



Minutes of the Sarratt Parish Council meeting held on Tuesday 11th January 2022

Attendees: Councillor Sarah Dobson
Councillor John Rugg
Councillor John Gell
Councillor Lee Farman
Councillor Flo Garvey
Councillor Michael Lowry
Councillor Angela Coakley
Acting Parish Clerk: Lena Mortimer

Also in attendance: District Councillor Reed
Former Councillor Soothill (to speak on the Neighbourhood Plan)
5 members of the public

306/22 APOLOGIES AND ANNOUNCEMENTS

Caroline Owen, the Parish Clerk is currently off ill with Covid. Thanks were given by all Council members to Lena Mortimer who is temporarily covering the role in Caroline's absence.

307/22 CO-OPTION OF NEW COUNCILLOR

Angela Coakley gave her oral submission on why she would like to be co-opted onto the Parish Council. Angela is a well-known member of the Parish, a Trustee of the Sarratt and Chipperfield Community Foundation, and a keen volunteer in many spheres of Parish life. She has lived in the Parish since 1999 and is a vocal advocate of what Sarratt has to offer its residents. Council agreed unanimously to co-opt Angela onto the Council. Angela signed the Declaration of Acceptance and took her seat at the meeting alongside the other Councillors.

308/22 DECLARATIONS OF INTEREST

None

309/22 MINUTES AND MATTERS ARISING

Cllr Gell pointed out Agenda item 283/21 should have stated Cllr Rugg had seconded the approval of the Minutes of the December Meeting. Prior to the meeting Cllr Rugg had advised via email some corrections to Agenda item 287/21 on the Woodland Management Plan. Subject to these changes being made to the December Minutes post the meeting they were approved.
Proposer Cllr Garvey; Seconded Cllr Gell

Cllr Dobson commented on four matters arising from the December Minutes that would not be covered on the Agenda for the January Meeting.

Under Agenda item 283/21:

- The Biggerstaff's garage centenary event is likely to take place in May. The family are currently considering possible dates.
- The first of the four new finger post signs has been erected, and looks great. Thanks were given to Andrew Whitewood and former Councillor Mortimer.
- The Clerk is in the process of investigating with TRDC and the local Home Beat Police Officer, the possibility of using Fixed Penalty Notices for vehicles parking on the Green. Cllr Dobson advised windscreen 'flyers' requesting offenders not to park on the Green still needed to be produced.

Under Agenda item 300/21:

Vehicular access to Poachers Barn at Penman's Green was refused by SPC at their December meeting, but Pedestrian Access so that rubbish bins can be put on the roadside was approved subject to the establishment of an Easement Agreement. The Clerk is working on preparing an Easement Agreement. However, efforts to contact the owners to confirm they wish to proceed with an Easement Agreement for pedestrian access have not received a response. It was agreed SPC would continue to seek a response from the owners, and the situation would be reviewed at the next SPC meeting.

310/22 TO RECEIVE REPORTS FROM REPRESENTATIVES WHO HAVE ATTENDED MEETINGS ON BEHALF OF THE COUNCIL.

Cllr Rugg advised Richard Young is leaving HCC – he has been supporting development of the SPC 10-year Woodland Plan and has been extremely helpful to SPC. His replacement, Rhiannon Barton, met with Cllrs Rugg and Garvey and walked around the Parish woodlands. Rhiannon has a great deal of experience and will hopefully be a helpful successor to Richard. She is keen to make woodlands conservation and preservation work effectively and will progress the grant applications with the Forestry Commission.

Cllr Gell advised the Sarratt Village Hall Committee would be meeting on 14 February and he would be attending to represent SPC.

311/22 CLERK/RFO REPORT

The Clerk advised the vast majority of what she had been working on over the last month would be covered under the Action Log, or other items already on the Agenda.

312/22 ACTION LOG

The Clerk took Council through the Action Log. An updated version will be circulated with these Minutes.

