

SARRATT PARISH COUNCIL
Parish Office, Village Hall,
The Green, Sarratt, Rickmansworth
Hertfordshire. WD3 6AS



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Minutes of the Sarratt Parish Council Meeting held on 12th April 2022

In attendance: Cllrs: Sarah Dobson
John Rugg
John Gell
Simon Diggins
Lee Farman
Michael Lowry

335/22 APOLOGIES AND ANNOUNCEMENTS

Councillors Garvey, Christie and Coakley apologised for their absence in advance.

336/22 DECLARATIONS OF INTEREST

None

337/22 PUBLIC QUESTION TIME

None

338/22 MINUTES AND MATTERS ARISING

Item 340/22: Cllr Dobson advised that she had since been told there is a paper recycling bin at the Village Hall which is located in the kitchen behind the other bins.

Otherwise the minutes of the previous meeting were agreed as a true and accurate reflection of the meeting.

Proposed: Cllr Gell; Seconded: Cllr Diggins

339/22 ANNUAL PARISH MEETING ON 26TH APRIL 2022

The Annual Parish Meeting is a statutory requirement and represents an opportunity for the Parish Council to share a summary of what has happened over the previous financial year and to present the Grants awarded for the forthcoming year. In preparation for the meeting the Agenda and the SPC Annual Report needs to be made available on the SPC website and as hard copies for the meeting itself. Councillors who had not already submitted their reports for the Annual Report were asked to do so by 15 April, which should include highlights of the year and any topical items. The Financial Report should include a summary of spending. Other areas include the Neighbourhood Plan, the Clerk's and Chair's report.

As the Grants are now paid by bank transfer, certificates will be produced for the Grant recipients to be presented at the meeting. The meeting is open to all Parishioners. Refreshments (cheese and wine) will hopefully be supplied by Trudi. Cllr Farman to confirm she is able to help again this year.

Council were advised the May SPC meeting is also the Annual Statutory Meeting where Councillors' positions on the Council are proposed and approved.

Action: Clerk to issue the SPC meeting dates for the 22/23 year to Councillors and display these on the SPC noticeboard and website.

340/22

TO RECEIVE REPORTS FROM REPRESENTATIVES WHO HAVE ATTENDED MEETINGS ON BEHALF OF THE COUNCIL.

Cllr. Gell attended former District Councillor Tony Barton's funeral and was pleased to see that there was a good attendance.

Cllr. Gell attended the recent Village Hall Committee Meeting:

- Derek Kent, architect for the extension of the Village Hall, has resigned and a replacement architect needs to be found.
- Car park levelling to the disabled parking spaces is to be done in house as will the replacing of the batteries in the roof blinds. The exterior notices of enquiries and bookings is to be improved.
- The condition of tables/chairs/ etc. - John Daly, the Caretaker has been cleaning some of the blue chairs. He will separate the very unclean ones. Stacking of the chairs and tables is becoming difficult as they have run out of storage space. When the storage is rejigged, they will be less precariously stored. Cllr. Rugg noted Flaunden Village Hall used their Covid Grant to replace their chairs and tables – investment is required in Sarratt Village Hall.

Action - Chair will write to Jenny again to raise the subject.

- The Village Hall is dealing with the shortcomings of the sound system etc. Cllr. Dobson advised the projector system also needed overhauling.

Cllr. Gell advised the Chandlers Cross Residents Association is planning a Hog Roast, provided by the Cart & Horses on Thursday 2 June for the Queen's Jubilee.

Cllr Rugg and Cllr Farman attended a meeting on Monday 11 April regarding the Deed of Variation currently with TRDC for the KGV Pavilion. The objective was to understand the status of the application as SPC had not been officially informed or consulted about the Deed of Variation. The Heads of Terms proposal that will inform the Deed of Variation appears to conflict with the current constitution of KGV. The meeting managed to bring clarity to several issues. The planning consultant was also unaware of the dire state of the KGV finances. The result of the meeting was positive, and it was agreed SPC would write to the Planning Officer with the amendments required to the Heads of Terms document.

Action – LF and JR to draw up the amendments to the KGV Planning Consultant who is negotiating the revisions with the TRDC, the Heads of Terms for the Acting Clerk to send to the Planning Officer.

Cllr Diggins raised again the concept of crowd-funding or a "Sarratt Bond" to help with the KGV finances which should be discussed with KGV Management Trustees when they next meet.

