

SARRATT PARISH COUNCIL  
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#### **MINUTES OF THE SARRATT PARISH COUNCIL MEETING HELD ON 14<sup>th</sup> June 2022**

**In attendance: Cllrs:** Sarah Dobson  
John Gell  
John Rugg  
Iain Christie  
Angela Coakley  
Michael Lowry  
Flo Garvey  
Lee Farman  
Simon Diggins

**In attendance:** Clerk – Lena Mortimer  
District Cllr Ciaran Reed  
Former Cllr Anthony Soothill  
11 Members of the public

#### **335/22 APOLOGIES AND ANNOUNCEMENTS**

Lena Mortimer has been appointed as the Parish Clerk and commenced her employment on the 1 June 2022. She will be opening the Parish Office Monday to Thursday mornings, between 8:00 am and 1:00 pm. Yvonne Merritt, the retiring Chorleywood Parish Clerk will give some assistance to Lena in terms of on-the-job training. Lena will also be attending formal classes delivered by HAPTC.

### **336/22 DECLARATION OF INTEREST**

Cllr Dobson advised that as a member of Sarratt Scout Group, she and several of her colleagues had written a letter to TRDC objecting to the inclusion of a Scout HQ as part of the Burlington Property Group proposed development. She would therefore not take part in the discussion under agenda item 344/22 and Cllr Rugg would Chair this item on the agenda.

### **337/22 PUBLIC QUESTION TIME**

There were no public questions.

### **338/22 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting of Tuesday 10<sup>th</sup> May 2022 were agreed as a true and accurate reflection of the meeting.

Proposed: Cllr Diggins    Seconded: Cllr Gell

### **339/22 DISCUSSION ON MATTERS ARISING FROM THE MEETING ON THE 10<sup>th</sup> May 2022.**

There were no matters arising.

### **340/22 TO RECEIVE REPORTS FROM REPRESENTATIVES WHO HAVE ATTENDED MEETINGS ON BEHALF OF THE COUNCIL.**

#### **KGV AGM Monday 12 June – attended by Cllr Rugg**

The Chairman and Treasurer provided reports and there followed declaration of the Trustees for the forthcoming Year. This included two new Trustees but leaves two vacancies. One being a third member of the panel of three and one to be nominated by Sarratt Parish Council.

The King George Field Recreation Ground AGM was followed by a Trustee Management Committee meeting.

Paul Govier (Football Club) was re-elected as Chairman, but on the basis that other Trustees agree to accept and act on delegated responsibilities. Rob Hildreck (Tennis Club) was re-elected as Vice Chair.

Paul Govier as Treasurer presented the accounts in more detail and filled in some of the gaps on both income and expenditure that had been missing from the earlier circulated version. It was confirmed that the grants awarded by The Football Association for pitch improvements surplus of £4k is misleading, resulting mainly from deferred maintenance during the pandemic years and more recent income from the resumption of the use of the pavilion by Pippa Alexander operating the Sunset after school club do not appear in the KGV accounts.

The indoor bowls club now has 20 members and resume their meetings in September.

The planning application to amend the conditions placed on the pavilion restricting the sale of alcohol that has been ongoing for some years was discussed in detail. The revised version

of the Deed of Variation compiled by Solicitors and TRDC Planning Officers was thought to be flawed in several ways and did not reflect the current need and use of the pavilion. It was agreed that the advice of the Planning Consultant be followed and that the Parish Council both as Custodian Trustees and Statutory Consultee should be asked not to object to the changed Deed. But at the same time make it clear to the Planning Department of the District Council that the Planning Committee who decided to allow the use and sale of alcohol on the premises were not provided with all the relevant facts of the case. Also, to make clear that the need for the pavilion to find new tenants and activities satisfactory to the Planning Committee will result in another revised deed of variation being required. It was suggested that Sarratt School may consider taking over the tenancy as it is their intention to operate the pre and post school children's club. An approach will be made to Head of the school to determine if this is an option.

The forthcoming departure of Pippa Alexander who had undertaken the role of pavilion manager whilst operating as the tenant managing the successful Sunrise and Sunset club will require the Trustees to undertake the duties she has performed. This includes but is not limited to H&S plus Fire assessments and inspections in line with the procedures and manuals in place that may require updating. Plus, the statutory 5-year electrical test and possibly PAT testing. It was suggested it may be possible to find a volunteer manager. It was agreed that two Trustees will meet with Pippa to complete an asset schedule for the pavilion to determine what property belongs to her company and what belongs to KGV. There remain several maintenance issues for the pavilion. The gutters and roof repairs are important and ideally should be completed before the Autumn weather. It was agreed to approach the Parish Council to see if CIL monies could be allocated towards this requirement. It was also agreed to investigate resurrecting the National Lottery Grant application for under £10K projects to cover the replacement of the windows and possibly the doors. JMR plus Jeff Baker will initiate this. Three quotes for the work will also be obtained as the pre pandemic quote will undoubtedly be out of date.

Two Trustees and members of the football club have started to paint and improve the referee changing facilities and clear out equipment such as the line markers. There remains a shortage of storage space and it was suggested consideration be given to re applying for the extension that was approved about 12 years ago but never built. This would require fund raising activities and a small group of Trustees to run with this.

The water leak that has been ongoing for some considerable time and resulted in large water bills was to have been fixed by Affinity water some considerable time ago. A meeting is to take place two days after the Committee meeting with contractors to determine a way forward.

