

TEWIN PARISH COUNCIL

Minutes of the Parish Council meeting held on Monday 5th March 2012 in Tewin Memorial Hall at 7.45pm.

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

In attendance: Mrs C. McFarlane (Clerk), East Herts District Councillors L. Haysey and M. McMullen and six members of the public.

107. NO APOLOGIES FOR ABSENCE

PARISHIONERS' COMMENTS

Mr & Mrs Lee outlined the reasons for their planning application for 7 Upper Green Road and explained that they propose opaque glass in the dormer window in order to protect the privacy of their neighbours.

Mr & Mrs Jepson object to the proposed first floor extension as they think it has a detrimental effect to their property, is visually dominant and overbearing, will result in a loss of privacy and will bring the next door property closer to the boundary.

Mr & Mrs Danks of 9 Upper Green Road advised that their neighbours had no objections to their proposed first floor extension.

108. MINUTES OF THE PREVIOUS MEETING held 6th February 2012 were agreed and signed by the Chairman.

109. DECLARATION OF INTERESTS

Cllr K. Lawson declared a personal interest in a planning application as it is close to her property.

110. NO MATTERS ARISING FROM THE MINUTES

111. FINANCE

Accounts for Payment - In accordance with the Council's Financial Regulations the schedule of payments amounting to £3070.27 from the Current Account was approved by the Parish Council.

Election Costs – The Council is still waiting for an invoice from East Herts Council for the May 2011 election.

VAT Reclaim – A reclaim for £667 has been applied for.

National Savings – An interest update has been requested.

112. PLANNING

Planning Decisions

3/11/2170/FP – 3, School Lane, Tewin - Single storey side extension, rear extensions and first floor rear extension – TPC No Comment- EHC Granted

3/11/2067/FP – 10 School Lane, Tewin – New 2 bedroomed dwelling (amended plans) – EHC Granted

Planning Applications Received

3/12/0204/FP - Heath Cottage, 106, Bramfield Road, Bulls Green - Detached car port with log store – TPC No Comment

3/12/0276/FP - Westleywood Farmhouse, Hertford Road, Tewin - Change of use of three en suite bedrooms for Bed and Breakfast accommodation and removal of condition 9 of 3/99/1693/FP to allow use of the existing garage for ancillary residential purposes (retrospective) – TPC No Comment

3/12/0306/FP - 3 Back Lane, Tewin - Single storey side extension- TPC No Comment

3/12/0231/FP – 7 Upper Green Road, Tewin – Ground and first floor rear extension and internal alterations – TPC No Comment

3/12/0232/FP – 9 Upper Green Road – First floor rear extension – TPC No Comment

3/12/0267/FP - The Garden House, Tewin Water, Tewin- Demolition of existing outbuilding and construction of double garage with room over. Enlargement of vehicular entrance – TPC No Comment.

BT Telecommunications Cabinet – BT advised that another planning application was submitted on 2/2/12 however East Herts Council are awaiting further information before the application can be processed and sent out for comment.

Certificates of Lawfulness - None

Enforcement Issues

Land behind Godfries Close and Harwood Close – East Herts Council Planning Enforcement have been advised of development at the rear of 21 Godfries Close.

Land at the Back of Upper Green – East Herts Council Planning Enforcement has advised the Parish Council that they will be investigating the possible development on this site.

Riversmead Public Meeting

On the 7th February Riversmead held a public meeting at Tewin Memorial Hall to consult with Parishioners about the building of 8 new houses in the Grass Warren area. The Parish Council wrote to Riversmead outlining various comments:

- The Parish Council is supportive of the shared ownership format of affordable housing, and that priority is given to applications from persons connected with the parish.
- The vehicle access is very narrow, there is little room for manoeuvring into some of the parking spaces in the central section of the site, the detached parking spaces relating to the three two-bed houses present difficulties for the elderly and infirm, wheelchairs, transferring shopping etc.
- The Parish Council is supportive of the suggestion that the central grass area between Cannons Meadow and Grass Warren should be replaced by road, so long as there was no through access. This would alleviate both the present parking problems in this area and the new problems inherent in the current design.
- The house designs do not incorporate local design features and do not compliment the local area.
- No information was provided about street lighting or the removal of trees.

Meeting With Taylor Wimpey about Sevenacres

The Parish Council met with Taylor Wimpey on Wednesday 8th February 2012.

Taylor Wimpey (TW) has obtained pre-application advice from East Herts Council for another ten 4/5 bedroomed detached houses with garages and associated parking spaces on the site of the existing main Seven Acres house. Tree Preservation Orders (TPO's) have been taken into account and linkage to the footpath has been proposed although the Parish Council stressed that there should be no easy access to the Upper Green car park to avoid it being used for overflow parking.

As a result of the proposed 10 new houses and in order to keep the Affordable Housing percentage at 40% the two previously approved private houses located next to the Affordable Housing will now be turned into Affordable Housing. Taylor Wimpey were happy to support the Parish Council's preference for part ownership and indicated that they would be happy to assist us in negotiating that priority is given to Tewin residents for the first 12 months and thereafter they revert back to being open to anyone on the housing list.

