

SARRATT PARISH COUNCIL
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Hertfordshire. WD3 6AS



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**DRAFT MINUTES OF THE SARRATT PARISH COUNCIL MEETING HELD IN SARRATT
VILLAGE HALL – TUESDAY 12th SEPTEMBER 2023**

Present: Cllr Sarah Dobson – Chair
Cllr Flora Garvey - Sustainability
Cllr Michael Lowry – Policy and Resources
Cllr Lee Farman - Planning
Cllr James Alder – Deputy Planning

In attendance: 6 members of the public
District Cllr Ciaran Reed

23/210 APOLOGIES AND ANNOUNCEMENTS

Apologies were received in advance for the absence of Vice Chair Cllr Coakley, and Highways Cllr Simon Diggins.

The Council extend their condolences to Cllr Diggins on the death of his father.

23/211 DECLARATIONS OF INTEREST AND DISPENSATIONS

None were declared.

23/212 PUBLIC QUESTION TIME

A resident in Deadmans Ash Lane wished to speak on speeding issues and a resident of Alexandra Road, wished to speak about parking issues. As these were both Highways issues, the meeting was reconfigured, so that Highways was heard before Planning.

Proposed: Cllr Garvey; Seconded: Cllr Farman

23/213 MINUTES AND MATTERS ARISING FROM THE PREVIOUS MEETING.

It was resolved to approve the Minutes of the Council meeting held on Tuesday 8 August as a true and accurate reflection of the meeting. There were no matters arising.
Proposed: Cllr Garvey; Seconded: Cllr Alder

23/214 TO RECEIVE REPORTS FROM REPRESENTATIVES WHO HAVE ATTENDED MEETING ON BEHALF OF THE COUNCIL

Cllr Dobson attended the Quarterly KGV meeting. Issues covered ranged from the acquisition of broadband for the Pavilion. BT want to charge £5000 for the provision of a trench to house the cabling – money KGV do not have. An overhead line will take six months. Kate Coleman will continue to pursue the issue. KGV now has a TV license and so can screen sports fixtures.

There is an issue of dog fouling on the sports fields. Signage should be obtained and affixed to the front and rear gates and at the tennis court, and one other location at the end of the car park / playground. Tom Shurville from the Football Club is able to obtain signage free of charge.

The updated Standing Orders were signed off – with thanks to John Rugg for his hard work on this. An update on the pavilion works and the Deed of Variation was provided later in the SPC meeting.

It was commented by the members of the public present that around 2 September, after the men's fixture, adults were engaged in strong language, very loud music and the smoking of substances. Cllr Sarah Dobson will talk to Tom Shurville of the football club about this unacceptable behaviour.

23/215 CLERK'S ACTIVITIES REPORT

- The large outstanding invoice for Sign of the Times, requires payment prior to the assembly of the finger posts. It was agreed that an interim payment of £3,000 will be made, with the balance paid once the weather and ground condition makes it possible to erect the posts and SPC are satisfied they meet the required standard of manufacture.
- Water leaks reported and attended to by Affinity Water.
- TPO'd tree work – there is an (at least) 8-week wait for permissions to undertake work on TPO trees within Sarratt. The Clerk is aware of the need to address the trees at bus stop but awaits permission to act.
- Fallen trees in Commonwood – JRB Treeworks to leave timber and stumps as wildlife habitats.
- Ash Dieback and Commonwood Tree Survey – clarity is needed on recent correspondence with Lee Tyson and Andrew Taylor from the HCC Countryside Management Team – tree requiring work that does not pose an immediate threat to safety should form part of the 10-year Woodland Management Plan. The Clerk to forward recent correspondence to Cllr Dobson and Garvey.
- Parking issues at Dell Cottages – Clerk to write a letter to the resident with multiple cars causing parking issues.
- Clerk to pursue a suggested grant of £5,000 from the Thames Water Strategic Catchment Project (by Cllr Diggins) for pond work. The Clerk is also re-applying for a Lottery grant for the Cricketer's Pond and exploring the Veolia grant stream.
- Parish Warden – additional chain saw course – agreed, but appropriate safeguards need to be implemented for working at height e.g. a second person present when any work is conducted.

- The ditch which runs into Morton's Pond requires cleaning.
- Land registry contacted once more to correct the ownership entry for the KGV Playing Field.

PLANNING

23/216 LEAD COUNCILLORS REPORT

Cllr Lee Farman has devoted much time this month to the Appeal at TRDC regarding the application by Burlington Property Group for housing developments in Church Lane and the field adjacent to Sarratt Road.

23/217 BURLINGTON PUBLIC ENQUIRY

The Burlington Applications are for 83 houses and 9 houses. These were refused by TRDC and Burlington lodged an Appeal which has taken place over the last 5 days at the District Council offices. The format of an Inquiry is rather like a courtroom. Burlington have a leading barrister representing them, and 7 witnesses versus three witnesses on TRDC's side. The Appeal has now been extended for an additional 4 days – 31 October to 3 November, including a site visit on 2 November. After this the Inspector has a further 8 weeks to advise his decision. Cllr Farman noted the Inspector can decide to uphold the Appeal for either site independently, uphold both Appeals or refuse both.