ENVIRONMENT

313/22 COUNCILLORS REPORT

Cllr Rugg had supplied a report on the Woodland Management Plan and Rights of Way / Footpaths prior to the Meeting – see agenda item 314/22, but during the meeting shared much of the information plus updates that had arisen since submitting his report:

- The 30 trees of concern within Commonwood that were reported recently as having contracted Ash Die Back are included within in the 10-year Woodland Management plan. Eight other roadside trees previously reported as requiring attention in lower Commonwood will have work commencing on them imminently.

- As TRDC is not allowing site visits at the moment due to Covid they have not responded to the request from SPC to visit and advise on the health and condition of mature trees at the end of Bottom Lane/Red Lion Lane following a report from the adjacent landowner, Mr Baker, that the trees were suffering Ash Die Back, were dangerous, and in his opinion should be removed.
- SPC's tree surgeon inspected the trees and recommended they be allowed to come into leaf in the Spring to help assess how much remedial work they may require. The Clerk will write to Mr Baker advising of the recommendation by SPC's tree surgeon and requesting no work is undertaken by him on the trees, until they have come into leaf and SPC has reinspected them.
- It was noted a recent planning application for a new barn adjacent to these trees by Mr Baker, which SPC strongly objected to, has been approved by TRDC. Although the approval states 'for agricultural use only'
- Mr Baker has submitted a quotation for the repair of a small section of his post and wire fence damaged by a falling branch from a tree in Commonwood. As the claim is over £500 the Clerk has, in line with SPC Policies, asked two local agricultural contractors for quotations for comparison.
- There is as previously reported a tree on the Green with a fractured trunk outside Sarratt Lodge entangled in BT wires and SPC's tree surgeon is therefore unable to undertake any work. The householder will be reminded by the Clerk it is his responsibility to contact BT Openreach, as the account holder for the telephone in his property served by these wires, to alert them to the issue and have the lines temporarily disconnected (Openreach may also deal with the tree).
- Springfield – dangerous overhanging bough. Photos and the findings of two tree surgeons indicating the branch and tree are dangerous have already been provided to TRDC. This is now an urgent safety matter. It was proposed and agreed that, in the interest of public safety, SPC will carry out the works on the tree and supply TRDC with a photographic record of before and after the works.
- Cllr Rugg will liaise with former Councillor Mortimer and Andrew Whitewood, and Julian Thornton from the HCC Rights of Way about footpaths 53 and 34, that run alongside Sarratt Road from the motorway and onward towards the village, allocated in the TRDC and County Rights of Way Improvement Plan to become a cycleway so that a safe cycle route can be created into the heart of Sarratt village. (See Rights of Way below).
- We do not currently have a Footpath Warden to replace John Goodman who previously undertook this task on a voluntary basis. Cllr Garvey suggested she was willing to take on this role and the Mission Employable youths could help with this. Cllr Dobson to look for a Job Description.
- Cllr Rugg made the point that SPC have a great relationship with HCC and we are recognised as putting in the effort and funds to look after our footpaths.

314/22

WOODLAND MANAGEMENT PLAN

Richard Young (Herts CC Countryside Management Team) project manager of the Sarratt 10 Year Woodlands Management Plan had received replies from the consultees on the draft plan. He made some minor revisions and is submitting the final version to the Forestry Commission in the required format to request a grant for the work on all three woodlands (Commonwood, Penmans Green and Dawes Common). The Commission may wish to meet and verify the findings and proposals with a site visit.

We have had more reports of Ash Die Back (ADB) on trees in and around Commonwood. Many such trees with ADB in this area are included for work as outlined in the operations scheme of the 10 Year Plan that must be approved by the Commission. The Sarratt Plan follows current advice for dealing with ADB and is aligned with Forestry Commission Woodland Management practices plus the policies

of the Herts County Council and the TRDC Draft Tree Strategy, although the TRDC plan excludes any trees within the Parish of Sarratt.