Build time is likely to be approximately two years and Taylor Wimpey will have a Site Manager on site from the very beginning. The Parish Council will be given the Site Manager's contact details.

The Parish Council advised that the increased heavy traffic in the Parish will be of major concern to parishioners. Taylor Wimpey indicated that it is likely that smaller trucks/lorries will be used. The Parish Council asked that the site be accessed from B1000 via Churchfield Road only and that deliveries avoid school pick up and drop off times. Taylor Wimpey does not plan to take any soil away from the site and plan to build the road first. The Section 106 agreement includes an onsite wheel washing clause.

With regards to surface water on the site Taylor Wimpey advised that they plan to put in sustainable land drainage comprising of six deep boreholes.

Taylor Wimpey has intimated that it is likely that the road will not be adopted by Highways but may be a private road maintained by a management company, details of which have not been finalised yet. The Parish Council indicated that they would like input into the naming of the road.

Street lights are likely to be low level bollards which the Parish Council agreed was preferable.

The Parish Council agreed to put notification of the start of the build in the Parish News.

The Parish Council agreed to arrange another meeting with Taylor Wimpey and/or the Site Manager to discuss various issues such as repair to verges etc.

Village Meeting – The Parish Council agreed to wait until more information was available about the various developments in the Parish before considering a Village meeting.

Taylor Wimpey Public Consultation

This took place on Monday 27th February 2012 and was very well attended.

113. HIGHWAYS

Various Highways Issues – Cllr D.Howson requested that the road outside the Rose & Crown pub be reported as it is breaking up.

114. PAVILION, PLAYGROUND & UPPER GREEN

Tennis Club and Valuation Office – David Room advised that no correspondence has been received from the VOA however the general business rates “holiday” extension has been extended for small ratepayers.

Pavilion CIC and Valuation Office – The Tewin Pavilion CIC has accepted the VOA’s amended proposal of a 40% reduction in the rates.

Pavilion Water Testing – Cllr K St Pier and Cllr D.Howson are in the process of researching and drafting a Water Testing Scheme.

Pavilion Heating – Three quotes have been obtained but the Tewin Pavilion CIC agreed to shelve the proposal for the time being. The Parish Council agreed to research the cost of cages for the heaters in more detail.

Pavilion Shower – The agreed works have been completed. The mains water stopcock had seized so this was replaced at the cost of £85 plus vat.

Hedgerow Planting – Cllr J. Sheridan met with Margaret Knight who agreed that the ideal site was along the back of Upper Green, however she also advised that the saplings were too young to plant out and needed to be nurtured for 3-5years before planting out. Cllr J Sheridan agreed to talk to Michael Clark about options for storage.

Playground Inspection – Nothing to report on the inspections.

Football – The Parish Council agreed to ascertain when the last football match will be and what plans they have for the restoration of the pitch.

Annual Risk Assessment – The Parish Council agreed to set a date for the annual risk assessment.

115. LOWER GREEN

Damage to Lower Green - Jewson’s have agreed to pay for the repair works to Lower Green. The invoice has been submitted to them.

116. CORRESPONDENCE

Landscaping in Godfries Close – The Parish Council agreed to refer the request to Herts Highways

Welwyn Hatfield’s Emerging Core Strategy – The meeting on 5/3/12 was cancelled.

Casual Vacancy on Tewin Parish Council – The deadline for calling an election has passed.

Allotment Association – Annual accounts have been received and circulated.

Drought and the River Mimram – The Parish Council agreed to thank Mr T Langford for his correspondence.

117. REPORTS OF REPRESENTATIVES TO OUTSIDE BODIES

Tewin Charities Trustees – Nothing to report.

Transport – Nothing to report.

Tewin Website – Nothing to report.

Tewin Memorial Hall – Nothing to report.

Policing – Nothing to report.

Parish Paths – Nothing to report.

118. DATE OF NEXT MEETING

The next Parish Council meeting will be preceded by the Annual Parish meeting at 7.30pm on Monday 2nd April 2012 in Tewin Memorial Hall.

As there was no further business the meeting was closed at 10.26pm.

HIGHWAYS AND TRANSPORTATION MATTERS February 2012

Fault line: 0300 123 40 47

District Team: 01992 526900

Assistant District Manager: Eralp Yucelt

Area Engineer: Vicki Leggett

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

Ref:	PROBLEM.	DATE RAISED	COMMENTS
1	Surface Dressing of Main Road through Tewin	2009	H/W Locality Budget ??
3	Salt Bin – Needs replacing and filling	28.4.2011	Chased 5.9.11 Chased 3.10.11 Chased 7.11.11 Chased 5.12.11 Chased 13.1.12
4	Bridge Reflectors in Churchfield Road (nr B1000) – White lining & chevrons to be repainted & reflective discs/paint on bridge	2009	
5	Line Markings – Missing on School Lane	2009	

