



Minutes of the Sarratt Parish Council meeting held on Tuesday 21st August 2018
in The Village Hall, The Green, Sarratt

Present: Councillor D Turner
Councillor S Dobson
Councillor J Gell
Councillor N Mortimer
Councillor M Musk
Councillor A Soothill

In attendance Mrs J Dawes, Clerk to the Council
2 Members of the public
District Councillor Marilyn Butler

		Action
89/18	APOLOGIES AND ANNOUNCEMENTS Apologies for absence were received recorded and accepted from Councillors Groom, Soothill and Thorp.	
90/18	DECLARATION OF INTEREST Councillor Rees declared a non pecuniary interest in item 96/18 planning application 18/1422/OUT Councillor Dobson declared a non pecuniary interest in item 102/18 Request from the Scouts.	
91/18	MINUTES It was proposed by Councillor Dobson, seconded by Councillor Musk and <u>RESOLVED</u> that the minutes of the Parish Council meeting held on 17 th July 2018 be signed as a true record.	
92/18	MATTERS ARISING AND ACTION PLAN The Clerk updated the council on the action plan	
93/18	REPORTS FROM REPRESENTATIVES TO OTHER BODIES There were none. Councillor Musk had obtained minutes of the Village Hall meeting and passed them onto the Clerk.	
94/18	CLERKS REPORT The Clerks report is attached to these minutes. The Clerk was asked to write to the foreman of UK Power Networks to thank him for diverting the cabling through the pavement rather than the Green. It was proposed by Councillor Mortimer, seconded	Clerk

by Councillor Rees that the lights in the office be changed as a matter of urgency. The Clerk to obtain the quote from the electrician and discuss with the Chairman

95/18 LEAD COUNCILLORS REPORT FOR PLANNING

A Planning Appeal had been made for Hollymead, Bucks Hill. The Clerk was asked to write to the Planning Inspector to reiterate the Councils objections

Clerk

96/18 TO COMMENT ON PLANNING APPLICATIONS

It was resolved that the following observations be made on the planning applications as shown on the attached sheet.

97/18 TO NOTE PLANNING DECISIONS

The decisions on the attached sheet were noted.

98/18 THREE RIVERS DISTRICT COUNCIL CALL FOR SITES

The Clerk was asked to put forward the Fir Trees Site and to reiterate that the British Legion site should remain as a rural exception site.

99/18 LEAD COUNCILLORS REPORT FOR POLICY AND RESOURCES

100/18 STATEMENT OF RESERVES

The Statement of reserves is attached to these minutes.

101/18 REQUEST FOR FUNDING FROM SCOUTS

A request for a grant of £2000 had been received from the Scouts to set up an Explorer unit for 14 to 18 year olds. This was outside the normal grant funding process and had not been budgeted for. It was proposed by Councillor Mortimer, seconded by Councillor Turner and **RESOLVED** that an exception be made on this occasion and that on receipt of a completed application form an advance of £1000 be paid now with the remaining amount to be considered in the usual grant making process.

102/18 APPROVAL OF CHEQUES

It was proposed by Councillor Turner, seconded by Councillor Mortimer and **RESOLVED** that the cheques to the value of £8,133.39 as attached to these minutes be approved.

103/18 LEAD COUNCILLOR REPORT FOR ENVIRONMENT

A bench in KGV was beyond economical repair, a plaque, gifted to the Parish Council had been removed and would be put onto another bench.

The replacement scroll for the WW1 bench on Dawes Common would be completed before the 11th November.

Thanks to John for getting HCC out to look at the damaged footbridge.

Councillor Mortimer had accompanied a lady in a disabled buggy around the accessible route to discover where any problems arose with accessibility. It had been a successful visit.

Councillor Mortimer had also had a meeting with Sarratt Care regarding the panic alarms and would be attending the next care lunch to talk to people regarding assistance.

104/18 TOMMY

It was agreed that Tommy should be erected at the War Memorial 2 weeks before the 11th November and a week after. The Clerk would apply for the road closure for the service.

105/18 GREENS AND FOOTPATHS

The footpath warden had some concerns regarding the increase of street furniture that would be caused by the churchyard extension and it should be considered more carefully as to whether a diversion should take place. He would speak to the right of way officer to look at alternative solutions.