#### **TRDC Planning Committee Training**

Cllr Farman and Cllr Christie attended the Planning Committee Training sessions at TRDC. This was very useful and a good opportunity for networking. Cllr Farman commented that, as SPC does not have a planning sub-committee, unlike many Parish Councils, SPC is itself acting as a planning committee during that part of the meeting. The key approach is to have an open and positive mind when considering planning applications and not prejudge issues. Burlington Property Development – whilst public opinion is very important in this case, planning decisions must be driven by 'material considerations'. Cllr Christie added that planning decisions are policy driven. The number of objections and strength of feeling are not material considerations. The way to check whether SPC is applying the same standards as TRDC is to note whether TRDC decisions align with SPC's recommendations. Whilst Planning Officers, who make the majority of decisions, are employees of TRDC, the Planning Committee members are elected members and SPC have the right to require them to

decide upon any specific planning application by calling an application into their Committee. That process allows for greater elaboration of the concerns of residents in any given case.

### **341/22 CLERKS ACTIVITIES**

The Clerk explained the various items on the Activity Log. Additional Actions arising from this:

- Obtain an estimate for the installation of the bike rack at the KGV site. SPC is funding this work.
- **339/22** reply to the letter received from the Mulberry Bush requesting a meeting.
- **341/22** Purchase two more bins as everyone is very pleased with the bins already purchased. One to be placed opposite the shop and one next to the pond.
- Investigate further, the SPC tablets in search of the traffic census app.
- Raise an invoice to KGV for their portion of the insurance premium.
- Look at footpath signage – contact Julian Thornton and the Parish Warden.
- Follow up on outstanding allotment payments for 2022/23 and set up a quarterly allotment inspection regime.

### **343/22 RESPONSES TO BURLINGTON PROPERTY DEVELOPMENT APPLICATION**

- **Outline application: Land at Rear Of 17 - 49 Church Lane Sarratt Road Hertfordshire - 22/0601/OUT. Erection of up to 78 new dwellings, a new Doctors Surgery and Scout HQ with vehicular access onto Sarratt Road (Appearance, Layout, Landscaping and Scale as reserved matters)**
- **Outline application: Land Adjacent 97 Church Lane Sarratt Hertfordshire - 22/0602/OUT. Erection of up to 9 new homes, associated access, parking and landscaping (Appearance, Layout, Landscaping and Scale as reserved matters)**

SPC agreed to strongly object to the outline planning applications 22/0601/OUT and 22/0602/OUT and would request the linked applications be called into the Planning Committee if the Planning Officer is minded to approve. SPC will submit their detailed comments to TRDC in a letter which will be made available on the TRDC planning portal under these applications.

In addition it was noted:

- Herts and Middx Wildlife Trust should be informed that the badgers sets have been tampered with in the field where the 78 house development is proposed. (Cllr Garvey)
- SPC should ensure Parishioners are aware the deadline for objections is 16 June. It was noted this had already been publicized via the SPC website and noticeboard and a poster in the Village Shop.
- Even if TRDC refuses these applications it is likely they may reappear in an edited form and SPC must be prepared for this.
- A decision from the Planning Officer is required by July.

### **344/22 FORMER CLLR SOOTHILL TO UPDATE COUNCIL ON THE NEIGHBOURHOOD PLAN.**

- Although there has been a great deal of complementary feedback from TRDC on the Neighborhood Plan, these have served to encourage a great many new questions to be asked of us. We wonder if this is a delaying tactic.

- The process appears very slow, but TRDC have had staffing issues and we are dealing with the third change of Planning Officer on this topic resulting in changes in approach.
- TRDC would like us to comply altogether with their planning wishes. When we do compromise on some requests to not go against their planning policies, they then question if a NP is needed as it adds no difference to their existing policies. We can foresee a time when the NP Committee will have to take a stand with TRDC. The next NPWG meeting is on Monday 20 June when the NPWG will decide on how much to 'push back' on TRDC's comments. We will see what the reaction is.
- The issue of CIL money – Cllr Reed confirmed that 15% is granted without a NP and 25% when a NP is in place. There is an obvious incentive to have as few NPs as possible from TRDC's perspective.
- It is likely that the next public consultation is in October, with a final draft to follow. This should then be signed off and a referendum will follow.
- Anthony, and his team, were enthusiastically thanked for their tireless and difficult work.

### **345/22 REVIEW RECENT PLANNING APPLICATIONS**

- **Erection of agricultural barn - New Oak Farm Flaunden Lane Belsize Hertfordshire WD3 4FF - 22/1009/FUL**  
SPC response: SPC object to this application on the basis that collection of hay for onsite horses is a domestic purpose and not a suitable reason for an exception on a Green Belt site. We note that a barn was constructed previously on this site which was only relatively recently changed to another use. There is concern that this new barn application is continuing the overdevelopment of this open site and has the potential to lead to further change of use and development. If the officers are minded to approve, we request this application is brought to the Planning Committee.
- **Construction of single storey courtyard infill extension with rooflights and construction of single storey external canopy, internal alterations, external alterations to the west elevation including alterations to fenestration - The Grove Grove Mill Lane Grove Mill Rickmansworth Hertfordshire WD3 4TG - 22/0978/FUL**  
SPC response: No objection
- **Listed Building Consent: Construction of single storey courtyard infill extension with rooflights and construction of single storey external canopy, internal alterations, external alterations to the west elevation including alterations to fenestration - The Grove Grove Mill Lane Grove Mill Rickmansworth Hertfordshire WD3 4TG - 22/0979/LBC**  
SPC response: Noted
- **Single storey side and rear extension including enlargement of front porch. - 13 Deadmans Ash Lane Sarratt Hertfordshire WD3 6AL - 22/0887/FUL**  
SPC response: No objection on the understanding that this extension does not impact neighbours light and does not increase the number of bedrooms of the property. We do note that this is a significant extension of a property in Green Belt and request that permitted development rights are removed on successful application. We request that the applicant insulates the extension more than is required by current building standards to help significantly improve the energy efficiency of the dwelling.

