318/FP** – Warrengate Farm, Money Hole Lane, Tewin – Change of use of 2no barns to workshops (B1c Light Industrial) and extension to the southern barn – TPC supported the neighbouring parishioners' objections to this proposal and is concerned at the unsuitable proximity of light industrial activity and associated traffic to the Grade II listed buildings adjacent to the site. The Parish Council would appreciate confirmation that the Conservation Officer has been consulted on this planning application – Cllr K. St Pier attended the Development Control meeting on 7<sup>th</sup> November 2012 and spoke on behalf of TPC - *EHC Granted*

**3/12/1272/FP** – 11 Desborough Drive, Tewin – Single Storey flat roof side extension – TPC No Comment – *EHC Refused* due to cumulative effect of proposed extension together with the extensions previously added to the dwelling.

**3/12/1481/FP** – 5 Upper Green Road, Tewin – Single storey side extension, front porch, garage conversion and rear dormer windows – TPC No Comment – *EHC Refused* due to extension by reason of its size, siting and design would be out of keeping and detrimental to character and appearance of the existing dwelling.

**3/12/1150/FP** - Garage Site to the rear of 17-28 Grass Warren, Tewin – On 7<sup>th</sup> November 2012 Cllr K. St Pier attended the Development Control meeting and spoke on behalf of TPC. The Development Control Committee agreed to defer the decision while the applicant Riversmead looks at extending the road through the grass area between the existing bungalows.

#### **Planning Applications received**

**3/12/1572/FP** (Amended Drawings) – 2 Bishops Road, Tewin – Demolition of existing dwelling and erection of new 6 bedroomed dwelling house – *TPC No Comment*.

**3/12/1722/FN** (Renewal) – 49 Upper Green, Tewin – Detached four bedroomed dwelling with detached double garage – *TPC No Comment*

**3/12/1792/LB** – 4 Marden Hill House – Removal of infill brickwork and installation of 2no vertical sliding sash basement windows – *TPC No Comment*.

**3/12/1802/FP** – Yew Tree Cottage, 29 Lower Green – First floor rear extension – *TPC No Comment*

**3/12/1839/FP** – 5 Upper Green Road, Tewin – Single storey side extension, front porch, garage conversion and rear dormer windows – *TPC No Comment*

**3/12/1682/FP** - 32, Cannons Meadow, Tewin – Replacement Shed – *TPC No Comment*

**Certificates of Lawfulness** - None

#### **Appeal Decision Received**

**3/12/1003/FP** – 53 Orchard Road, Tewin – Front Boundary wall, gates & pillars with lights. Single storey front extension (retrospective) - *TPC Object – EHC Refused – Appeal Refused*.

**3/12/0204/FP** – Heath Cottage, 106 Bramfield Road, Bulls Green – Detached car port and log store – *TPC No Comment – EHC Refused – Appeal Allowed*

**Enforcement Issues** - None

#### **Seven Acres Development**

Cllrs K. St Pier, D. Howson, D. Lloyd, J. Sheridan and the Clerk met with Taylor Wimpey (TW) representatives Mr B. Beyzade and Mr H. Lockwood on 8<sup>th</sup> November 2012.

Tewin Parish Council (TPC) expressed regret at the loss of contact with TW and TW agreed to provide 14 day updates going forward.

**Donation** - The £6000 donation from TW to TPC is due upon the first legal completion on the sale of a house. A buyer has just recently dropped out and therefore it is unlikely that this donation will be paid before January. TW assured TPC that they can spend the money on whatever they like.

**Footpath** - The footpath outside 54 and 56 Upper Green Road and the show house will be tarmac. This has been confirmed by TW and Highways.

TW agreed to provide TPC with a costing/survey/plan for extending the tarmac path, to Highways specifications, south across May Pond Green to the garage site and north up to the start of the shingle at the edge of the car park. TPC advised that they have the necessary approvals from the landowner HCC Rural Estates Dept.