23/218 PLANNING APPLICATIONS

The following planning applications were reviewed, with SPC's comments as follows:

- [Demolition of existing conservatory and construction of front, side and rear extension; loft extension with roof alterations including increase in ridge height with front/rear juliet dormers; front/rear dormer windows, side rooflights; provision of front bay windows; internal alterations and alterations to fenestration](#)

Willow Lodge Red Lion Lane Sarratt Rickmansworth Hertfordshire WD3 6BN. Ref. No: 23/1447/FUL

SPC: We have no strong objection to this application. We are concerned about the expansion of a dwelling in a Green Belt and conservation area, but we recognise that the redevelopment would mostly use the existing footprint and produce a more coherent visible building design compared to the current dwelling. We encourage the application to use this opportunity to significantly improve the energy sources and efficiency to reduce its carbon footprint.

- [Certificate of Lawfulness Existing Use: Use of building as garage](#)
The Orchard The Green Sarratt Rickmansworth Hertfordshire WD3 6AT. Ref. No: 23/1451/CLED
SPC: Noted
- [Demolition of two existing buildings and construction of a new single storey detached building to provide replacement crew quarters and shop including associated hardstanding and landscaping](#)
Lees Wood Scout Camp Fir Tree Hill Chandlers Cross Hertfordshire Ref. No: 23/1278/FUL
SPC: No objection on the basis of the small increase in footprint is justified by

very special circumstances. We support the development of this community facility and support their efforts to source some materials onsite, improve the openness of the site, future plans for this building to become off grid and continue rewilding activities.

- [Listed Building Consent: Demolition of existing store and replacement of windows with doors to the side elevation with associated internal alterations.](#)
The Lodge Great Westwood Old House Lane Kings Langley Hertfordshire WD4 9AD. Ref. No: 23/1169/LBC
SPC: No objection. We encourage the applicant to use the opportunity of these changes to improve the energy efficiency of the building.
- [Part Retrospective: Change of use of part of existing barn from Agriculture to Residential \(Use Class C3\).](#)
Ravenswood Farm Church Lane Sarratt Rickmansworth Hertfordshire WD3 6HL. Ref. No: 23/1078/RSP
SPC: We strongly object to this application on the basis that it effectively creates a new dwelling in a Green Belt location and would extend the inhabited boundary of the village.

23/219 PLANNING DECISIONS

The following recent TRDC planning decisions were noted:

- [Listed Building Consent: Variation of Condition 2 \(plan numbers\) and 3 \(Materials\) pursuant to planning permission 12/0818/LBC \(Rear extension to museum barn to provide a garden room and erection of detached gardeners store\) to change the materials of consented extension](#)
Great Westwood Bucks Hill Kings Langley Hertfordshire. Ref. No: 23/1167/LBC
SPC: No objection
TRDC: Approved
- [Variation of Conditions 2 \(plan numbers\) and 3 \(Materials\) pursuant to planning permission 12/0816/FUL \(Rear extension to museum barn to provide a garden room and erection of detached gardeners store\) to change the materials of consented extension](#)
Great Westwood Bucks Hill Kings Langley Hertfordshire Ref. No: 23/1166/FUL
SPC: No objection
TRDC: Approved
- [Certificate of Lawfulness Proposed Development: Loft conversion including front rooflight.](#)
Challoners The Green Sarratt Rickmansworth Hertfordshire WD3 6AY Ref. No: 23/1207/CLPD
SPC: No objection
TRDC: Approved
- [Demolition of existing garage and construction of a new detached garage with an attached bin store](#)
Hunterswood Lodge Penmans Green Sarratt Kings Langley Hertfordshire WD4

9AY Ref. No: 23/1030/FUL

SPC: No Objection. We encourage the applicant to use the opportunity of these changes to significantly improve the insulation and energy efficiency of the building.