341/22

CLERK/RFO REPORT

Freedom of the Parish Board – need to add Carol Chorley (2019).

Action – Clerk to ask David Turner who did the sign writing.

342/22

ACTION LOG

The Clerk talked the Councillors through progress on the Action Log. Cllr Dobson asked for the new litter bins being purchased to replace those being filled with household rubbish on the Green opposite the Boot to be added to the Action Log.

Those items reported as completed at this meeting would now be removed for the Action Log.

PLANNING

343/22

LEAD COUNCILLORS REPORT

Cllr Farman advised Council that whilst TRDC have their own planning agenda, consistency is important in SPC's approach to planning applications, and as such we would continue to use the 'checklist' agreed at SPC's meeting in January to assess applications affecting the Parish, and represent the views expressed by many of the local residents in the 2018 Parish Plan conducted by SPC and more recently the Neighbourhood Plan survey.

344/22

TO COMMENT ON PLANNING APPLICATIONS

- **22/0438/FUL: Heather Cottage, Penmans Hill, Chipperfield, WD4 9DJ - First floor side extension, alterations to existing dormers and insertion of front window**
SPC: As this extension results in more than 40% increase in size we would be minded to oppose this application as over development in Green Belt. However the fallback permitted development extension option would cause more damage and impact on Green Belt, so we would not oppose this application in an effort to avoid the worse fallback option being implemented. If this application does go ahead we would strongly request that the applicants take the opportunity to improve the insulation and energy use of this dwelling, significantly better than what is required by current building regulations.
- **22/0489/FUL: Nasus, Dunny Lane, Belsize, WD4 9DE - Loft conversion including hip to gable roof alterations, front and rear dormer windows and front rooflights, front porch, single and two storey rear extensions**
SPC: No objection on the basis that this extension is less than 40% in size. We request that further permitted development rights are removed if this application is approved. If this application does go ahead we would strongly request that the applicants take the opportunity to improve the insulation and energy use of this dwelling, significantly better than what is required by current building regulations.
- **22/0547/FUL: Grove Lodge, Fir Tree Hill, Chandlers Cross, WD3 4LY - Demolition of an existing dwelling, stables and outbuildings, and the construction of a net zero replacement dwelling with biodiversity enhancements**

SPC: Strongly object to this application. We recognise the positive efforts presented relating to net zero and biodiversity, however these do not negate the sheer size of the proposed development. This application represents huge overdevelopment within Green Belt and is not in keeping with the local area. If officers are minded to approve, then we request this application is brought to the planning committee.

- **22/0117/RSP: The Mulberry Bush Farm, Dawes Lane, Sarratt, WD3 6BQ - Part Retrospective: External alterations to former agricultural buildings following the change of use to flexible commercial use (Class C1 hotel / holiday accommodation) including the insertion of rooflights, windows and doors, alterations to openings, addition of external balustrade and re-cladding of the exterior walls**

SPC: In addition to our previous response, we would like to request if officers are minded to approve, then we request that this application is brought to the planning committee.

345/22

TO NOTE PLANNING DECISIONS

- **21/2307/FUL The Grove Grove Mill Lane Grove Mill WD3 4TG - [Erection of a maintenance shed](#)**

SPC: No Objection TRDC: Approved

- **21/2301/FUL The Grove Grove Mill Lane Grove Mill WD3 4TG - [Erection of a polytunnel](#)** - SPC: No Objection TRDC: Approved

- **21/2505/LBC Wayside The Green Sarratt WD3 6BH - [Listed Building Consent: Replacement windows and front door](#)**

SPC: No Objection TRDC: Approved

- **21/2504/FUL Wayside The Green Sarratt WD3 6BH - [Replacement windows and front door](#)**

SPC: No Objection TRDC: Approved

- **21/2720/FUL 12 Deadmans Ash Lane Sarratt Rickmansworth Hertfordshire WD3 6AL - [Removal of rear conservatory, construction of single storey front, side and rear extensions](#)**

SPC: SPC Object to this refurbishment. It is an overdevelopment and encroaches upon the neighbours.

TRDC: Approved

- **21/2885/FUL The Old Rectory Church Lane Sarratt WD3 6HJ - [Single storey extension to existing garden room, installation of roof terrace and alterations to fenestration](#)**

SPC: No objection to the minor extension. We do want raise a concern that the external design and especially the windows may not be in keeping with the rest of the building.