A landowner adjoining a small area of registered Commonwood land in Bottom Lane is claiming many Ash Trees have ADB and are dangerous. The large mature trees are close to his boundary where he now has permission to erect a large agricultural barn. He had offered to fell them and replace with saplings. He also admitted to felling other SPC trees he felt were dangerous near his boundary in the recent past (without permission).

We sought assistance from the TRDC Tree Management Officers, but as previously recorded above sadly they were reluctant to assist and visit the site to inspect the trees and provide an expert opinion as to whether any were dangerous and / or if under threat may require protection perhaps with TPO's.

Rights of Way: Footpaths

Julian Thornton (Herts CC ROW Officer for Sarratt) has been approached by the Landowner of Model Farm who is keen to replace stiles with kissing gates on footpath 53 (along the inside hedge to the west of Sarratt Road) leading from the motorway bridge to the sharp bend before Dimmock Lane and joining footpath 34. Julian was reminded footpath 53 is included within the TRDC recommendations in the Herts County Council Rights of Way Improvement Plan – to upgrade the footpath to a cycleway. Installing kissing gates would defeat this objective. It has also been suggested this track should be considered for further upgrading to a bridleway as this already links into, at the southern end, with Bridleway 14 alongside the motorway passing Coltspring Stables from Chandlers Lane and this upgrade could take horse riders as well as cyclists off the busy Sarratt Road. Even better would be consideration of an extension of the Improvement Plan to include an upgrade to a bridleway for footpath 34 and thereby provide a safer cycle route through to Church Lane and access to the centre of Sarratt.

It was explained that Cllr Diggins had already been in close contact with TRDC on upgrading footpath 53 and has highlighted a need for more options for safer off-road cycling opportunities in the Parish given the large number of narrow lanes and routes often with fast moving traffic.

It was mentioned SPC had an interest in another TRDC proposal already contained within the Herts County Rights of Way Improvement Plan to establish an off-road cycle route alongside North Hill so providing, if established, a safer cycle route from Sarratt to St Clement Danes School.

Julian has offered to visit Sarratt to discuss the plans for upgrading hardware on footpaths and in particular what financial support there may potentially be to SPC for completion of the kissing gates projects. Also, to consider other suggestions such as any potential for HCC to adopt any more permissive routes as was the recent case with the Bridleway from Bucks Hill to Bottom Lane previously managed by the Jasmine Safety Track Trust.

Nick Mortimer has kindly volunteered to attend a joint meeting with Julian, as has Andrew Whitewood (both were heavily involved in the upgrade kissing gate scheme that came to a halt just prior to the Pandemic and associated lockdown and restrictions). It was agreed that ideally Cllr Diggins should attend to present the case for safer cycle routes and probably Cllr Garvey if the Mission Employable team are to be engaged to cover the work of a Footpath Warden.

Cllr Rugg to work with the Clerk to determine a date/time and venue for the meeting.

Cllr Rugg raised awareness that SPC does not see many of the National consultation documents some of which include grants for a range of events and works, as these are not being passed onto us by TRDC, but it is possible to sign up for these alerts via the above website link. It was agreed the Clerk would contact HATPC to ask about this and to ascertain whether they receive these notifications and can pass them on. If not it was agreed SPC should sign-up anyway and review in due course if too many alerts that were not of interest to SPC were received.

316/22

TREES UPDATE

Covered under agenda items 313/22 and 314/22 above.

317/22

SUSTAINABILITY REPORT

- Queen's Green Canopy – continues to grow in interest with emails each week offering to plant a tree.
- Land outside 44-46 Downer Drive. This is TRDC land, but they have now given their approval for SPC to plant trees on it. Seven trees are thought to be the ideal quantity, allowing for the potential loss of a couple that don't take. SPC agreed these should be a mixed set of native species, sourced from the UK, and agreed Cllr Garvey could make the decision on the final tree selection without coming back to Council for further approval. Cllr Garvey has already made a sign to be put up on the site, notifying local residents and parishioners of the plan to plant the trees and requesting cars are not parked on the grass. To ensure cars cease parking on the grass it was agreed the area would be roped off in advance of the work. Cllr Garvey will contact Roger Dudley who it is believed has access to posts and ropes. Cllr Garvey suggested the work could be undertaken by the Mission Employable staff, which was supported by Council. Cllr Garvey recommended the trees be small so that they grow rapidly and are, initially, cheaper. Allowing more money to be spent on robust tree guards. There is a £350 grant for trees. Cllr Diggins advised there are also funds available from the Chess Valley Project for trees. Cllrs Garvey and Diggins to discuss this further.