TRDC: Approved

- [Construction of front porch, alterations to fenestration of rear extension including rooflight and internal alterations](#)
Middle Cottage The Green Sarratt Rickmansworth Hertfordshire WD3 6AY Ref. No: 23/1009/FUL
SPC: No Objection. We encourage the applicant to use the opportunity of these changes to significantly improve the insulation and energy efficiency of the building.
TRDC: Approved
- [Certificate of Lawfulness Existing Use: Use of land for B8 Storage use](#)
Cottage Farm Redhall Lane Chandlers Cross Rickmansworth Hertfordshire WD3 4LT Ref. No: 23/0961/CLED
SPC: Noted
TRDC: Withdrawn
- [Installation of ground mounted solar panels](#)
Olleberrie Farm Olleberrie Lane Belsize Rickmansworth Hertfordshire WD3 4NT Ref. No: 23/0800/FUL
SPC: No objection. As far as we can tell there will be no negative impacts from this installation on the views of the area. We strongly support the installation of solar panels and the support by Sarratt Parish residents to the reduction of fossil fuel energy use and helping to move towards net zero in our area.
TRDC: Approved [conditions include, must have a battery system and if not in use must be removed]
- [Certificate of Lawfulness Existing Use: Use of land to enlarge existing caravan site, with relocation of existing caravan onto enlarged area](#)
Ashwood Bucks Hill Kings Langley Hertfordshire WD4 9AP Ref. No: 23/0676/CLED
SPC:
TRDC: Refused [Reason – TRDC not satisfied with the evidence]
- [Demolition of existing residential annexe and associated stables and equestrian buildings and the erection of a single storey detached dwelling with associated rooflights, parking and landscaping works](#)
The Lodge Bay Tree Farm Bucks Hill Kings Langley Hertfordshire WD4 9AU Ref. No: 23/0388/FUL
SPC: We note a similar application was refused in 2021 and failed appeal. The redesign shown in this application with a reduction in overall built footprint addresses the previous size issues in terms of openness on the Green Belt. We also note that this application for a single storey detached dwelling will replace existing derelict buildings, so improving the overall look of the area. However this application is still converting stable and barn space into new residential space

with no special circumstances to justify overriding Green Belt policies to increase built residential space. SPC will therefore be guided by the Planning Officer's decision on whether to approve the application, and request that if approved, restrictions are added that remove further development rights to the property, and that the applicant use the opportunity of this new build to significantly increase the energy efficiency of the construction beyond the requirements set by building regulations.

TRDC: Approved [decision includes removal of permitted development rights]

Current Appeals:

- [APP/P1940/W/22/3312969](#) - The Mulberry Bush (retrospective planning permission “external alterations including the insertion of roof lights, windows and doors, alterations to openings, addition of external balustrade and re-cladding of the exterior walls” – Appeal is allowed
- [APP/P1940/W/22/3300083](#) - Land to the Rear of 76 and 78 Church Lane - Clovercourt (Sarratt) – Appeal is allowed
- [APP/P1940/W/22/3311477](#) / [APP/P1940/W/22/3311479](#) - Burlington Property Group appeal by inquiry – in progress
- [APP/P1940/X/22/3302179](#) – Ramilies – in progress
- [APP/P1940/D/23/3316019](#) - The Old Dairy, Micklefield Hall – in progress
- [APP/P1940/D/23/3314390](#) - 3 The Briars (side extension) – in progress

ENVIRONMENT

23/220 LEAD COUNCILS REPORT

Cllr Garvey advised a copy of the 5-year Land Management Plan would be circulated to Councillors for comment, and hopefully approval, at the October SPC meeting.

23/221 INFORMATION BOARD AT THE PUMP AT THE NORTH END OF THE GREEN

A quotation has been received from the designer of the Chess Valley information boards, of £650 to £730 with in addition, ca. £900 manufacturing costs. Council felt this was more than they wished to pay.

ACTION: Cllr Alder will ask a contact whether he can provide a cheaper quote for the design work. The River Chess boards to be inspected to see if they have a manufacturers plate, who could be approached for a direct quote, bearing in mind the board must have a weather-proof finish. Assistance to be sought from the Historical Society on information and pictures relating to the pump and from Brenda Harold for information on flora and fauna.

The proposed route for the King Charles III Coronation Walk along existing footpaths, to incorporate all the pubs in the Parish was presented by Cllr Garvey and approved. There may be a further need for information boards along this route. As local pubs may be beneficiaries of the route, it was suggested they are approached for sponsorship of the boards and an information leaflet on the walk and map. Cllr Dobson to ask Cllr Coakley if she could take this on.

SUSTAINABILITY

23/222 LEAD COUNCILLORS REPORT

Cllr Garvey reported we have received a free Green Space Audit which was completed last month. She is waiting for their report.

23/223 PONDS REPORT BY TIM HILL

The 5 ponds in the Parish were surveyed by Tim Hill (Herts & Middx Wildlife Trust) and Stephanie Horn (Chiltern Society), and most require remedial works. Whilst the Cricketers Pond is in good condition, despite appearing overgrown, there is a great deal of vegetation clearance needed at Morton's Pond and Pound Pond. The wildlife specialist does not recommend the use of a liner at Pound Pond and that the use of clay is to be preferred. However, all the works will require contractors and machinery. The Chiltern Rangers or Wildlife Trust were suggested. They come with an entire team of workers and equipment for £500 per day. It is important to know how long the work is likely to take before employing them. Cllr Dobson suggested contacting Chorleywood Parish Council to see if we could utilise their Wardens for the work and at what cost.

In addition, the pipe from the sump next to the footpath into the pond at Morton's Pond is regularly blocked. A 6" pipe was installed for drainage, but is too small and roots from the willow Tree are believed to be the underlying cause. There is also cabling on the verge. Clearing this sump/pipe should be added to the HCC Highways drainage works. Cllr Dobson to discuss with County Councillor Phil Williams as the Highways Lead at HCC.

Cllr Garvey noted there will be an allotment inspection in October. Thanks to Andrew Whitewood for his work on the allotment site.