TRDC: Approved

From the TRDC officers report - "The proposed fenestration would be modern and frameless and would not match the existing fenestration of the host dwelling. It is noted that concern regarding the fenestration were raised

by the Parish Council. However, whilst modern, it is not considered that the proposed fenestration would result in harm to the character and appearance of the host dwelling given its scale, appearance and siting”

- **21/2910/FUL Quickmoor Cottage Commonwood Sarratt WD4 9BB - [Demolition of existing conservatory and construction of single-storey extension](#)**
SPC: No Objection TRDC: Approved
- **21/2912/FUL 27 Church Lane Sarratt WD3 6HN - [Demolition of existing front porch and erection of front porch, two storey side and rear extensions, single storey rear extension, alterations to external finish to be white render and alteration to fenestration detail.](#)**
SPC: We object to this application on the grounds that this significant enlargement of the property is overdevelopment in a Green Belt area and reduces the already very limited and needed stock of smaller family properties in the Parish.
TRDC: Approved (removal of further development rights has been added to the restrictions)
- **21/2947/PDT Hollymead Bucks Hill Kings Langley Hertfordshire WD4 9AT - [Prior approval: Enlargement of the dwellinghouse by the construction of one additional storey \(2.839m in height\) to result in an overall height of 7.364m \(Class AA\)](#)**
TRDC: Approved
- **22/0067/CLPD Little Paddock Little Windmill Hill Chipperfield WD4 9DG - [Certificate of Lawfulness Proposed Development: Erection of outbuilding to rear](#)**
TRDC: Approved
- **22/0068/CLPD Little Paddock Little Windmill Hill Chipperfield WD4 9DG - [Certificate of Lawfulness Proposed Development: Construction of detached garage](#)**
TRDC: Approved
- **22/0189/CLPD 27 Church Lane Sarratt Hertfordshire WD3 6HN - [Certificate of Lawfulness Proposed Development: Single storey rear extension.](#)**
TRDC: Approved
- **21/2896/OUT Land To The Rear Of 76 And 78 Church Lane Sarratt WD3 6HL - [Outline Application: Construction of up to 20 residential dwellings \(Use Class C3\) with new access to Church Lane and proposed pedestrian link to existing public footpath. \(appearance, landscaping, layout and scale reserved\).](#) -**
SPC: The minor highway related alterations to this amended application has no impact on the basis of our objections including the unacceptable impact on sustainable transport as reported by HCC highways. Our stance on this application is that we remain very strongly opposed.
TRDC: Refused

346/22

ENFORCEMENTS

A full list of this month's Enforcement Orders will be made available on the SPC website. Cllr Farman drew attention to the following ones:

- Traveller's Site Chandler's Cross – an appeal on this site is pending so nothing is going to be decided on this matter quickly.
- A number of possible Planning Contraventions at the Mulberry Bush are under investigation by TRDC.
- Vine Cottage: adjoining fence – there has been no response from Mr Cooke's son because the house is still in probate. TRDC Planning does not know who to serve.

Action – Clerk to see if TRDC considers this a Health & Safety issue.

ENVIRONMENT

347/22

COUNCILLORS REPORT

Cllr. Rugg advised very few trees were affected by the recent storms. He had also had a lengthy site visit with Patrick Stileman, the independent arborist. The trees on SPC land alongside the boundary with Mr Baker's land have now been surveyed by Joe Brownsell and Patrick Stileman. Both concurred that there are no signs of extensive Ash dieback. There is however an enormous amount of Ash die back elsewhere in Commonwood.

SPC have also been advised not to chop the stems from Ivy, until it starts to overwhelm the supporting tree because it is a great environment for wildlife.

Council were advised the HCC RoW team will pay for the repairs to the deteriorating steps on the footpath that crosses the top of Moor Lane from Dawes Common to Rose Hall Farm.

The footpath from Rosehall Farm to Valley Farm has been blocked for some time by the landowner.

Action – Clerk to contact Julian Thornton to see if he will act on this issue.

348/22

WOODLAND MANAGEMENT PLAN

The outcome of our application to the Forestry Commission for a grant to support our 10-year Woodland Management Plan is still awaited.

349/22

SUSTAINABILITY REPORT

Cllr. Garvey was absent from the meeting, but provided a report in advance

Action - Cllr. Garvey to provide an update on the siting and purchase of bike racks at the next meeting.