318/22

THE INSTALLATION OF 2 – 6 ELECTRIC CHARGE POINTS IN THE VILLAGE

Prior to the meeting Cllr Garvey advised she had spoken to Pod point, one of the leading providers of electric charging points. There are lots of different options, including the power levels (7-22 KWh would be best for our needs); the number of charging points (the first is expensive, and subsequent ones cost relatively less due to the nature of the installation work); and whether we wanted full management or 'fix and commission' of the installation.

We would need a nominated person to be 'responsible for the platform', which means that we can monitor usage, CO₂ savings etc, and we can set the prices. This is supported by the Pod Point After Sales team. We are able to give the electricity away, subsidize, cover costs or make a profit, and within the system we can create tiers (eg residents versus visitors to the Parish). Money is paid through an app on mobile phones, and Pod Point charge a 1p per KWh commission (this means that were we to charge a break-even price, we would need to add an extra 1p per KWh to cover their commission). The money from users is all paid to them, with them sending it to us quarterly, minus their commission. There would need to be a 3-phase electricity supply nearby. The very ball park figure for one fully managed charge point is £4-6k.

During the meeting Cllr Farman advised there are Government schemes available. Watford Council received 75% of the costs from Government and 25% from the power supplier.

It was agreed SPC could only progress EV charging points as a 'supporter' as the only land it owns in the Parish where EV charging points could potentially be installed is

the KGV car park. District Cllr Reed offered to find out what TRDC were doing in this area. It was agreed Cllr Garvey, with support from Cllr Farman, would speak with both the Village Hall and KGV Committees about the idea at their next meetings, as well as contacting the local pubs to see if this would be of interest and Biggerstaff's Garage.

319/22

PHONE BOXES

Mr Paul Queenan asked to speak at the meeting regarding the Bucks Hill phone box. He gave a passionate address on why he felt the phone box should remain in its current location, including the fact he felt it was an enhancement to the area and a valuable landmark for the emergency services. After some debate by the Councillors, and acknowledgement that SPC now has two potential new homes for the Buck's Hill and Chandlers Cross phone boxes (Sarratt School and the Chandlers Cross caravan park, who would both like the boxes for book swap stations) it was agreed the Chandlers Cross phone box would be gifted to Sarratt School for use as a book swap station as a valuable use for a disused phone box, and following Mr Queenan's plea for the Buck's Hill phone box to remain in its present location, the Clerk would write to the Bucks Hill and Chandlers Cross Residents Association asking if they would therefore be prepared to adopt the Buck's Hill phone box and support its on-going maintenance. If not, then SPC would reconsider Mr Webb's request to transfer the box to the caravan park for its elderly residents to use as a book swap station.

320/22

DOG BINS AND SPC LETTER BINS

During the Action Log update it was agreed SPC would purchase three new plastic wood-effect rubbish bins for Sarratt Green. These would have a restricted opening to prevent large items of household rubbish being deposited in them. The Clerk would place the order for the new bins and work with Andrew Whitewood on their installation. The cost of purchase, delivery and installation is likely to be in the region of £1,500 which Cllr Lowry confirmed was in the budget and was therefore approved. The three 'open' bins on Sarratt Green that the new bins will replace, will be moved to Commonwood.

It was agreed SPC would purchase a new dog poo bin and bag dispenser for Commonwood Car Park. It was recommended the new bin and dispenser are purchased from the company that supplied the bin and dispenser for Deadman's Ash Lane as this was significantly cheaper than TSB Hygiene, but we would still need to ask TSB Hygiene to add a new bin to their weekly collection schedule.