Cllr Garvey has also met with District Councillor Chris Lloyd re: joining up footpaths that don't quite meet where they cross the main roads through the Parish. This is likely to take some time to address and will require the support of landowners. Footpath signage will also be pursued further.

HIGHWAYS

23/224 TO RECEIVE LEAD COUNCILLORS REPORT

No report this month. Cllr Dobson commented that Cllr Diggins continues to pursue HCC Highways to address the safety issues concerning Coltspring Corner.

A member of the public detailed parking issues in Alexandra Road. The triangle of grass with the cherry tree at the Green end of Alexandra Road is being destroyed by Thrive workmen, parking large vehicles on it. She has tried to ask politely, that they should move their vans, but has been met with hostility. The option to install signage or barriers was discussed, but as this patch of verge is owned and maintained by HCC Highways, Cllr Dobson agreed to raise the matter with County Councillor Williams.

23/225 PARKING ON THE GREEN

The ongoing parking by residents on the section of the Green between the service road and properties fronting the Green was discussed, including the damage being caused by

the parking. Cllr Dobson suggested that in the first instance the Clerk undertook a letter drop to all residents, asking for cooperation in not despoiling the environment, reminding them the verges in question form part of Sarratt Green owned by SPC and parking on the Green is not permitted.

Parking on the Green opposite the Boot Pub – there is a monthly gathering of scooters (motor) who park on the Green when there is a large car park to the rear of the pub. Cllr Garvey has asked them to move off the Green but has not been met politely. It was agreed the Clerk would write to The Boot asking them to advise their ‘scooter’ customers to use their car park. Cllr Alder stated the scooters were part of a club and he may be able to speak to one of their members about the issue.

23/22630MPH THROUGHOUT THE VILLAGE (to be postponed until the October meeting)

A member of the public raised his concerns about speeding in Deadman’s Ash Lane and detailed many unpleasant instances of dangerous encounters. culminating in the death, recently, of his cat. He commented that better signage for speed restriction to 30 mph is badly needed. Cllr Dobson asked the Clerk to request Cllr Diggins as the Lead Councillor for Highways get in touch with the member of the public when he returns to discuss the issue with a view to raising it with HCC Highways. Cllr Dobson said she would also raise this with County Councillor Williams.

POLICY AND RESOURCES

23/227TO RECEIVE LEAD COUNCILLORS REPORT

Councillor Lowry updated the Council on two complaints made to the two banks being used by the Council to change and update Council members as authorised signatures over banking arrangements. The Chair and Council expressed their frustration that these requests had still not been processed by the two banking institutions. Councillor Lowry said that he would continue to chase the two banks to process and action the earlier bank mandate requests.

23/228 BANK TRANSACTIONS FOR JULY 2023: £6,115.75

Council reviewed the previous month’s (August) bank transactions with supplier payments totalling £6,115.75, slightly less than a normal month.

SPC received a refund of its VAT expenditure for the second quarter £2,536.74.

Proposed: Cllr Farman; Seconded: Cllr Alder

The bank reconciliation was approved and signed by Councillors Farman and Alder.

23/229EXTERNAL AUDITOR’S REPORT

The outcome of the External Auditor’s Report was communicated to Council. There were no issues raised, with the exception of one minor amendment to re-classify one of the ledger entries for £1,996.00 on the opening balances for the next financial year. Cllr Lowry was thanked for his work on achieving a successful outcome of the External Audit.

DISTRICT COUNCILLORS UPDATE

23/230TO RECEIVE DISTRICT COUNCILLOR REED’S REPORT

The Local Authority Housing Fund may buy a property in Sarratt to support housing for Afghan and Ukrainian refugees. Although in practice this may simply free up accommodation elsewhere in the District for refugees.

District Cllr Reed is supporting SPC Councillors at the Burlington Appeal

23/231KGV PLAYGROUND UPDATE

1. The TRDC CIL grant obtained by SPC is for £170,000.00. SPC is committing £10,000 of its own CIL funds, and the outcome of a further £10,000 from the National Lottery should be known at the end of September. There have been some recommended accessibility redesigns, that have only increased the overall cost of the project by a few thousand. A final sign off meeting is scheduled w/c 18 September and a final quote will be received after this. TRDC has allowed a 'buffer' of £17,000 for any increase in cost. The quote will also remain valid until the outcome of the application for a Certificate of Lawful Development is known which should be around the end of October. The supplier can then be given the go-ahead, with a lead time of 8-10 weeks before the building work commences. It was noted as small an area as possible of the car park should be cordoned off for their equipment while the works are taking place.

23/232KGV PAVILION AND DEED OF VARIATION UPDATE

KGV has applied for planning permission for the renovation and extension work to the Pavilion. The Deed of Variation, Section 106 Agreement, states the permitted use of the facilities. The latest S106 Agreement received on 19 July has been reviewed and a response sent to TRDC. Comments include extending the use of the Pavilion to other organisations, but it's likely this may be refused as a part of this current Agreement. It was also noted that TRDC will not accept a 3-way Agreement between TRDC, SPC and the KGV Committee. It has therefore been proposed that once the Agreement is agreed and signed by TRDC and SPC, that the KGV Committee vote to adopt the conditions it contains.

