

SARRATT PARISH COUNCIL
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The Green, Sarratt, Rickmansworth
Hertfordshire. WD3 6AS



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**MINUTES OF THE SARRATT PARISH COUNCIL MEETING HELD ON
TUESDAY 13TH SEPTEMBER 2022**

Councillors: Sarah Dobson. Chair
Angela Coakley
John Gell
Lee Farman
Michael Lowry
John Rugg

Also Present: District Cllr Reed
6 members of the public

At the start of the meeting a tribute was given on behalf of Sarratt Parish Council, by the Chair in remembrance of Her Majesty Queen Elizabeth II who passed away last week. This was followed by a minute's silence.

It was noted that a number of Sarratt residents had enquired about a formal marking of the Queen's death and King Charles' ascension to the throne. HAPTC has shared guidance from central government on a National Moment of Reflection proposed nationwide for 8pm on Sunday 18th September, the eve of the Queen's funeral. Council supported this idea, and recommended the flag pole on The Green as a suitable location, as a place where the Village comes together for commemorative occasions. It is also a focal point in the Village, and easily accessible to all. As it is understood the Village Hall is to hold a gathering on the same afternoon at 1:30/2:30 and Holy Cross has a Service at 18:30pm, it was agreed the Chair would contact Roger Dudley to understand what arrangements the Village Hall had put in place with a view to combining any plans with the event at the flagpole.

335/22 APOLOGIES AND ANNOUNCEMENTS

Cllr Iain Christie notified us of his absence, in advance.
Cllr Simon Diggins notified us of his absence, in advance.

336/22 DECLARATIONS OF INTEREST

There were none.

337/22 PUBLIC QUESTION TIME

Mr Tim Norris attended and advised the Meeting that he was happy to answer any questions arising from the discussion on The Mulberry Bush. Mr Alex Petrie was also in attendance and commented that he may have something to add.

338/22 PREVIOUS MINUTES AND MATTERS ARISING

The Chair asked that there be a change to the Minutes of 9 August 2022 to read 'since 2017/18', under the Planning section.

There were no matters arising that were not already covered under the Agenda.

The minutes were proposed by Cllr Garvey and Seconded by Cllr Coakley.

339/22 TO RECEIVE REPORTS FROM REPRESENTATIVES WHO HAVE ATTENDED MEETINGS ON BEHALF OF THE COUNCIL.

There were no such reports this month.

340/22 CLERK'S ACTIVITIES

284/21a – it was agreed that the defibrillator is to be mounted on the wall outside Mr Dix's house on The Green. An agreement will be drawn up so that, should the property be sold, the defibrillator will remain in its location if agreed by the new owners and if not, SPC would have the right to remove the defibrillator as owners of the unit.

287/21a – Cllr Rugg will attempt to make contact with Holly Rogerson of the Forestry Commission.

337/22 – It was agreed that a white finger post should be situated at the north end of the Cricketers Pond, on the grass. It will have white fingers with black writing, detailing the Shop/Post Office/Café; School; and Village Hall/Parish Office. Sarratt Parish Council will give £500 towards the cost of this project, but asks that the organisations benefitting from the new signage contribute, equally, the remainder of whatever the final cost may be.

PLANNING

341/22 REVIEW RECENT PLANNING APPLICATIONS

- [Construction of first floor rear extension with alterations to fenestration](#)
1 The Briars Sarratt Hertfordshire WD3 6AU. Ref. No: 22/1616/FUL
SPC response: No Objection. We encourage the applicant to exceed any building regulations in terms of insulation and improvements to energy efficiency
- [Construction of part single, part two storey side extensions including internal alterations and rooflights, single storey side garage extension including increase in ridge height of existing garage and side rooflights.](#)
3 The Briars Sarratt Hertfordshire WD3 6AU. Ref. No: 22/1476/FUL
SPC response: Object to the application on the grounds of overdevelopment in green belt. The size of the extensions including the change to the garage represent disproportionate increase to the size of the current dwelling.
- [Construction of single storey rear extension including internal alterations and alterations to fenestration.](#)
Rose Cottage Dimmocks Lane Sarratt Hertfordshire WD3 6AR. Ref. No: 22/1567/FUL
SPC Response: No objection
[Listed Building Consent: Construction of single storey rear extension including internal alterations and alterations to fenestration.](#)
Rose Cottage Dimmocks Lane Sarratt Hertfordshire WD3 6AR. Ref. No: 22/1568/LBC
SPC Response: No objection