106/18 LEAD COUNCILLOR FOR HIGHWAYS REPORT

Councillor Gell's report is attached.

The dangerous bend sign at Tuckers Corner was completely hidden by the hedgerow and could not be seen by drivers.

The VA signs were discussed, a new sign would cost in the region of £5,500. The general consensus was that a third sign on the Green was not required. Costings for moving the existing signs was to be bought back to the next meeting.

107/18 CORRESPONDENCE

A request for a defibrillator in the Bucks Hill telephone box had been received

108/18 PUBLIC QUESTION TIME

A thanks giving service for the landlord of the Cock, who was leaving will be held on 22nd September.

109/18 COUNCILLORS QUESTIONS AND COMMENTS

There were none.

110/18 DATE OF NEXT MEETING

The next meeting will be held on Tuesday 18th September 2018 at 7.30 pm in the back room of the Village Hall.

J Gell

The meeting closed at 9.21pm

Clerks Report August.

After further discussions with UK Power networks it was confirmed that a way leave agreement to go across the Green had been signed in 2005 and a cheque for 4,705.50 had been received . The wayleave includes the laying of electricity beneath Dawes Common.

I attended a GDPR Impact Assessment session and have started preparing the documents to ensure we are compliant with the new regulation. 2 more sessions are due to be held.

The light fittings in the office are beginning to break down and are very brittle when the bulbs have to be changed. They also emit a continuous hum when they are on. I have asked for quotes to replace the fittings for LED lighting which will be more economical to run and would not pose such a health and safety risk to change. The quote can lead into the budget setting process which will begin next month.

Can Councillors please supply me with a wish list of projects that they would like funding for by the end of September. The grant process is now open on the website.

The office will be closed Wednesday 15th August to Friday 17th August and again from Friday 31st August until Wednesday 5th September and again 12th September to 17th September.

New Applications Received Between 01/08/2018 and 31/08/2018

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
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New Application

18/1344/FUL

13/08/2018	Claire Wilson	Mr S B	White Leaf Bucks Hill
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Proposal : Demolition of existing summerhouse and erection of replacement summerhouse**Observations :** No objections**18/1422/OUT**

01/08/2018	Tom Norris	Mr N S	1-3 Dawes Lane WD3 6BA
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Proposal : Outline application: Conversion of two residential dwellings into one residential dwelling (all matters reserved)**Observations :** The Parish Council has no objections to this application**18/1476/PDA**

01/08/2018	Tom Norris	Mr & Mrs H	Barn adj Ollieberrie Lane Flauden Lane Belsize
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Proposal : Change of use of agricultural building to a residential dwelling with operational works to building and associated curtilage**Observations :** The Parish Council notes this application**18/1478/FUL**

01/08/2018	Suzanne O'Brien	Landlink Ltd Thrive Ownhome Lt	The Royal British Legion site Church Lane WD3 6HL
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Proposal : Residential development for affordable housing on former Royal British Legion site, comprising 10no affordable homes and associated infrastructure including access and landscaping**Observations :** Whilst acknowledging the need for more affordable housing in Sarratt, the Parish Council strongly objects to this planning application on three main grounds:

1. The National Planning Policy Framework (2012) defines rural exception sites and is reiterated by Policy PSP4 of the Core Strategy (2011), which states that sites within villages such as Sarratt be released solely for affordable housing to accommodate current residents or those that have an existing family or employment connection in perpetuity.

There is no detail in the application on how these conditions would be met. In fact, the applicant has previously indicated that they would be unwilling to enter into a locality agreement to protect these properties for the inhabitants of the parish, meaning that the use of the proposed housing units would be entirely unfettered and non-compliant with policy.

2. The proposal is for 100% shared ownership, which is not considered an appropriate form of affordable housing for rural exception sites. TRDC's policy states that housing on rural exception sites should be provided as rented units.

Further, it is hard to envisage that in reality the type of housing would be affordable to parishioners and is considered to be a way of simply introducing market-rate housing under the acceptable banner of affordable housing.

3. The proposed development extends outside the designated rural exception site with a significant number [50% (5 out of 10)] of the units proposed to be in Green Belt outside the allocated area.