TW suggested grasscrete for the second part of the footpath from the garage site down to Godfries Close. TW kindly agreed to obtain the specification for grasscrete and some contact details for contractors who would perhaps provide a quote.

**Wall** - The wall bordering the Seven Acres site is due to go up before Christmas as the structure etc has been agreed with East Herts Council. They will not be the same bricks as they are no longer available but they will be similar. TW may not be able to complete the section of wall round the sales cabin whilst it is in position.

**Seven Acres** – There are bats hibernating in the roof of the main house so demolition cannot take place until March at the earliest. Bat boxes will be put up in the vicinity.

**Public Sewers** – Seven Acres are not connected to the public sewer yet. All rain water goes into the bore holes put in at the beginning of the build.

**Leylandii Hedge By Tennis Courts** – TW will retain but reduce the height of this hedge. After the meeting TPC agreed to ask TW to not proceed until final agreement between TW, TPC and Tennis Club as to the height to be retained.

**Access to the Land to the Rear of Seven Acres** – Mr P. Loughrey has free movement and right of access through the estate for vehicles and animals etc. The 4.8m width of the road would limit the size of the vehicles. The private management company will look after maintenance up to the footpath where TW's boundary is.

**Welwyn Hatfield Emerging Core Strategy Consultation** - This is open from 12th November 2012 to 18th January 2013. It includes a proposal to release safeguarded land to the north-east of Welwyn Garden City, around Panshanger Aerodrome, for about 700 dwellings although more details will be given in a future planning document. The development will provide a wide mix of housing size, type and tenure including Gypsy and Traveller provision; open space, allotments and play areas; provision for primary and secondary education; a convenience shop; maximising opportunities for walking, cycling and public transport; sustainable design and construction and an area of landscaping at the edge of the development. The Parish Council agreed to notify Parishioners via the Parish News and the website and put it on the agenda for the next Parish Council meeting.

## **76. HIGHWAYS & TRANSPORTATION MATTERS**

**LTP3 Inter-urban Route Study Consultation** – Cllr K. Lawson will review this and circulate any comments she might have prior to the deadline of 30<sup>th</sup> November 2012.

**Resurfacing of Orchard Road** – The Parish Council are awaiting a response from Cllr B. Hammond regarding the partial resurfacing of Orchard Road.

**Closure of Hertford Road** – This is due to be closed on 3<sup>rd</sup> December for one day for utility connections. A "Business Open as Usual" sign has been requested.

**Lower Green - Hole/Broken Pipe** – Nothing to report.

**Land in front of 21a Lower Green** – Nothing to report.

**Tewin Stores Sign** - Tewin Stores would like a double sided black and white directional sign for the Village Shop at the junction of Churchfield Road and the B1000. Due to the change of contract Highways are still in the process of setting the production and installation costs for signs and expect to have a quote by the end of the month.

**388 Bus Timetable** – The scheduled time for the school bus was changed on 8<sup>th</sup> October and it now runs 10mins earlier in the morning only. The new timetable is at the bus stop and available to view on the Intalink website. Pocket timetables should be available shortly.

**Margery Lane** – Cllr A. Hill has kindly dug out the drainage slips in Margery Wood. The Parish Council agreed to get a quote from Kirkham Contracting to do this on an annual basis.

## **77. UPPER GREEN, PAVILION AND PLAYGROUND**

**Tewin Pavilion CIC** – A new Chairman has been found and Mr S. Stott has agreed to carry on as Treasurer. The Parish Council agreed to the nomination of Cllr B. Evans, D. Lloyd and J. Sheridan as the three Parish Council representatives to act as Directors for the Tewin Pavilion CIC.

**Tewin Tennis Club Correspondence with Valuation Office** – Nothing to report

**Pavilion Fridge** – The contractor will complete the transfer of the kitchen fridge onto the unmetered electricity supply in due course.

**Pavilion Showers** – The water to the showers has been switched off for the winter and the Tewin Pavilion CIC informed. The key for the loft hatch is missing and a replacement is being sought.