SPC faces a bill for £2,500 for legal costs incurred by the TRDC legal department for work on the Deed. SPC will challenge paying this amount in full due to the Agreement containing a number of errors, typos and inconsistent clauses made by the TRDC solicitors. District Cllr Reed volunteered to assist on this matter.

23/233CORRESPONDENCE

Cllr Dobson attended the Autumn Horticultural Show and met Gregg Edmund from the History Society. He showed her his artifacts on display that had been discovered in Morton's Pond and asked whether he could use his metal detector on The Green. As a result, SPC will commission him to spend three days, after the Boxing Day Car Festival or the July Fair, during which time he has permission to use his equipment to unearth artifacts.

23/234COUNCILLORS QUESTIONS AND COMMENTS

Cllr Garvey reminded the meeting of the Apple Festival this weekend.

23/235THE DATE OF THE NEXT MEETING is Tuesday 10th October 2023

Meeting ended 10:28 pm

	CLERKS ACTIVITIES	JULY/AUG	
Publishing of Register of Councillor's Interest	This is mandated in the Localism Act 2011. 'A parish council must, if it has a website, secure that its register is published on its website.'	Clerk/TRDC Mike Edmund	I have been contacted by the Returning Officer from TRDC, stressing 'Would you please urgently arrange to publish all your councillors' registers of interests to the website and inform me once it has been done.'
Sign of the Times.	This job remains to be completed. The weather has delayed efforts to erect the finger posts.	Clerk/AW	To be completed. Sign of the Times are impatient to be paid.
Highways speed issues	The Speed Van is due to visit us, fortnightly during the summer.	Clerk/Clr Diggins	I am in contact with them and await a first date

The Smith's Fair	Communicated with them to say we will discuss next year's timings with them in the new year.	Clerk	I will contact them in January 2024
Flag Pole	The repairs have been made to the top of the flagpole, and this has been successful. Thanks to Dave for paying for this work.	Clerk/AW	
Water leaks Sarratt	Affinity Water have attended to and remediated two water leaks, one in Church Lane and one on The Green.	Clerk	
TPO Willow work	Refused, as no measurements were included. An appointment has been made with JB to get this done.	Clerk/JRB	Meeting with JRB scheduled to draw an appropriate sketch with measurements. I will ask JRB to trim trees at bus stop opposite Dell.
Trees Commonwood			JRB to survey and give a quotation for the worst examples of dead trees in Commonwood.
Meeting with Julian Thorton 02/08/23	Winter clearance discussed. AW to undertake a review of work to be carried out. Mr O'Malley New Hall Farm visit. Good outcome with new signage coming in the near future. Repairs to the Bridge across the Chess – to be undertaken by Julian.	Clerk/AW	I await a date for the contractors to come to New Hall Farm and I have asked AW to join them to add SPC circles to Herts signage. The Bridge has been repaired since our meeting.
Campers in Commonwood	Clerk asked several campers to leave Commonwood.	Clerk	Is signage required?

PLANNING MATTERS

Applications to consider:

- [Certificate of Lawfulness Proposed Development: Loft conversion including front rooflight.](#)
Challoners The Green Sarratt Rickmansworth Hertfordshire WD3 6AY Ref. No: 23/1207/CLPD
- [Variation of Condition 2 \(plan numbers\) pursuant to planning permission 21/2234/FUL \(Demolition of the existing dwelling and construction of a replacement four-bedroom dwelling with car parking, landscaping and associated works\) to include replacement of gutter, increase in width of chimney, provision of front portico and plant room to basement level, external materials including render, internal alterations and alterations to fenestration.](#)
Corner House Redhall Lane Chandlers Cross Rickmansworth Hertfordshire WD3 4LX Ref. No: 23/1192/FUL
- [Variation of Conditions 2 \(plan numbers\) and 3 \(Materials\) pursuant to planning permission 12/0816/FUL \(Rear extension to museum barn to provide a garden room and erection of detached gardeners store\) to change the materials of consented extension](#)
Great Westwood Bucks Hill Kings Langley Hertfordshire Ref. No: 23/1166/FUL
- [Listed Building Consent: Variation of Condition 2 \(plan numbers\) and 3 \(Materials\) pursuant to planning permission 12/0818/LBC \(Rear extension to museum barn to provide a garden room and erection of detached gardeners store\) to change the materials of consented extension](#)
Great Westwood Bucks Hill Kings Langley Hertfordshire Ref. No: 23/1167/LBC

Recent decisions:

- Erection of new roof over existing garage and outbuilding. | Nasus Dunny Lane Belsize Kings Langley Hertfordshire WD4 9DE | 23/0864/FUL
SPC: No Objection. We welcome the proposed improvements in insulation of the dwelling.
TRDC: Approved
- [Demolition of existing conservatory and construction of single storey side/rear extension; provision of new window to side elevation.](#)
Hillview The Green Sarratt Rickmansworth Hertfordshire WD3 6BH Ref. No: 23/0832/FUL

SPC: No Objection: We encourage the applicant to improve the insulation of the building as part of these works, beyond the current building regulations

TRDC: Approved

- [Construction of part single, part two storey side extension, single storey rear extension and front porch canopy.](#)
Langdale Bucks Hill Kings Langley Hertfordshire WD4 9AT Ref. No: 23/0813/FUL
SPC: OBJECT as the size of this extension constitutes overdevelopment of a dwelling in a Green Belt Sara, without any special exceptions justified. Also there are some concerns on the impact of these changes to the neighbouring property.