321/22

POTENTIAL SITE FOR A DONATED MEMORIAL BENCH

The Clerk was asked to do further research into a bench that is wooden rather than recycled plastic, but not oak which is too costly. The bench also needs to be substantial with sturdy legs, similar to the one on the Green outside the Village Shop. The Clerk should then advise the donor of the bench cost (and photo of the suggested bench), installation and plaque costs, plus estimated maintenance costs for the next 5 years. If deemed more expensive than they were expecting, alternative options such as a stile or tree could be investigated. Mr Thorp whose property is adjacent to the location proposed for the bench at the top of the Dell near the Village Hall should also be advised if the donor wishes to proceed with the bench.

POLICY AND RESOURCES

322/22

LEAD COUNCILS REPORT

- Cllr Lowry has now taken over administration of the SPC Payroll to ensure a segregation of duties between the Clerk's salary calculation and the physical bank transfer to effect her salary payment
- Cllr Lowry will also review the monthly bank reconciliations prior to the actual reconciliation
- In January we should see the formal request from TRDC for our Precept submission agreed at the SPC meeting in December.
- We have an interim Internal Audit Review scheduled with the Internal Auditors for 31 January. Cllr Lowry and Dobson will be preparing for this meeting over the next couple of weeks
- Cllr Dobson took the opportunity to thank Cllr Lowry for his hard work. Since Cllr Lowry took up his post with SPC in July, he has already made a huge difference to the efficiency of SPC financial matters.

323/22

SUMMARY OF SPEND AGAINST BUDGET

- Expenditure is at the expected levels and overall expenditure for November leaves SPC with £35,000 in reserves.
- The Budget for the current financial year (2021-22) is expected to come in on target, subject to any unexpected expenditure arising between now and the end of March.

324/22

APPROVAL OF PAYMENTS

To approve the internet banking transactions to the sum of £8,569.49.
Proposer Cllr Diggins; Seconded Cllr Rugg

PLANNING

325/22

LEAD COUNCILLORS REPORT

Cllr Farman advised that in addition to the Planning Applications and Decisions documented below, the only other item to report was that TRDC had advised an Enforcement Order would be issued on Fir Trees, Dawes Lane with effect from 7th February for the removal of the new access point and hard standing and the reinstatement of a mixed species hedge. The Enforcement Order gives the owner a 3-month compliance period. SPC welcomed this Enforcement Order but also noted its disappointment that TRDC had previously advised this Enforcement Order had already been issued with a compliance date of 14 November 2020 and nothing has happened between this date and the latest advice from TRDC. Cllr Farman would also be bringing to the next Council meeting some ideas for a consistent approach to SPC's feedback on planning applications.

326/22

NEIGHBOURHOOD PLAN UPDATE

Former Councillor Ant Soothill attended the meeting to update SPC on the Neighbourhood Plan (NP). Ant is the official SPC representative on the NP Working Group.

- Ant began his update with some background context:
 - Whilst we await the new Local Plan from TRDC, our NP needs to be written within the context of the existing TRDC Local Plan, whilst considering what TRDC may include in their new Local Plan.
 - Similarly, TRDC will be assessing our NP against what they might be proposing to include in their new Local Plan
 - Timing is also an issue. The TRDC new Local Plan is currently scheduled for May 2023, but District Cllr Reed noted that it is likely to slip beyond that date. Ant advised that despite the uncertainty over what TRDC Local Plan will look

like and when it will be adopted, the NP Working Group have decided to push ahead with our Plan

- Ant also advised that District and Parish Plans need to flow from National Plans. As the Plans go down a level the policies they contain can be more stringent than the Plan above, but cannot be less stringent.
- Ant advised that whilst the Sarratt NP is relatively simple compared to other parishes in the District, getting it approved by TRDC will still be challenging.
- TRDC have now received the first draft of our NP which requires their approval prior to it being taken to a public referendum. 11 policies were included in the Plan and TRDC have marked each with a RAG status.
- The NP Working Group are now engaged in amending the draft policies to address TRDC's comments together with all the feedback from the consultation carried out in October last year.
- Ant was thanked for his update and the efforts of the Working Group on this difficult and frustrating work.