- [Certificate of Lawfulness Proposed Development: Construction of outdoor swimming pool.](#)
Redhall Lodge Redhall Lane Chandlers Cross Hertfordshire WD3 4LS. Ref. No: 22/1546/CLPD
SPC response: Noted. We strongly request that the applicant consider how to reduce any energy use in relation to this pool and perhaps even options to use the pool as energy storage component for an overall green energy solution for the site.
- [Certificate of Lawfulness Proposed Development: Demolition of existing conservatory and construction of single storey rear extension with internal alterations.](#)
Brackenhurst The Common Chipperfield Hertfordshire WD4 9BZ. Ref. No: 22/1500/CLPD
SPC response: Noted

342/22 RECENT PLANNING DECISIONS

- [Certificate of Lawfulness Existing Use: Change of use of land and associated buildings as a commercial wholesaler](#)
Land At Rear Of 47 Church Lane Sarratt Hertfordshire WD3 6HN. Ref. No: 22/1302/CLED
SPC: Noted
TRDC: Refused (not satisfied with the evidence)
- [Conversion of stable block into an annexe and construction of single storey front extension to building including extension to hardsurfacing](#)
Chandlers Cottage Fir Tree Hill Chandlers Cross Hertfordshire WD3 4LZ. Ref. No: 22/1187/
FUL
SPC: No Objection. We note the footprint expansion in this application as not being generally desirable action in a green belt area, but also note the mitigating reasons based on accessible use. If officers are minded to approve this application, we request that a restriction is added that prevents this annexe from being sold or rented separately to the main Chandlers Cottage property and that the converted annex cannot be extended or be subject to a change of use without going through a full planning application.
TRDC: Approved (requested restrictions have been applied in the permission)
- [Certificate of Lawfulness Existing Development: Use of outbuildings for domestic storage](#)
Commonwood Cottage Commonwood Sarratt Hertfordshire WD4 9BA. Ref. No: 22/1011/
CLED
SPC: Noted
TRDC: Withdrawn
- [Retrospective: Erection of a timber fence on boundary and removal of earth bank to create access to Land to the East Side of Sarratt Lane](#)
Land At Long Spring Sarratt Lane Loudwater Hertfordshire WD3 4AY. Ref. No: 22/0346/RSP
SPC: Strongly object. This application does not provide any justification for this additional access point and the resulting significant loss of biodiversity in an established woodland and green belt area. We also note the safety concerns expressed by Herts Highways. We would like to see an enforceable plan to replace the removed trees and hedges to replace the lost biodiversity as soon as possible.
TRDC: Withdrawn
- [Replacement of existing canopy with pergola, replacement paving, alterations to fenestration and internal alterations.](#)
The Cock Public House Church Lane Sarratt WD3 6HH. Ref. No: 21/1864/FUL
- **SPC: No objection**
TRDC: Approved
- [Listed Building Consent: Replacement of existing canopy with pergola, replacement paving, alterations to fenestration and internal alterations](#)
The Cock Public House Church Lane Sarratt WD3 6HH. Ref. No: 21/1865/LBC
SPC: No objection

TRDC: Approved

District Cllr Reed referred to the Land at Bucks Hill where TRDC recently secured an injunction preventing use of the land for Traveller events. Should this injunction be ignored TRDC will take action to block the entrance – they will pass a motion to prevent access and egress, and then this will be actioned on behalf of the local residents.

343/22

a) UPDATE on Burlington Property Group outline planning application

The end of July for a decision on outline planning applications 22/0601/OUT and 22/0602/OUT, was extended to the end of August and has now been extended to the end of September. As such it would appear that it is unlikely to come before the Planning Committee at their meeting on 22 September.

SPC feel that professional support for large planning matters is required. Cllr Farman has identified three planning consultants who may be helpful in supporting next steps in the Burlington application and also, in reinforcing the progress of the Local Plan. District Cllr Reed agreed that it would be advisable to have advice available for November when the new Reg 18 for the TRDC new draft Local Plan is expected to be issued.

Initially, the work will be open ended, until a schedule of work can be produced. An initial expenditure of around £1000 to £1500 is envisaged, based on an hourly rate of between £50 and £250. SPC Councillors will continue to undertake as much of the work as they can. Cllrs Dobson, Christie and Farman will make a decision on which planning consultant to use. This was supported by Council.

b) UPDATE on Mulberry Bush proposal for change of access.