- **Single storey rear orangery extension including alterations to fenestration - Little Westwood House Bucks Hill Sarratt Hertfordshire WD4 9AR - 22/0853/FUL**  
SPC response: No objection on the basis that this extension appears to be proportionate to the overall size of the dwelling. We do note that as this still represents a significant extension any further permitted development rights are removed on successful application. We request that the applicant insulates the extension more than is required by current building standards to help significantly improve the energy efficiency of the dwelling.
- **Certificate of Lawfulness Proposed Development: Erection of a single-story rear extension conservatory - Quickmoor Poultry Farm Quickmoor Lane Sarratt Hertfordshire WD4 9AX - 22/0780/CLPD**  
SPC response: Noted

### 346/22 TO NOTE PLANNING DECISIONS

- **Hollymead Bucks Hill Kings Langley Hertfordshire WD4 9AT - 22/0650/PDT Prior approval: Enlargement of the dwellinghouse by the construction of one additional storey (3.014m in height) and raising of ridge to result in an overall height of 7.814m (Class AA)**  
*SPC: Noted. However, this is a significant enlargement of this property in the Green Belt, that will generate another large house in an area that already has enough properties of this size for the identified housing needs.*  
*TRDC: Approved*
- **The Goslings Bottom Lane Sarratt WD3 6DL - 22/0604/CLED Certificate of Lawfulness for Existing Use: Use of part of the existing stable building for residential purposes ancillary to the wider equestrian use of the site**  
*SPC: N/A*  
*TRDC: Approved*
- **Grove Lodge Fir Tree Hill Chandlers Cross Hertfordshire WD3 4LY - 22/0547/FUL Demolition of an existing dwelling, stables and outbuildings, and the construction of a net zero replacement dwelling with biodiversity enhancements and associated change of use of paddock land to residential curtilage.**  
*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.*  
*TRDC: Refused. (In the absence of sufficient information, it has not been demonstrated that the development including its construction would not have a detrimental impact on the woodland and trees of visual importance on the site)*
- **Nasus Dunny Lane Belsize Hertfordshire WD4 9DE - 22/0489/FUL 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.*

*TRDC: Approved*

### **347/22 ENFORCEMENTS**

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

- An injunction has been obtained to prevent incursion onto the fields at Bucks Hill, this includes the use of the land for festivals and other events.
- Church Lane – More visits will have to be made for evidence to be gathered by Planning Officers so they can make a judgement whether a farm building is being used as a private residence.
- An Enforcement Order is underway on safety grounds to remove a fence panel, which makes access and egress to a property on The Green dangerous.
- Replanting of woodland at Long Spring – SPC to seek contacts with the Forestry Commission.

### **348/22 ENVIRONMENT**

Cllr Rugg updated Council and members of the public on the key points of his June Environment Report:

- Natural England – Habitats Regulation Assessment.
- Trees (general) - The Clerk has been dealing with several issues.
- Commonwood - The Herts & Middx Wildlife Trust (HMWT) have completed the survey of the Bottom Lane section in order to have this designated as a Local Wildlife Site.
- Cricketers Pond - Herts & Middx Wildlife Trust Biologist inspection reveals the reed bed for pollution control requires regenerating. Funds will need to be allocated and found.
- Rights of Way - A survey of ROW signposts is being undertaken to replace or repair or install those now missing.
- Footpath 36 Rosehall to Sarratt Bottom - is badly overgrown and is to be inspected for improvements by a Herts County Council team.

#### **Full Report on the Environment from Cllr Rugg:**

##### **Natural England – Habitats Regulation Assessment.**

A recent announcement regarding the Chilterns Beechwoods and the added protection for the Special Areas of Conservation includes the establishment of a 12.6 Km Zone of Influence that encompasses part of Sarratt Parish. This could potentially affect Planning & Development applications and is being investigated by SPC.

##### **10-year Woodlands management Plan.**

Contact was made with Rhianna Barton of the Herts CC Countryside management team acting as the agent for SPC on the 10-year management Plan. SPC to obtain both an update from the Forestry Commission, who have had our application for some months, and the name and contact details of the local FC representative for us to approach regarding the issues we have faced on the Bottom Lane area of Commonwood (as also advised by the Wildlife Trust).

##### **Trees (general).**

The Clerk has dealt with several enquiries and issues regarding work to trees in the Conservation area plus other trees around Commonwood and Penmans Green

### **Commonwood**

The Herts & Middx Wildlife Trust (HMWT) have completed the survey of the Sliver of Commonwood land to the south of Bottom Lane and the following is an extract from their report: *The area is likely to meet the criteria for upgrading the status to a Wildlife Site as it contains the required number of indicator plants which although low in quantity, had a couple with a good spread throughout. Additionally, there were old boundary features which created a natural break before the land descended to the farmland below, and this added to the case that it belongs to the same form as the rest of the common (as per the rest of Commonwood).*

The process takes some time to complete as the report is required to be assessed by the ratification panel for their scrutiny and approval to upgrade the status. If there is an issue with using the registered common status in the meantime (potential for planning issues with any further developments) it is suggested we get back to the H&MWT team assessor (Astrid Biddle) and she will seek further advice.