327/22

TO COMMENT ON PLANNING APPLICATIONS

- **Hollymead Bucks Hill Kings Langley Hertfordshire WD4 9AT**
 - 21/2946/PDE Prior Approval: Single storey rear extension (depth 5 metres, maximum height 3.67 metres, maximum eaves height 2.77 metres)
SPC Comment: Noted
- **Heather Cottage Penmans Hill Chipperfield WD4 9DJ**
 - 21/2915/CLPD Certificate of Lawfulness Proposed Development: Insertion of dormer window
SPC Comment: Noted
 - 21/2880/PDE Prior Approval: Single storey rear extension (depth 8 metres, maximum height 3.7 metres, maximum eaves height 3 metres)
SPC Comment: Noted
- **27 Church Lane Sarratt Rickmansworth Hertfordshire WD3 6HN**
 - 21/2916/PDE Prior Approval: Single storey rear extension (depth 6 metres, maximum height 3.6 metres, maximum eaves height 2.4 metres)
SPC Comment: Noted. We hope that the opportunity to proportionally extend the house that this permitted development application provides will allow this property to receive some needed renovation
 - 21/2913/CLPD Certificate of Lawfulness Proposed Development: Erection of outbuilding
Cllr Farman has sent an enquiry to TRDC on this and is awaiting further info from the Case Office
 - 21/2912/FUL Demolition of existing front porch and erection of front porch, two storey and single storey side and rear extensions, alterations to external finish to be white render and alteration to fenestration detail.
SPC Comment: 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.
- **The White Cottage The Green Sarratt WD3 6BL**
 - 21/2903/LBC Listed Building Consent: Installation of proposed secondary windows
SPC Comment: Noted
- **Nasus Dunny Lane Belsize Kings Langley Hertfordshire WD4 9DE**

- o 21/2845/CLPD Certificate of lawfulness proposed development: Erection of a detached outbuilding
SPC Comment: Noted
- o 21/2844/CLPD Certificate of Lawfulness for Proposed Development: Single storey rear extension
SPC Comment: Noted
- o 21/2846/FUL Loft Conversion including hip to gable roof alterations, front and rear dormers, rooflights, chimney and porch with roof canopy
SPC Comment: No Objection
- **Wayside The Green Sarratt WD3 6BH**
 - o 21/2504/FUL Replacement windows and front door
SPC Comment: Noted

Cllrs Farman, Garvey and Dobson were especially keen that the local stock of 1-3 bedroom homes (which maybe considered to be starter homes, or down sizing homes for older people) should not be eroded more than is necessary by dwellings within the Parish being expanded to 4-5 bed homes.

328/22

TO NOTE PLANNING DECISIONS

Recent planning decisions (ones in red contradict SPC objection):