TRDC: Approved

Notes: This extension is a 54% increase in floor space however the report identifies that the neighbouring property gained 60% extension on appeal and “small dwellings (defined as 110sqm floor area or less) with limited basic amenities may be allowed larger extensions to allow upgrading to contemporary living standards”, so LP have

approved on this basis. They have put limits on some windows to protect neighbouring properties.

Appeals:

- [Outline Application: Construction of up to 20 residential dwellings \(Use Class C3\) with new access to Church Lane and proposed pedestrian link to existing public footpath. \(appearance, landscaping, layout and scale reserved\).](#) (Clovercourt)

Land To The Rear Of 76 And 78 Church Lane Sarratt WD3 6HL Ref. No: 22/0025/REF | Received: Mon 30 May 2022 | Status: Appeal In Progress - **APP/P1940/W/22/3300083**

Appeal allowed with conditions

ENFORCEMENT LIST

16/0178/COMP & 22/0077/COMP: The Old Boot Public House - Unauthorised Works: Extension of car park into adjacent field / Erection of a marquee (David Heighton)In respect of the marquee, the owner is currently considering their options after being advised it requires planning permission. We would have issues with a permanent marquee given the impact on the setting of the listed building. It is open to the owner to submit a planning application for its temporary erection, i.e. over the summer months to assist their business. Owner is considering their options currently.

18/0097/COMP: Three Ways, Poles Hill – Material change of use from single dwellinghouse to two dwellings (converted garage) (Scott Volker)Planning Contravention Notice issued. 19/2294/CLED submitted then refused. Further PCN to be issued to clarify use as it's not clear if used as two separate dwellings.

18/0178/COMP: Coltspring Riding Stables, Sarratt Road - Material Change of Use: Conversion of stable block into residential dwelling (David Heighton)Monitoring, previous 18/2531/CLED considered that dwelling was ancillary to the wider use of the site and therefore was not a material change of use.

19/0118/COMP: Blacketts Nursery, Rousebarn Lane - Unauthorised Material Change Of Use - business in operation (David Heighton)Research ongoing into the planning history by officers before writing to landowner. Owner submitted pre-application for redevelopment of the site to provide 5 new dwellings. Pre-application response was negative with concerns regarding inappropriate development within the GB.

20/0171/COMP: Fir Trees, Dawes Lane, Sarratt - New access and erection of gates (David Heighton)Enforcement notice served and came into effect. No appeal made so notice required to be complied with by 7th May 2022. Owners have undertaken remedial works as required by the enforcement notice. Officers monitoring planting but we have dropped prosecution proceedings based on works that have taken place. **Officers to monitor landscaping with a view of closing close.**

20/0005/COMP: Ainsworth Cattery, Bucks Hill - Installation of gates, fencing and hardstanding (David Heighton) Assessment on-going.

20/0077/COMP: Grove Lodge, Fir Tree Hill - Unauthorised fencing works in the Green Belt (David Heighton) Fencing requires planning permission as over 1m in height adjacent to road. Owner made aware that the fencing at this height is unacceptable. **Enforcement notice has been served in respect of the fencing and deposit of hard surfacing.**

20/0224/COMP: Moonpenny Farm, Bucks Hill, Kings Langley - Change of use from agriculture to equestrian and associated works (Matthew Roberts)Site visit undertaken, a few field shelters have been erected which are movable and not significant enough to

constitute development and thus do not require planning permission. As it stands, the use still appears to be agricultural as animals grazing on the land however further visits to take place. Site visits have taken place following complaints regarding access road; however, the deviated works were simply backfilling a service trench. Use of land still as agriculture. Monitoring when in the area.

21/0002/COMP: Barn at Dellfield Farm - Unauthorised works to converted barn including extension of residential curtilage (Aaron Roberts) Officer visits, breach identified, Officer to write to owners. No further update at this time.

21/0025/COMP: 38 Dawes Lane, Sarratt - Works not in accordance with 20/2628/PDE or 20/1387/CLPD and alterations to porch (David Heighton) Planning application submitted and granted under 21/0973/FUL. Raised terrace to be removed. Officers waiting for access.

21/0047/COMP: New Model Farm, Sarratt Road, Croxley Green, Rickmansworth - Barn conversion to offices (David Heighton) Owner advised that works relate to a historic permission which had lawfully commenced (8/423/91) which was allowed at appeal. The owner also confirmed that the use of land for aviation is carried out in accordance with the Air Navigation Order and for no more than 28 days a year (permitted development).