### **Cricketers Pond:**

Whilst Astrid Biddle the Herts & Middx Wildlife Trust Biologist, was in the area we asked her to look at the condition of the Cricketers Pond even though it is not included within and afforded the protection of the Wildlife Area status afforded to the remainder of the Village Green.

The following is extracted from her report: *I had a look at the pond, which probably does have water running down the road into it. A reed bed would be a good way to capture silt and other things. Reed beds need to be maintained to remain effective, and on a small scale it would be good to cut half the reed section from time to time to renew it. Would it also be worth fencing at least part of the pond in the restoration project, perhaps with a gate to a landing stage? This would not only improve safety, but with a mesh towards the ground level it would preserve the vegetation from degradation caused by dogs jumping in and out. I've seen this used to great effect at the Wick Woods at Marshalwick, St Alban's, which despite the very urban area has a pristine pond which was a complete delight. Dogs also have topical flea treatments which washes off and this can have an adverse effect on invertebrate life.*

### **Rights of Way**

The Herts CC Rights of Way team have inspected the fixtures (gates and stiles) at entrances to footpaths on the list that SPC produced requiring upgrading or improving. This should provide the required data and information for an HCC purchase order to be raised for 6 gates to be held as HCC stock by SPC (in Whitewoods store).

Julian Thornton confirmed that his ROW enforcement colleague will approach the Landowner and tenant regarding the blockage of Footpath 36 from Rosehall farm to Sarratt Bottom. No action was taken regarding establishing a permissive route encompassing the track that has been used as a diversion for Footpath 36 as this cannot be progressed without knowing the name of the landowner/s. Recent updates to the Land Registry System appears to have removed the data registered prior to the year 2000. Hanging Lane Wood on Footpath 36 was shown on earlier enquiries as registered to The Sarratt Farming & Woodlands Company Ltd, Mount Street London.



This month, I have fixed the climbing bar in KGV where a bolt had snapped off, making it unsafe for children to climb. I have replaced old bolts for new ones. I have put No Smoking signs on KGV park gate as I noticed a quantity of cigarette butts on the floor outside the gate and around the benches. Broken post reported to Lena (Dawes woods) which was rotten. I have not had any issues regarding the bins. Fly tip in Commonwood where four yellow tubs contained hardcore have been cleared. I have litter picked round Dawes woods and KGV. I have also moved the old green bin from the village shop up to Commonwood. The other old bin I will keep hold of, just in case it can be re used. I haven't noticed anything else on my walk. We could do with some more direction signs regard footpaths e.g. Dawes Lane as I have been asked by public where the footpath path is as a lot of people think it's at the bottom of Downer Drive.

### **349/22 WOODLAND MANAGEMENT PLAN**

We still await feedback from the Forestry Commission.

### **350/22 CLLR CHRISTIE WILL COMMENT ON AIRSPACE MATTERS**

Concerns had been raised by local residents about the noise from the low flying of flights from the Helipad at New Model Farm. Given that the Local Authorities have no legal powers over airspace, there is a limit to what SPC can do. Cllr Christie recommended that SPC forward

concerns to the landowner, using the email address obtained by the Clerk. Cllr Christie also recommended that the residents be informed that their concerns had been forwarded but advised that SPC has no legal powers over airspace. The CAA advises those with concerns about interference from flights to contact the airfield from which the flights operate, who are under a duty to say whether such flights are in accordance with the license conditions granted. Cllr Garvey stated that she thought the landowner at New Model Farm and the person in charge of Elstree Aerodrome were the same person. Cllr Christie indicated that it is always open for residents to bring private actions for nuisance if they have the evidence.

### **351/22 SUSTAINABILITY REPORT**

- The Queens Green Canopy is progressing. There will be a further program of planting in Autumn through till March.
- An inspection of the Allotments is to be made quarterly. This will be undertaken by Cllr Garvey and the Parish Warden Joe Brownsell. This will commence on the June quarter day. SPC must keep on top of people who are not using their plots.
- The Clerk will seek to put the allotment accounts and records on the Rialtus allotment program for ease and accuracy.
- Complaints were received about strimming and mowing the narrow strips between the allotments. SPC's contractor is carrying out work as per his contract and allotment holders' contracts specify that they must strim their own vertical paths.
- Merchant Taylors School was happy to be thanked for their hard work on Plot 40.
- The U3A have not replied, as yet, to the invitation to have a tree planted on The Green.
- Verge cutting and strimming of the verges at the Belsize end of the Green by residents is annoying other residents. This is a matter for Parishioners to speak to each other to resolve.
- The Land at Dawes Lane/Downer Drive cannot yet be leased to SPC as Christopher Glover from TRDC informed SPC that TRDC are undertaking a land review.

### **352/22 POLICY AND RESOURCES**

- Bank transactions to suppliers were at the usual average of £6,000.