350/22

REPORT ON CHESS VALLEY SWC

Cllr Diggins provided a summary of the River Chess Special Water Catchment Project, being led by Thames Water and Affinity Water. The project aims to protect the river flow of 3 key waterways of which the Chess, and the Crane are two, with the Chess being the highest priority. Key is the continuing flow of water from the aquifers beyond Chesham that are potentially threatened by the HS2 project and new housing. Quality is also an issue and for the River Chess this is impacted by regular discharges from the Chesham Sewage Works. With regard to nature in the rivers, work continues to remove non-native species such as American mink, crayfish and demon shrimp, Japanese knot weed and Himalayan Balsam. There is an otter in the Chess, which is very encouraging news. The project must involve many more people, perhaps through the Citizen Science

Project. Local schools feed into this. Later this year there will be £50,000 available for ideas with grants available. Local community groups can obtain individual grants of up to £5,000. However, one of the issues is most of the riverbank is in private landowner hands. Cllr Diggins also talked about the 'dry gardens' theme - but there is lots of information on this that needs to be reviewed so proper action can be informed and taken.

Action: Cllr. Diggins to provide an article for Spotlight on the River Chess Strategic Water Catchment Project with an electronic link to the full report.

POLICY AND RESOURCES

351/22 LEAD COUNCILLORS REPORT

Cllr Lowry advised SPC had received its precept for the first half of the 22/23 year from TRDC. Once the March month end has been closed, Cllr. Lowry will undertake the Year End close and the budget will be re-set for 22/23 by the end of May.

Cllr. Lowry advised he had agreed with Mike Edmund to increase the amount of storage space in the cloud for the Parish email addresses as we are close to our quota for data storage and email capacity. As we need to keep data for some period of time, SPC will need to look at archiving email and documents. This is a housekeeping exercise that will streamline our storage of data.

352/22 APPROVAL OF PAYMENTS

Bank transactions to the sum of £4,496.75, plus salary payments were approved. Proposed: Cllr. Rugg; Seconded: Cllr. Farman

HIGHWAYS

353/22 LEAD COUNCILLORS REPORT

- Cllr Diggins asked everyone to use the on-line system to identify up-coming road closures. As works are booked some 18 months in advance, there is little warning of each job under the larger spending umbrella. This is why some advance warnings of closures are so late.
- Cllr. Diggins advised Parishioners should contact HCC Highways to alert them that road closure signs are not being taken away in a timely manner by their contractors.
- Tree at the entrance to the village – SPC will plant the tree in October. The Chair of HCC has told SPC to go ahead.
- Site meeting with the Woodland Trust regarding the flooding in Redhall Lane arranged for June 6th. Cllr. Diggins will contact all parties to make progress on this.
- Information on why drainage channels were installed on the stretch of Sarratt Road between Micklefield Hall and Coltspring Stables – a stretch of road that does not flood – rather than further down Sarratt Road towards York House School where road flooding is a persistent problem remains a mystery.

Action: Cllr. Diggins to progress

354/22 FINGERPOSTS

Orders have been placed for the 3 remaining fingerposts. However there are issues with the recently purchased fingerposts from the same supplier, which after just 2 months of installation are splitting down the middle because they are made of two bits of joined wood, rather than being a solid post. The Clerk was requested to cancel the new order immediately and ask the supplier what they intend to do about the recently purchased posts, which may warrant a formal complaint.

355/22

CORRESPONDENCE

A request had been received from a member of the public suggesting the Ukrainian flag be flown from the flagpole on Sarratt Green. Cllr Dobson advised there were strict protocols in place for what / when a flag could be flown from a flagpole managed by a local government body, but SPC would look into what other Parish Council's are doing. In the meantime, the resident might wish to consider approaching the Village Shop or one of the pubs on the Green.

Action: Clerk to find out what other Parish Council's are doing with respect to demonstrating support for Ukraine.

The Clerk had received an email from a resident regarding a parking issue. As this is a domestic dispute between neighbours, SPC are not able to intervene.

356/22

COUNCILLORS QUESTIONS AND COMMENTS

None

357/22

DATE OF NEXT MEETING AND ITEMS REQUESTED TO BE PUT ON NEXT AGENDA

The date of the next meeting will be TUESDAY 10th MAY 2022

358/22

PART II

To pass a resolution that the Press and Public may be excluded due to the confidential nature of the business under Section 1 Sub Section (2) of the Public Bodies (Admission to Meeting) Act 1960 from any items on the Agenda which are deemed to relate to exempt information.