- **The Barn Goldingtons Church Lane Sarratt Hertfordshire WD3 6HE** 21/2581/LBC Listed Building Consent: Construct garden room pavilion located in rear garden
SPC: We strongly object to this application on the grounds of over development in Green Belt and Area of Outstanding Natural Beauty. It is worth noting that the land in this application is a possible site of interest as it adjoins a plot currently under archaeological investigation.
TRDC: Withdrawn
- **Dellfield House Plough Lane Sarratt WD3 4NL** 21/2417/CLPD Certificate of Lawfulness Proposed Development: Erection of a detached outbuilding
SPC: Objection - overdevelopment of the Green Belt. Creation of another outbuilding in addition to the large outbuilding already in existence. If the Officer is minded to approve this application, SPC requests that a restriction is added that prevents future change of use to residential or any other type of accommodation. It is noted there is already an Enforcement order in place on the creation of a new access adjacent to the outbuildings.
TRDC: Approved (Note 5 on the decision notice states: Please also note that any damage to the verge, footway or highway caused as a result of implementing this development is your responsibility and will be pursued by Hertfordshire County Council under Section 133 of the Highways Act 1980.)
- **1 Micklefield Green Cottages Sarratt Road Croxley Green WD3 6AH** 21/2404/FUL Erection of stable building and hardstanding
SPC: No objection, and if the Officer is minded to approve this application, SPC request that a restriction is added that prevents Permitted Development rights and/or future change of use to residential or any other type of accommodation. SPC also ask that it is checked and clarified that no hedgerows will be removed or damaged as part of this application
TRDC: Refused (“...fail to preserve the openness of the Green Belt...”)
- **The Old Cattle Shed Red Lion Lane Sarratt Hertfordshire WD3 6BN** 21/2399/FUL Erection of a multi-purpose agricultural barn
SPC: Objection - SPC strongly objects to this application which appears little

different from an earlier application 20/2802/FUL which was refused by TRDC and with the following comment from SPC "Objection. Given that permission under permitted development was only provided in 2017 for the change of use to a residential dwelling of an existing, supposedly superfluous, agricultural barn on the site, it is astonishing that a new agricultural need has been identified at the same time as the said converted property is nearing completion. In addition, it is unclear that the property is a registered small holding or agricultural unit, thereby questioning whether an agricultural barn should be permitted. In any event, the proposed scale is considered too large for the purpose stated and its siting is inappropriate in a visible position off a country road." SPCs comments on this application are unchanged from those made on application 20/2802/FUL.

TRDC: *Approved*

- **Scrubbs Cottage New Model Farm Sarratt Road Croxley Green Hertfordshire WD3 6AJ** 21/2395/RSP Part Retrospective: Demolition of existing garage and erection of two storey and single-storey side extensions, including dormers to front and rear of the extensions and dwelling, addition of rooflights and alterations to fenestration
SPC: No objection but request a condition is added that further development rights are removed for this site
TRDC: *Approved* (Some restricted development rights conditions were added)
- **Brookfield House 1 Wards Drive Sarratt WD3 6AE** 21/2373/FUL Erection of detached outbuilding to side garden
SPC: Objection - overdevelopment of the Green Belt with an additional building that could be used as a habitable dwelling in the grounds of the existing 4/5 bedroom house. If the Officer is minded to approve, SPC requests a condition is added that the building remains ancillary to the dwelling and that Permitted Development rights are removed.
TRDC: *Approved* (no restriction of development rights conditions added)
- **Green Hedges, Annexe Templepan Lane Chandlers Cross WD3 4NH** 21/2367/FUL Infill extension to existing attached canopy
SPC: Objection - overdevelopment of the Green Belt due to the size of the additions to the original dwelling.
TRDC: *Approved*
- **Heather Cottage Penmans Hill Chipperfield WD4 9DJ** 21/2330/FUL First floor side extension
SPC: No objection
TRDC: *Refused* (“...result in disproportionate additions...”)
- **2 Sarratt Bottom Cottage Moor Lane Sarratt Rickmansworth Hertfordshire WD3 6DB** 21/2290/FUL Extension to existing garage and partial internal conversion into music and games room (amendment to approved application 21/0276/FUL)
SPC: No objection, providing if approved the building remains ancillary to the dwelling and that Permitted Development rights are removed.
TRDC: *Approved* (ancillary condition added, but no restriction of development rights conditions added)
- **Little Bragmans Bragmans Lane Sarratt WD3 4NY** 21/2271/FUL Two-storey front extension
SPC: No Objection
TRDC: *Approved*
- **September Cottage Deadmans Ash Lane Sarratt WD3 6AL** 21/2256/FUL Enlargement of single storey rear extension, enlargement of one rear roof dormer and alterations to fenestration

SPC: No Objection

TRDC: Approved

- **Crestyl Dimmocks Lane Sarratt WD3 6AR 21/2247/FUL** First floor front and rear extensions, loft conversion including increase in ridge height, dormer windows and rooflights, construction of front porch, alterations to external materials and alterations to fenestration

SPC: No objection. We request the application is called into Committee if the Planning Officer is minded to refuse this application.