- However, there were additional outgoings this month – a new printer for the Parish Office and £13,000 in Grants distributed around the Parish.
- The Annual Accounts and AGAR FY2021-22 Parts 1 and 2 were approved by Council.  
Proposed: Cllr Farman Seconded: Cllr Rugg

### 353/22 APPROVAL OF PAYMENTS

To approve the Internet banking transaction to the sum of £29,613.45

Proposed: Cllr Farman Seconded: Cllr Rugg

### 354/22 HIGHWAYS

- **Redhall Lane/Harrocks Wood:** Due to the unavailability of a Herts Highways representative, the planned site meeting on 8 Jun did not take place. However, following fruitful discussions: the Woodland Trust have agreed to restore the damaged bank, which is allowing water egress onto the road and road pollution to back-flow into the wood; Herts Highways have agreed to what they term Phase 1 works, to improve the drainage; and, very helpfully, Cllr Williams is now pressing for dates from Herts CC. The ideal solution would be for this to be fixed over the summer but we're not quite 'holding our breath': Cllr Diggins will continue to chase.
- **Road Safety - 30 mph speed limit throughout Sarratt.** It has been proposed that more of the Parish is under a 30mph speed limit throughout. This would improve road safety, reduce CO2 emissions and contribute to a better mixed use of the roads; it also reflects reality as there are few stretches of road where it is sensible to drive at greater than 30 mph anyway. To institute such a change would require a Traffic Regulation Order (TRO) which might take-up to 18 months to implement; there is no difficulty in applying for one but it is felt a period of public reflection and consultation prior, is appropriate. Thoughts, comments or observations are welcome: please contact the Parish Office. Views will be solicited until the end of July and a formal proposal will then be brought back to Council. Cllr Diggins will write an article for Spotlight Magazine highlighting this. This will be uploaded onto the website.  
Cllr Dobson commented that at the May SPC meeting we had considered reducing the speed on those roads still allowing the national speed limit to 40mph as an interim measure, as this did not require a TRO and could provide a quicker alternative to reduce vehicle speeds while a TRO is sought.
- **Roadworks and Diversions:** Major roadworks and diversions planned in our area are published on the 'One.Network' website: <https://one.network> (or simply Google Hertfordshire Roadworks and select One Network). Please note that if Parishioners need to plan ahead, this website allows a user to view any planned works, 2 weeks, 3 or 12 months ahead; a simple 'sign-in' is required (email and password) but the system then remembers your preferred view. For those without access to computers, then Parishioners can ask the SPC Office to provide the details required.
- **Road-Faults and Repairs:** Parishioners are requested to report damaged roads as soon as possible. SPC's mechanism for reporting is via the HCC fault reporting portal, here: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/report-a-problem/report-a-highway-fault/what-type-of-fault-are-you-reporting.aspx> This covers: road damage, potholes, fly-tipping, broken lights, flooding, in short, anything to do with roads. This portal is open for all to use and does work (ie Herts CC do respond). Alternatively, please contact the SPC Office and we will report it, but it will be slower.

### Ukrainian and Armed Forces Day Flag.

As agreed, the Ukrainian Flag was hoisted on Sarratt Green on 7 June and will remain up until Armed Forces Day on 25 June. It marks over 100 days of the illegal, immoral and totally unjustified attack by Russia on Ukraine and is a small gesture by Sarratt to show our solidarity with the suffering people of Ukraine. During the period that the Ukrainian Flag is up, a donations box for Ukraine will be open in the Community Shop and the generous support of the people of Sarratt is requested. The flag will remain up by day and night, to indicate that the struggle is a 24 hours one; this fits with our naval tradition, when during operations, the Battle Ensign is not lowered. The Ukrainian Flag will be lowered formally on 25 Jun at 1100, and the Armed Forces Day Flag raised to remind us that that the price of freedom is not free. All are welcome to attend.

### **355/33 BIGGERSTAFF PLAQUE**

The Centenary of Biggerstaff's Garage was in 2020 but due to Covid, celebrating this was delayed. The date of Saturday 16 July at 4pm has now been agreed with the family for a small presentation. Attendance is by invitation only. SPC have been asked for any additions to the guest list – it was proposed Andrew and Brian Whitewood should be added to the invitees. The Clerk will supply a case of Prosecco and glasses from Majestic Wine Warehouse. Cllr Diggins will supply Cake. As the Chair is away on 16 July, former Cllr & SPC Chair, David Turner will give a short presentation.

### **355/22 CORRESPONDENCE**

No correspondence was presented at the meeting.

### **357/22 COUNCILLORS QUESTIONS AND COMMENTS**

District Cllr Ciaran Reed updated SPC on the changes in elected members arising from the TRDC elections in May. Each ward is represented by three Councilors. All three Sarratt District Councillors represent the Conservative Party. Cllr Reed now leads this group, with District Cllr Phillip Hearn as his deputy. Cllr Hearn also sits on the Planning Committee. Although there were many personnel changes as a result of the May elections the Liberal Democrats are still the majority party within TRDC, although lost one seat to the Green Party.

### **358/22 DATE OF THE NEXT MEETING AND ITEMS REQUESTED TO BE PUT ON NEXT AGENDA**

The date of the next council meeting is Tuesday 12 July 2022. The Chair and Vice Chair will both be absent for the next meeting. If both the Chair and the Vice-Chair are absent from a meeting, a Councillor will be chosen by the Councillors present at the next meeting to preside over the meeting.

### **359/22 It is proposed to have a Part II during which time confidential matters will be discussed and the public will be asked to leave the meeting.**

Proposed: Cllr Garvey Seconded: Iain Christie

## **PART II**

### **360/22 CLLR CHRISTIE WILL APPRAISE POST-LEGAL ADVICE**

Cllr Christie advised that SPC should only discuss legal advice in camera. The legal advice relating to the 'sliver' of land at the south of Commonwealth had been received and considered by Cllr Christie and Cllr Rugg. They recommended that SPC pursue

the adoption of the 'sliver' as a Wildlife Site as recently proposed by Herts and Middx Wildlife Trust (HMWT). This would assist in persuading the Forestry Commission to take any necessary enforcement action against the landowner who has admitted to felling trees in the sliver, as the barrister has advised. It is much more cost effective if a third party were to take such action than SPC. Suing the landowner would be an expensive and pointless exercise, so far as SPC is concerned. Patrick Stileman will be asked to evaluate tree works undertaken by the landowner at the 'sliver' and provide a full report on the damage caused. In due course this would be provided to the landowner for his comments. In the meantime, SPC will contact the landowner to reinforce that he must desist in carrying out any other tree works. It was noted that Mr Stileman's report would partially complete the Tree Risk Assessment due in December 2022, so it would not be an additional cost.