21/0102/COMP – Callipers Cottage, Penmans Green, Sarratt - Works not in accordance with 18/2116/FUL - Roof Height (Scott Volker) Planning permission required for works as they have beyond the scope of the planning permission. Owner informed and given a deadline to submit a planning application. To date no application has been received. Owner to be chased.

21/0145/COMP – Land adjoining Blenheim Cottage, Bucks Hill, Sarratt - Unauthorised works: Removal of hedgerow / widening of access and unauthorised use of land for event/caravan site (Matthew Roberts) Following the end of the temporary event an enforcement notice was served in respect of the works to the access. The enforcement appeal has been dismissed (24 May 22) with the notice requirements upheld. The case is set down for **trial on 22 August 2013 at 10am at St Albans Magistrates Court at 10am.**

A permanent injunction has been obtained and remains extant on the land, until varied by the land owner. **Officers met with the land owner recently to discuss what is required. It is hopeful that the notice will be complied with in the coming weeks.**

21/0180/COMP – Potten Farm, Chandlers Lane - Breach of Planning Conditions 5, 6, 7 & 8 of 18/0454/FUL (Matthew Roberts) Letter sent, Approval of Details application submitted under 21/2611/DIS & new application under 21/2612/FUL. Application approved subject to conditions.

22/0031/COMP - Ravenswood Farm, Church Lane, Sarratt (Clara Loveland) - Residential use of agricultural buildings (Clara Loveland) Following site visits we served a Planning Contravention Notice (PCN) which has been responded to. Contrary to previous comments, the building does benefit from planning permission for an agricultural building (17/1070/FUL). Consequently, an enforcement notice is being finalised on the unauthorised residential use which began in 2021. Following discussions with our legal department it was advised that the LPA should allow the owner the ability to apply for planning permission given any formal enforcement action would have personal implications. A deadline has been set for 27 June. **A planning application has been submitted (23/1078/RSP) but it currently invalid. It is likely to be validated in the coming week.**

22/0043/COMP – Land opposite Great Sarratt Hall, The Green, Sarratt - Use of barn as a mechanic workshop (Clara Loveland) Site visit undertaken. Enforcement case remains pending however there is currently a lack of evidence to indicate a material change of

use has occurred. **Access to building has now been obtained. Current view is that the building has materially changed its use, in a mixed use (storage and agricultural) so land will be made aware of the potential breach.**

22/0083/COMP – Holly Hedges Wood, Olleberrie Lane - Unauthorised material change of use: Caravan used for residential purposes (Scott) Site visit to take place.

22/0090/COMP - The Mulberry Bush (Scott) Multiple PCNs served 6th January 2023 in connection with the following: 'Without planning permission the unauthorised material change of use of the Land and buildings from agriculture use to a mixed use including but not limited to for agriculture, hotel use, residential dwellinghouse, school/education facility, vehicle maintenance, repairs and other vehicle works.'

More specifically:

- Unauthorised commercial use of barn by Carefree Camping
- Unauthorised use of barn for mixed use school/home schooling and holiday rental purposes
- Unauthorised fenestration detailing (UPVC) to several barns (subject to recent refused planning application)
- Unauthorised use of a barn for independent residential purposes
- Use of Poly-tunnels

PCN responses received, **Officers are drafting a number of enforcement notices although we have advised the owner to apply for planning permission for the use of a barn by Carefree Camping (so we can formally assess the planning merits). An appeal is on-going regarding the external changes to the barns.**

22/0106/COMP – Hollymead, Bucks Hill, Kings Langley - Works not in accordance - Unauthorised Demolition (Scott) Owner made aware that the works are not in accordance with Prior Approval so requested that works cease which occurred. The owner in our view can have no reliance on Prior Approval, meaning the starting point would be the erection of a bungalow (as per its former layout/scale). Retrospective planning permission granted 22/2042/RSP for substantial demolition of existing dwelling and construction of single storey three-bedroom bungalow with access, parking and associated works. Owner has six months to commence with the development from decision date (19th January 2023). New application received and pending consideration 23/0195/FUL Variation of Condition 2 (Plan numbers) of planning permission 22/2042/RSP to allow alterations to rear roof, front porch canopy, garage door and alterations to fenestration. This application was approved, works required to re-commence by 19 July 2023.