The Parish Council do not consider that the statements made in the application demonstrate

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				very special circumstances and hence the proposal constitutes inappropriate development in the Green Belt. For these reasons, the Parish Council requests that the application is refused. If officers are minded to approve this application, the Parish Council request that it is called into committee

18/1519/RSP

13/08/2018	David Heighton	Z E	The Boot Public House The Green Sarratt WD3 6BL
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Proposal : Retrospective Retention of overflow car park

Observations : Sarratt Parish Council are writing to you in support of the application made by The Boot Public House.

The field to the rear of the car park has been used as an occasional overspill car park in excess of 10 years. It is used when larger functions and events are being held at the public house.

The Parish Council are the owners of The Green and have a duty to protect the registered green and the loss of the overspill car park will put this area at risk of damage.

The cars displaced by the loss of the area will park on and around The Green affecting the overall look of the conservation area.

Sarratt is a unique village in the Three Rivers District and the Parish Council work hard to protect and conserve the natural beauty of the rural location and it asks that careful consideration is taken to approve the application.

If officers are minded to refuse the application, the Parish Council requests that it is called into committee

18/1592/LBC

13/08/2018	Freya Clewley	P T	Greys Bucks Hill
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Proposal : isted Building Consent: External alterations to building to include removal of cement render to be replaced with lime mortar, repair clay tiles, repairs to walls, roof and chimney with lime mortar, replacement windows with timber and UPVC windows and internal alteratio

Observations : The Parish Council has no objection to this application

Applications Received :- 6

NOTIFICATIONS OF PLANNING DECISIONS FROM Three Rivers District Council

Minute Ref

Mon 13 August 2018

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

E 18/1021/FUL	Approved	York House School
E 18/1022/LBC	Approved	York House School
E 18/1092/RSP	Approved	Little Winch
E 18/1208/RSP	Approved	Corner Lodge
18/1033/CLED	Refused	Long Pightle Mobile Home Park
C 18/1113/LBC	Refused	York House School
District COMMENT The proposal would harm the significance of the Grade 11* Listed Building. It has not been demonstrated that the existing windows, which make a significant contribution to the merits of the Grade 11* Listed Building could be restored rather than replaced. Furthermore, no evidence has been submitted demonstrating that replacing the windows would be of a public benefit that would outweigh the harm to the heritage asset of significance. The development would therefore be contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).		Local COMMENT The parish council have no objection to this application
C 18/1124/FUL	Refused	Mill House
District COMMENT The proposed two storey side extension and single storey side/rear extension, in conjunction with the previous rear extension would result in disproportionate additions over and above the size of the original dwelling. The proposed development would also spread development across the site and would cause harm to the openness of the Green Belt. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness as such the proposal is contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the National Planning Policy Framework.		Local COMMENT The parish council have no objection to this application

	Specific Earmarked Reserves		
	Environmental Protection (flies)		3000.00
	Election Expenses		8000.00
	Legal Fees		12000.00
	Infrastructure Repairs & Renewals		10000.00
	interest acrued		19.82
	CIL		2,613.87
			<u>35,633.69</u>
	General Reserves		35,483.52
	Total Reserves		71,117.21

List of Payments made between 01/07/2018 and 31/07/2018

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
02/07/2018	HMRC	101014	2,168.05		Tax & NI Q 1
02/07/2018	Value Products Ltd	101015	149.76		KGV Signs & Cameras
02/07/2018	VIKING DIRECT	101016	152.08		Stationery
02/07/2018	RBS AUDITING SOLUTIONS	101018	142.80		Software support
02/07/2018	TBS Hygiene	101019	165.00		Dog bins
02/07/2018	Freshwater Habitats Trust	101020	17.00		Pond maintenance book
02/07/2018	B WHITEWOOD LTD	101022	3,144.00		Groundwork
20/07/2018	CDA HERTS	101023	35.00		Subscription
20/07/2018	P Thorp	101024	59.18		Youth club expenses
20/07/2018	Eon	101025	79.82		electricity
20/07/2018	W Kent	101026	57.60		Wages
20/07/2018	J Dawes	101027	1,896.80		wages
20/07/2018	A Soothill	101029	66.30		mileage
		Total Payments	8,133.39		