The meeting closed at 22:30 pm

## PLANNING REPORT:

### **Mulberry Bush**

Mr Norris (and his daughter) of Mulberry Bush Farm have requested:

...that SPC gives consideration to varying the current agricultural access permission to allow any vehicle to use the right of way across Dawes Common to the Mulberry Bush entrance for the following reasons:

- The granted permission for Rural Tourism is generating additional traffic
- To help reduce traffic volume in narrow Moor Lane which is frequently used by walkers and horse riders
- To reduce risks to pedestrians and horse riders as Dawes Common provides off road route for part of Dawes Lane]

SPC has requested and Mr Norris has agreed to provide current and projected traffic movement numbers of the whole site, to help aid context to this consideration.

### **Burlington Property Group Development application**

No further updates at time of writing. Determination deadline is 19<sup>th</sup> July

#### **Planning applications to consider:**

- [Certificate of Lawfulness Existing Use: Erection of a marquee for ancillary use in connection with the wedding venue at Tithe Barn.](#)  
Micklefield Hall Farm Sarratt Road Rickmansworth Hertfordshire WD3 6AQ Ref. No: 22/1141/CLED
- [Certificate of Lawfulness Existing Development: Use of outbuildings for domestic storage](#)  
Commonwood Cottage Commonwood Sarratt Hertfordshire WD4 9BA. Ref. No: 22/1011/CLED

#### **Recent planning decisions:**

- 22/0853/FUL | Single storey rear orangery extension including alterations to fenestration | Little Westwood House Bucks Hill Sarratt Hertfordshire WD4 9AR  
**SPC: no objection on the basis that this extension appears to be proportionate to the overall size of the dwelling. We do note that this still represents a significant extension any further permitted development rights are removed on successful application. We request that the applicant insulates the extension more than is required by current building standards to help significantly improve the energy efficiency of the dwelling.**  
**TRDC: Approved**
- [Prior approval: Enlargement of the dwellinghouse by the construction of one additional storey \(3.014m in height\) and raising of ridge to result in an overall height of 7.814m \(Class AA\)](#)  
Hollymead Bucks Hill Kings Langley Hertfordshire WD4 9AT Ref. No: 22/0650/PDT  
**SPC: Noted. However this is a significant enlargement of this property in the Green Belt, that will generate another large house in an area that already has enough properties of this size for the identified housing needs.**  
**TRDC: Approved**
- [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](#)

The Mulberry Bush Farm Dawes Lane Sarratt WD3 6BQ Ref. No: 22/0117/RSP

**SPC: We note that a retrospective planning application has been submitted (22/0117/RSP) for the work already done on the barns. It is of course disappointing that developments continue on this site ignoring planning rules to then seek to cover this disregard with retrospective applications. It must make planning control and your jobs very hard to conduct.**

**This application clearly shows first floor decking and balconies as part of the conversion and part of the commercial use. The approved change of use application 21/1417/PDF clearly excludes these areas in the change of use. So going from submitted plans for 22/0117/RSP the total floor space for this C1 commercial use is 538m<sup>2</sup> which exceeds prior approval and planning rules. So we are hoping this application is refused and this will be part of the further action you will be taking.**

**TRDC: Refused** (*reason: ...fenestration material, design and introduction of greater openings and the addition of external balconies and balustrades materially harms the character and appearance of the former agricultural barns and detracts from the rural setting and special characteristics of the Chilterns Area of Outstanding Natural Beauty*)

## **ENVIRONMENT REPORT JULY 2022.**

**Woodlands.** Contact has now been established with the Forestry Commission Regional Office based in Brandon Suffolk and their Woodlands Officer responsible for Hertfordshire – Holly Rogerson.

Holly is willing to visit Sarratt and provide advice following the incident of illegal felling in the lower section of Commonwood and assess the likelihood and management of any signs of Ash Die Back in the mature trees plus update the Council with the Commissions recommended approach to ADB.

She will also contact Lee Tyson of Herts County Council who as the agent for Sarratt Parish Council (for a fee of £4K) had all three SPC woodlands assessed and produced the 10-year Woodland Management Plan that she is keen to see prior to her visit. This may hopefully result in her contacting her colleagues at the Regional Office who received the plan some time ago and are assessing both the plan and application for a Forestry Commission grant to undertake the improvement work.

The Clerk is arranging the date and time of the visit.

The Clerk is also arranging a recommended follow up visit by the Arborist Patrick Stileman to assess the prevalence of ADB in the mature trees he inspected in the dormant period. Plus seeking his view on other work required on other trees in this section of Commonwood - that were not included in his earlier report.

Several tree related issues resulting in trimming or work on removing potentially dangerous branches on SPC land in the Parish have been or are being dealt with by the Clerk.

The Clerk has also dealt with the reported issue of interference with a badger set on the inner side of the hedge line on Sarratt road on the land currently subject to a planning application for housing development.

## **Ponds**

No further progress on the potential to improve the water quality of the Cricketers Pond. It might be sensible to see if the Herts & Middx Wildlife Trust, following their initial informal assessment, are able to assist in determining how best to proceed in terms of a project of required works and the likely source of funding from the County or other Central Government environment or sustainability grants.