22/0124/COMP – Land known as The Puffing Field adjoining Brackenhurst - Intensification of use of the site and addition of shipping containers (Clara) This has recently been discussed. The shipping containers may be immune from enforcement action. In terms of its use, this is being reviewed. There is a 2003 Lawful Development Certificate which allows the use of the land for the running of a model engineering railway on the tracks but only by the owner for leisure purposes. It is possible that the 28 days rule may apply to other instances outside the scope of the 2003 Certificate. The works to the railway and shipping containers were considered to require planning permission. **A planning application is pending consideration under 23/0917/RSP (with Freya). Following complaints regarding the recent intensification of use, officers are seeking legal advice on whether societies can benefit from permitted development rights (28 day rule) to use the land. Its lawful use is for personal leisure use by the owner only.**

22/0130/COMP – 1 Micklefield Green Cottages, Sarratt Road - Material change of use of land to equestrian purposes (David) Follows the dismissed appeal decision at this property. In our view there has been a material change of use from agriculture to equestrian purposes with the erection of structures. **Owner advised use requires planning permission.**

22/0129/COMP – The Old Mill House, Grove Mill Lane - Erection of Fence Adjacent to the Highway (Clara)

22/2293/RSP received 'Retrospective: Replacement of existing timber fence with increase in height adjacent to the highway'. Application approved, fencing required to be reduced in height by 3 June 2023. **Officer to check compliance.**

23/0021/COMP – Merry Down, Commonwood - Alterations to garage and change of use to Pilates studio (Clara) Officers have obtained evidence which suggests any change of use is unlikely, at the current time, to be material to require planning permission.

23/0035/COMP – Sarum, Templepan Lane - Works not in accordance with 20/1468/FUL - Extent of hardstanding (Scott) Newly opened, Officer to visit.

23/0069/COMP – Paganella, The Green, Sarratt - Demolition of walls of dwelling (David) **Owner advised to submit a new planning application.**

SUSTAINABILITY REPORT AUGUST 2023

Little to report this month.

Allotments in reasonable order

Land management plan largely completed, thanks to John Rugg and Stephen Morrel.

SPC token of appreciation given to Elisabeth Smith, to thank her for 45 years of service to the community in her role as receptionist and dispenser at the Sarratt Surgery.

Meeting booked in With Tim Hill, Conservation Manager at the HMWT, to look at all the ponds in the parish, especially Pound Pond with a view to the type of remedial work that would be acceptable.

POLICY AND RESOURCES FOLLOWS ELECTRONICALLY

HIGHWAYS

Highways report and proposed TRO:

Highways

Road Condition

Residents are encouraged to continue to report faults, using the Herts CC website: <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> . As a reminder, this covers any road-related fault from: potholes, broken street lamps, fly-tipping to flooding; it is monitored regularly by Herts CC and they do investigate. If residents are unable to access the site, then please contact the Parish Office.

On 26 Jun, Cllr Diggins attended with the Parish Clerk, a meeting on the Herts system of road repair and maintenance. The key messages were:

- There is a system in place, which is reasonably sophisticated and appears to be reasonably effective at dealing with emergencies.
- The challenge is those issues that are just below the 'emergency' or 'urgent' level, but never quite 'make the cut'. The approach there is to group them together and deal accordingly but this can be frustrating. Regular reporting does definitely help: please continue to do so, especially as we approach autumn and winter.

Road Closures

The most accurate and current list is to be found at the one.network site: <https://one.network>. This is free to use and can be set for different time parameters: Today, Two Weeks, Three Months.

Coltspring Farm Corner

After another serious accident, which demolished the safety wall erected after the last accident, Cllr Diggins, with Mrs Karry Ford, met with Gagan Mohindra MP. Three issues were raised:

- The safety of Coltspring Corner: Ms Ford was able to retail the series of accidents that have occurred there.
- The Council's wider plans to improve road safety for all users.
- The metric by which the County Council and Police determine whether a location is 'hazardous'.

Subsequently both the MP and Cllr Diggins followed-up to County Councillors and we await a satisfactory response from them. What has emerged is that the Council's recording of incidents is defective, regardless of where the 'bar' as to 'hazardous' or 'not hazardous' is; none of the accidents on Coltspring Corner appear to have been properly recorded, despite the attendance of Police and Ambulances.

Road Safety Proposal.

In support of Herts CC Local Transport Plan (LTP), which explicitly states as Policy No 1, Transport User Hierarchy, that the County Council will privilege, "...vulnerable road users such as pedestrians or cyclists ahead of other motor vehicle users in the design of any scheme and the development of any strategy. The reduction of speed limits to support active travel, as outlined in the SMS, is in direct support of this policy."

This approach is further magnified by LTP Policies, No.7. Active Travel Walking and 8. Active Travel Cycling, designed to increase the levels of walking and cycling.

More locally, we recognise that we need to rebalance the needs of walkers, cyclists, riders and drivers better, given that our basic road infrastructure is not going to change, and therefore a rural road network is going to have to deal with urban levels of traffic. To that end it is proposed that:

- I - Throughout Sarratt Parish a 30 mph speed limit is adopted, as the general rule.
- II - That 20 mph speed limits are adopted in the following locations:
 - A - On the Sarratt Green loop road, running past the School, Community Shop, over the cross-roads, and up to the junction with the main Sarratt Green road OR
 - B - Throughout the Sarratt Village area, currently covered by a 30 mph limit.
 - C - Dawes, Moor and Sarratt Bottom Roads.
 - D - Red Lion Lane.

Once agreed, a Traffic Regulation Order will be applied for to bring this into effect and, as this may take up to 18 months, that a road safety and speed reduction campaign be run to increase awareness.