TRDC: Refused ("The proposed extensions to the dwelling, considered in conjunction with existing extensions, would result in disproportionate additions over and above the size of the original building and would increase its visual prominence and apparent bulk at roof level. The proposal therefore would represent an inappropriate form of development and would result in actual harm to the openness of the Green Belt. Whilst acknowledging the fallback position as a material consideration in favour of the development, it is not considered that it outweighs the harm to the Green Belt by virtue of its inappropriateness and actual harm. As such no very special circumstances has been demonstrated")

- **Green End Farm The Green Sarratt WD3 6AS 21/1770/LBC** Listed Building Consent: Repair works including to internal walls and ceilings and the external front elevation

SPC: Noted

TRDC: Approved

Cllr Farman noted that TRDC have been very inconsistent in their approach to planning and in considering SPC opinions on planning applications.

A local resident on the Green updated Council on TRDC action over the erection of a fence along her boundary by her neighbour that has result in her being unable to see traffic coming along the road when she exits her property in a car. Scott Volker from TRDC has ruled that the fence should be reduced to 0.6m or the first two meters of fencing removed entirely, and an Enforcement Order will be issued.

329/22

VILLAGE HALL EXTENSION PROPOSAL

Cllr Dobson advised she had met with Roger Dudley from the Village Hall Committee regarding the enlargement and reconfiguration of the front of the Village Hall. The extension will spill over onto the Green. Roger has been advised that as well as SPC approval, this may therefore also require the approval of the Secretary of State in addition to the planning permission for the extension itself from TRDC.

HIGHWAYS

330/22

LEAD COUNCILLORS REPORT

There was no written report provided by Cllr Diggins for the meeting. The following verbal update was provided:

- Although there have been two floods in recent weeks in Red Hall Lane, there has been no progress in ameliorating this even though this is a persistent problem.
- There has been a slight improvement in speeding on Sarratt Road due to the 'Slow Down' markings.
- The congestion in Sarratt Road in front of York House School at drop-off and pick-up times continues to be a serious issue.

331/22

CORRESPONDENCE

- TRDC have written to SPC enquiring what plans we have in place to commemorate the Queen's Platinum Jubilee. It was proposed the Parish should

hold a party on the afternoon of Sunday 5th June during the 4-day weekend to mark the Queen's Platinum Jubilee. The concept would be a 'street party' on the Green with residents bringing their own food and drink, and for there to be games and activities organised, possibly music. Council liked the idea of calling it the PARISH PLATINUM PARTY! It was noted that the hamlets in the Parish may wish to hold their own events. Initially, Cllrs Garvey and Coakley would work with Roger Dudley from SCCF to initiate the project and recruit participants to help with the event.

- Mike Edmund has offered to review the content of the SPC website to ensure it's meeting the Council and Parish needs and not overlapping with other parish websites. It was decided that for the time being the SPC website was serviceable and not in need of change.

332/22 PUBLIC QUESTION TIME

None

333/22 COUNCILLORS QUESTIONS AND COMMENTS

It was agreed future Council meetings would include 'Public Questions' at the start of the meeting, immediately after the Declarations of Interest and before the Minutes of the last Meeting agenda items to avoid parishioners having to sit through the entire meeting before being able to ask their question. The only exception to this would be for questions that related to an item already on the agenda in which case the question needed to be reserved to that point in the meeting.

Proposer Cllr Coakley; Seconded Cllr Garvey

334/22 DATE OF NEXT MEETING AND ITEMS REQUESTED TO BE PUT ON NEXT AGENDA

The date of the next meeting will be Tuesday 8th February 2022.

Meeting closed: 10:30pm