## **John Rugg**

### **CLLR JOHN GELL – Village Hall Committee**

The committee met on 29<sup>th</sup> June. The following items of interest to this Council were raised. The car park re-gravelling is still outstanding, arrangements are being made to assess the quantities of scalplings and gravel required.

The poor condition of the disabled parking spaces at the front of the hall were again discussed. A quote for resurfacing the whole front from side to side was £5436 + VAT but is slightly complicated by the fact that it is, in fact on SPC land and this area is likely to be dug up during future building work. Colin Plummer is to ask John Daly, the caretaker to try raking/removing some of the loose gravel etc, and maybe they can then patch the area by hand with bags of asphalt. A further report will be made on this.

The Committee are pleased to report that the local architect Derek Kent has now said that he can continue working on plans for the rebuilding of the front of the hall. It transpires that he has done some newer sketches which will need discussion before asking him to prepare plans for council approval.

I myself have raised from time to time the subject of attempting to limit the sound from the hall to the Parish Office which could be distracting for a clerk and have discussed this with Colin Plummer; there are various ideas for this but it does appear that our previous clerk Janice and now Lena feel that this is not really an issue so unless SPC think otherwise then any plans can 'be put to bed'.

The Profit and Loss report for October 2021 to end of June 2022 showed they have had a net income of around £48,000 for the year to date compared to around £9,700 for the previous year. Bookings are going well with the regulars returning plus some new groups ; there are thought to be no 'regular' vacant slots left.

The projector in the main hall is wearing out; a new one with Bluetooth connection is being considered.

### **PARISH WARDEN REPORT 12<sup>TH</sup> JULY 2022**

During my walks I have noticed the sign at Dawes Wood needs replacing. Also, there is a lot of low bracken that could be uplifted as it is obstructing the footpath. I have cleared one dangerous branch which was dangling into the road at Dawes Woods. I have cut the hedge at the top of Deadmans Ash making signs visible, as it was quite overgrown. I have met Andrew and Cllr Garvey at the allotments to carry out checks and to discuss over issues. No issues regarding bins. I have also been litter picking down Commonwood and Bottom Lane.

**Joe Brownsell**

## **SUSTAINABILITY REPORT JULY 2022**

**Allotments:** Inspection completed with AW and JB.

- a) 5 plots are definitely vacant
- b) 19 in good condition
- c) 9 in tolerable condition but could do with some work
- d) 3 in a terrible state.

Lena has sent letters to all those needing work, giving a month's notice to carry out specific improvements (eg removing rubbish/blackthorn/ strimming the paths). Next inspection will be in 3 months' time.

Ongoing maintenance: AW and JB agreed to trim and chip overhanging trees, remove rubbish gradually to SPC bin. **Funding requested for a small skip to get rid of piles of old carpet and other bulky rubbish**

I notice another couple from outside the Parish are looking at taking on a plot – could we perhaps talk about how we approach this as a proper policy – as the allotments are effectively subsidised by the Parish via the precept, I feel this needs to be addressed and transparent.

### **Cycle Racks at KGV**

Site agreed. Funding in place. Design agreed with SCCF. JR concerned re claims against SPC or KGV if we go for the cheaper version of bike rack, as bikes could theoretically be pushed over. SCCF not keen to pay for higher spec, and I think this risk is overstated, so my suggestion would be that we go ahead. Users of wider tyred bikes can lock them to the railings – let's not let the perfect be the enemy of the good!

### **QGC**

Ongoing planning with Cecilia Neal at Great Sarratt Hall for an approx 0.5 acre new Woodland in memory of Morton. This should hopefully take shape this Autumn, but we need to agree a firm boundary!

### **Defib**

Spoken to Clive Dix, who is happy to pay for the cost of the defib and its installation. Conversation now continuing between him and Lena.

That's all folks



## HIGHWAYS

### LEAD COUNCILLORS REPORT

**Roadworks and Diversions:** Major roadworks and diversions planned in our area are published on the 'One.Network' website: <https://one.network> (or simply Google Hertfordshire Roadworks and select One Network). Please note that if Parishioners need to plan ahead, this website allows a user to view any planned works, 2 weeks, 3 or 12 months ahead; a simple 'sign-in' is required (email and password) but the system then remembers your preferred view. For those without access to computers, then Parishioners can ask the SPC Office to provide the details required.

**Road-Faults and Repairs:** Parishioners are requested to report damaged roads as soon as possible. SPC's mechanism for reporting is via the HCC fault reporting portal, here: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/report-a-problem/report-a-highway-fault/what-type-of-fault-are-you-reporting.aspx> This covers: road damage, potholes, fly-tipping, broken lights, flooding, in short, anything to do with roads. This portal is open for all to use and does work (ie Herts CC do respond). Alternatively, please contact the SPC Office and we will report it, but it will be slower.

**Follow-up Actions.** Cllr Diggins has followed-up on:

- **Water Leak: Fir Hill, Chandlers Cross.** Cllr Diggins contacted Affinity Water and explained that not only was this a potential road hazard, as braking was harder, it set a very poor reputational example at a time when the SE has a water shortage and Affinity Water, our clean water supplier, is running campaigns to save water. The leak was repaired.
- **Road Safety. Following earlier notices at meetings, the article below will be sent to Spotlight this month:**

#### Safer Sarratt - Reducing Speed

As part of the desire to make Sarratt's roads safer for all: pedestrians, cyclists, horse riders and drivers, Sarratt Council have been looking at options to reduce speed around the area. While some roads have 30 mph limits, some of our busiest and most dangerous roads operate under the National Speed Limit, 60 mph. Few locals are foolish enough to try and drive at that speed but some outsiders do and, not irregularly, come a cropper.