Cllr Farman advised estimated traffic volumes for Dawes Lane and Moor Lane had been provided by the Mulberry Bush in connection with a suggestion to change the conditions of access over Dawes Common to the Mulberry Bush to manage traffic flows along the two roads.

Cllr Farman noted an Appeal was scheduled for 27 September regarding the removal of condition 11 – Agricultural use – for one of the dwellings at the Mulberry Bush, which SPC will attend. In addition a Planning Contravention Notice (PCN) relating to various activities taking place at the site is expected from the TRDC Enforcement Team by the end of September.

Until the outcome of both the Appeal and the PCN are known, it was proposed, and agreed, to pause discussions relating to a change to the conditions for access to the Mulberry Bush across Dawes Common. SPC remain happy to have discussions with all parties in the interests of all local residents.

c) UPDATE on KGV deed of variation

Cllr Rugg raised his concerns again over the proposed Deed of Variation for KGV, specifically the activities specified as taking place in the pavilion, which is now out of date and the requirement of the new Deed that the 8 special events must seek prior permission from TRDC, and the risk of SPC losing control over KGV that such a move might drive. District Cllr Reed offered to contact and to try and arrange a meeting with Ciara Feeney head of the TRDC legal team, so that they and the KGV Management Trustees can resolve these two outstanding important issues.

ENVIRONMENT

344/22 TO RECEIVE THE LEAD COUNCILLORS REPORT

Cllr Rugg will contact Lee Tyson of Herts CC Countryside Management team to both to chase up Holly Rogerson regarding the issues of illegal felling in Commonwood and the Forestry Commission review of our 10 Yr Woodland Management Plan.

The Cricketers Pond – SPC received an excellent report from the Countryside Management Service that suggested the replacement of the reed bed installed around 15 years ago. Costings for these recommendations are necessary, so a further visit by the CMT representative will be arranged ideally before the end of the month. As CMS Volunteers are projected to be involved to keep the cost of the ground works to a minimum it was thought to be helpful for them to meet the Sarratt Wildlife Volunteers so that they might link up and discuss the potential for future activities. When the costings are finalized, this should enable a CIL application to be made to TRDC. It was noted SPC should ideally endeavor to submit the CIL application asap.

Cllr Rugg has noticed that a number of waymarks, and marker posts are missing on many paths in Sarratt. There appears to be no more stocks held by SPC and the Herts CC ROW team will be approached for further supplies. The replacement of these will form part of the winter works for both the Parish warden and maintenance schedule for Andrew Whitewood. The Clerk will contact Julian Thornton at HCC. About obtaining supplies of waymarks to be held by SPC in stock.

There has been useful progress about the kissing gate repairs with Centrewire.

SUSTAINABILITY

345/22 TO RECEIVE THE LEAD COUNCILLORS REPORT

Cllr Garvey would like to formulate a procedure for dealing with vacant allotments. It was suggested that they should be left to grow grass and then they can be mown and rotavated when coming back into cultivation for new tenants. This was supported by Council.

Two Oak trees are due for replacement on The Green, as a replacement for the felled oak. U3A would like to sponsor one. It was suggested that Julie Rees TRDC Tree Office should pay a visit and suggest two good sites. Clerk to organise.

SPC will communicate our concerns to the Chiltern and South Bucks Planning Authority about pollution run-off from the recently established Chicken Farm adjacent to the River Chess west of Latimer. The Chess is a popular river in Sarratt, and as there appear to be no controls of waste management further upstream, this is a concern to farmers and pet owners alike.

District Cllr Reed suggested that CC Martin Tett should be the official contacted by the Clerk at Bucks County Council, with a link to Cllr Diggins for information on this matter.

346/22 EV CHARGERS

It had been suggested that District Cllr Giles Medhurst, would be enthusiastic in supporting EV chargers in Sarratt. After initial contact with Cllr Farman, it is clear that this is not being followed through. Sarratt has not been included in the list for CIL funds for EV chargers – this was confirmed by District Cllr Reed.

The scheme, which incorporated a Government Grant of 75% of the cost of the supply and fixing of EV chargers, with District Councils to supply the remaining 25%, was intended to supply 6 charging bays, available for overnight charging. These were due to be situated in KGV car park. SPC has decided to undertake this work itself, and costings will be produced.

347/22 ENVIRONMENTAL SUSTAINABILITY PROPOSAL

Discussion on this matter was postponed to a future meeting.