**Playground Inspection** – There was nothing to report on the weekly inspections.

**Hedgerow Planting** – This will take place on November 17<sup>th</sup> and 18<sup>th</sup> along the back of Upper Green. THAC's and Friends of Tewin have kindly provided the funding for the necessary equipment. The Parish Council were asked to consider whether a plaque for the Royal Oak would be necessary.

## **78. LOWER GREEN**

**Allotment Gate Repair** – A quote has been obtained for the replacement of the gate and post which will be submitted to Tewin Cowper School and Herts County Council for their approval.

**Christmas Tree on Lower Green** – The tree is due to go up at the end of November and the PAT test by Mill Green Electrical in the process of being arranged. Cllr J. Sheridan has agreed to complete the daily tree inspection ensuring it is stable, secure and that the lights are intact & working. The Carols on Lower Green will be on Monday 20<sup>th</sup> December 2012 at 6pm.

**Public Sewers** – A public sewer running through Muspatts Farm collapsed on 4<sup>th</sup> November. Thames Water diverted the pipe on Monday 5<sup>th</sup> November and the sewer was repaired on 12<sup>th</sup> November. The Thames Water representative advised that there is not a shortage of capacity in the area.

## **79. CORRESPONDENCE**

**Code of Conduct Training** – Cllr K. Lawson and the Clerk attended the EHC training course on Tuesday 23<sup>rd</sup> October at 7pm. An e-version of the slides has been requested which can be circulated to the Parish Council.

**Complaint about Cattle on FP 33** – The Parish Council forwarded this complaint on to the Herts County Council Rights of Way Officer who has visited the site and confirmed that the farmer is working within national guidelines, it is not an offence to keep cattle in a field crossed by a public right of way and the cattle were calm upon his inspection but he will visit again. The farmer has confirmed that no bulls are kept in that field and the appropriate notices are in place. He is also reasonably confident that the animals give no cause for concern with regard to their behaviour.

**Access Over Upper Green** – In response to a Parishioner's enquiry the Parish Council advised that this is not a public right of way it is village green with access granted over it. The agreement is between Mr P. Loughrey and Herts County Council, the former being fully liable for the surface of the track which can only be rolled hoggin.

**EHAPTC Meeting** – A meeting is being held on 21<sup>st</sup> November at Castle Hall at 7.30pm. Cllr K. Lawson agreed to attend.

**CPRE Planning Training Day** on Tuesday 20<sup>th</sup> November 2012 from 9.30am to 4.30pm at Knebworth Village Hall. Cllr D.Lloyd agreed to attend.

**Email Contact List for Parish** – The Parish Council discussed the possibility of an email contact list for the village or using social media.

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

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

**Transport** – Nothing to report

**Tewin Website** – A meeting is being held on Wednesday 16<sup>th</sup> December 2012.

**Tewin Memorial Hall** – Nothing to report

**Policing** – PCSO S. Brooks is temporarily covering Tewin and a Locality Policing meeting is due in January.

**Parish Paths** - Nothing to report

**81. DATE OF NEXT MEETING**

The next meeting will be at 7.45pm on Monday 3<sup>rd</sup> December 2012. The venue for this meeting will be changed to Tewin Pavilion. As there was no further business the meeting was closed at 10.15pm.

**HIGHWAYS AND TRANSPORTATION MATTERS October 2012**

**Fault line: 0300 123 40 47**

District Team: 01992 526900

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

<b>Ref:</b>	<b>PROBLEM.</b>	<b>DATE RAISED</b>	<b>COMMENTS</b>
1	<b>Surface Dressing of Main Road through Tewin from Upper Green to 31 Orchard Road</b>	2009	H/W Locality Budget - Bryan Hammond
2	<b>Bridge Reflectors</b> in Churchfield Road (nr B1000) – White lining & chevrons to be repainted & reflective discs/paint on bridge	2009	
3	<b>Line Markings</b> – Missing on School Lane	2009	
4	<b>Potholes – Outside Rose &amp; Crown</b>	2012	
5	<b>Ditch – alongside Upper Green Road</b>	2012	To be completed before Oct 2012