The Council wishes to check residents' views and so request that you pass your thoughts to the Council's office, in person or by [email: clerk@sarrattparishcouncil.gov.uk](mailto:clerk@sarrattparishcouncil.gov.uk) by 31 Aug.

Identified options are:

- Do nothing: no change necessary.
- Blanket 40 mph speed limit on all roads in the area, less those covered by more restrictive speeds.
- Blanket 30 mph limit throughout the Parish.
- Additional speed restrictions where necessary (eg Sarratt Road, outside schools, Dawes and Moor Lane, Sarratt bottom etc), but otherwise no change.

The lead councillor for Highways is Cllr Diggins: any thoughts or views, please feel free to contact him through the parish office.

## POLICY AND RESOURCES REPORT – BANK TRANSACTIONS

SARRATT PARISH COUNCIL (SPC) Q1 ACTUALS AGAINST BUDGETED AMOUNT

SERVICE Delivered						2022/23 Budget				
						ACTUAL	BUDGET	BUDGET	%	%
						to June	Expenditure	INCOME	Utilised	Change
						22 Qtr 1	£'s	£'s	actual	from PY
									against	Budget
									Budget	Budget
Administration, Office & Staff						14,910	31,090		48.0%	11.2%
Office						2,206	4,650		47.4%	4.8%
Administration						5,075	6,712	-50	75.6%	42.9%
Subscriptions						834	1,985		42.0%	-3.4%
Grants						12,435	12,435	0	100.0%	10.9%
Section 137 grants						600	600		100.0%	0.0%
Miscellaneous						58	4758		1.2%	35.2%
Highways						0	3000		0.0%	0.0%
Neighbourhood plan						1,088	3000	0	36.3%	0.0%
Community infrastructure levy (CIL)						0	0	0	0.0%	0.0%
Youth Club						500	4,560	0	11.0%	68.9%
Allotments						-194	1,695	-620	-11.4%	59.2%
Common Land						910	7,221	-2,000	12.6%	10.8%
The Green						4,370	11,705	-2,350	37.3%	-8.2%
Environment						1,492	13,295	-1,500	11.2%	9.1%
Rights of Way maintenance						20	4150	-2,000	0.5%	0.0%
Special Events						-1,620	0	0	0.0%	0.0%
King George V fields						1,325	7,070	-1,570	18.7%	-1.8%
VAT						566				
Transfer to Capital										
Special Items (Covid Grant)										
<b>TOTALS</b>						<b>44,575</b>	<b>117,926</b>	<b>-10,090</b>	<b>37.8%</b>	<b>17.07%</b>
<b>Less Income</b>							<b>-10,090</b>			
<b>TOTAL NET PARISH EXPENDITURE</b>						<b>44,575</b>	<b>107,836</b>		<b>39.0%</b>	<b>12.03%</b>

**107,836**

[Transfers from EMR's](#) -5,350

[Transfers from GRV's](#) -5,929

**Final Precept Budget 22/23 96,557**

### Notes to Q1 results against budget

Actual expenditure to-date broadly in line with plans once unusual expenditure item removed from April & One off Grants in May 2022

Administration, Office & Staff, running higher than planned due to retrospective salary payments & contract admin fees.

One off payments in first quarter which should return to normal burn cycle going forward.

Office, running slighter higher due to computer equipment and monthly computer support for back ups

Administration cost centre utilised 75% of budget due to unusually high legal fees incurred across all activities Q1.

Grants full paid out according to budget plan.

Other cost centres, utilising slightly less than budget proportions for this Quarter.

Precept Reserves kept as required under Financial Regulations Policy.

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TYPE · COMMUNITY DIR · SARRATT PARISH COUNCIL

30 JUN 22

Date	Description	Withdrawals	Deposits	Balance
31-May-22	BROUGHT FORWARD			76,121.46
01-Jun-22	DD GOCARDLESS TECHNICALMER-5Q27Q	135.00		75,986.46
06-Jun-22				
06-Jun-22	KBS Depot Ltd., SI-6594	1455.60		
06-Jun-22	B. Whitewood 7571	2985.60		71,045.26
07-Jun-22	2166 ORDNANCE SURV	9.99		71,035.27
15-Jun-22	DD TRDC INVOICES 00007614	86.83		70,948.44
17-Jun-22				
17-Jun-22	E-On 6406592565	93.86		70,722.08
20-Jun-22	DD SAGEGLOBALSERVICES SF3ZPBH	8.40		70,713.68
22-Jun-22	2166 WEL MEDICAL L	95.88		70,617.80
23-Jun-22	TBS HYGIENE Ltd Inv 2284	211.68		
23-Jun-22	Peggy Barnard & Ja Inv no 663	2050.20		
23-Jun-22	000000 CREDIT 4473401530880000		60.00	68,415.92
24-Jun-22				
24-Jun-22				
24-Jun-22	HMRC VTR XNV126000100233		1,231.56	68,087.08
27-Jun-22	2166 MSFT *#60E0600J	11.28		68,075.80
29-Jun-22	Auditing Solutions SARRATT	360.00		
29-Jun-22	Croner Group Ltd., INV 322167	420.00		
29-Jun-22	E-On 6406592565	44.19		67,251.61
30-Jun-22	2166 AMZNMktplace	16.59		67,235.02

Details redacted (Privacy)