348/22 THREE RIVERS SOLAR BULK BUYING SCHEME

Discussion on this matter was postponed to a future meeting.

HIGHWAYS

349/22 TO RECEIVE THE LEAD COUNCILLORS REPORT

Lead report was received with the addition of other items from Cllr Gell as follows:

- Bucks Hill Bottom – there are blocked drains in this area, causing flooding. Herts Highways will be contacted to seek remedial work.
- Church Lane up to the Cock Pub – sign warning of the corner is now overgrown in the hedge and not visible. The Clerk will ask the Parish Warden to cut back the tree growth so that the sign is visible once again.

RESOURCES AND POLICY

350/22 TO RECEIVE THE LEAD COUNCILLORS REPORT

Cllr Lowry presented a comprehensive explanation of the Council's financial status.

351/22 AUGUST BANK TRANSACTIONS - APPROVAL OF PAYMENTS £7,954.00.

This item was proposed by Cllr Rugg and seconded by Cllr Farman.

Cllr Rugg signed off two bank reconciliations.

352/22 ACTUALS AGAINST BUDGET FOR 5 MONTHS TO AUGUST 22

Cllr Lowry delineated actual spending in comparison to SPC budget and estimated an anticipated 9% increase in costs by year end. As the precept has been maintained at a constant figure for some years, it is considered that this cost increase will likely in some part, result in a rise in the future precept.

353/22 FIRST DRAFT BUDGET FOR 23/24 FOR REVIEW

It was agreed that Cllr Lowry would circulate the first draft of the detailed budget for 2023/24, and all Councillors will consider their own special areas of interest with a "frugal eye," in order to spot any savings that can be made in-house. This should be completed prior to the October SPC meeting when a further iteration of the budget will be reviewed.

It was noted some of SPC CIL funds (ca. £2,000) must be spent next year, otherwise the money will need to be returned to the TRDC central CIL fund.

It was also agreed the Grant Application forms for the 2023/24 financial year needed to be updated and posted on the SPC website as well as sent out to the regular applicants. The Clerk will share the updated Grant Application form with the Chair and Cllr Lowry before publication. The Chair would also reference the Grants in next month's Spotlight article. It was agreed the deadline for Grant applications should be 21 October.

354/22 INVESTMENT OF DEPOSIT FUNDS

Cllr Lowry asked whether SPC should be looking at investing its savings accounts into alternative interest earning accounts, as recommended by the internal auditor. After some discussion, it was decided that a portion of the reserve funds should be placed into a higher interest account, with a 95-withdrawal notice period and that the rest should be in a 30-day access account, which yields slightly less interest. Cllr Lowry will investigate the possibility of doing this through the Cooperative Bank with whom SPC already bank. However it was noted that SPC would not want to hold more than £85,000 with any bank, so it might be prudent to move the funds currently held with Santander to an interest earning savings account with a bank different to the co-op.

355/22 FIRST DRAFT OF CIL APPLICATION FOR CRICKETERS POND FOR COMMENTS

Cllr Lowry was thanked for the hard work he had put into this as it represented a starting point for the gathering of more accurate information. Cllr Rugg will be pursuing costings for the works with The Countryside Management Service.

356/22 EXTERNAL AUDITORS REPORT.

SPC went through the audit without incident.

It has been decided to remain with our current external auditors, even though we have the option to change auditors this year. It was felt that continuing with our existing external auditors will provide continuity and be more economically sensible.

357/22 CORRESPONDENCE

- Letter from residents of Dell Cottages expressing their anxiety about the sale of the land that was originally one of the gardens. SPC understands their concerns but cannot take any action until planning permission to build on the land is applied for, if that is indeed the intent of the new owner.
- Inconsiderate Parking on The Green - The Clerk has written to residents on the Green near Dawes Lane to encourage a more sensible approach to the parking of residents and visitors.
- Sarratt Football Club are planning to host a Fireworks Night at the Cock, again this year. To avoid the disruption in Church Lane over the lack of parking spaces, they are looking at alternative parking options for this year.

358/22 COUNCILLOR QUESTIONS AND COMMENTS

Only one comment - Contrary to popular belief, the fitting of solar panels falls under Permitted Development, unless the property is in a conservation area, where solar panels are permitted but require planning permission.

359/22 DATE OF NEXT MEETING AND ITEMS REQUESTED TO BE PUT ON THE NEXT AGENDA

The date of the next Council meeting is **Tuesday 11th October 2022**

The meeting finished at 22:10pm