

SARRATT PARISH COUNCIL

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MINUTES OF THE SARRATT PARISH COUNCIL MEETING HELD IN THE PARISH OFFICE ON TUESDAY 9TH JULY 2024

PRESENT: Cllr Sarah Dobson - Chair
Cllr Angela Coakley – Vice Chair
Cllr Michael Lowry – Policy and Resources
Cllr Lee Farman - Planning
Cllr James Alder – Planning Deputy
Cllr Flo Garvey – Environment and Sustainability

In attendance: Mrs Lena Mortimer – Clerk to the Council
2 members of the public

24/419 APOLOGIES AND ANNOUNCEMENTS

Apologies were given in advance for the absence of Cllr Diggins
Apologies were given in advance for the absence of District Cllr Ciaran Reed who was attending a full Council Meeting at TRDC.

24/420 DECLARATIONS OF INTEREST AND DISPENSATIONS

There were none

24/421 PUBLIC QUESTION TIME

There were none

24/422 MINUTES OF THE LAST FULL COUNCIL MEETING ON THE 11 JUNE 2024

These were agreed as an accurate record of the previous meeting and it was resolved to approve them.

Proposed: Cllr Garvey; Seconded: Cllr Alder

24/423 MATTERS ARISING FROM THOSE MINUTES

There were none

24/424 TO RECEIVE REPORTS FROM REPRESENTATIVES WHO HAVE ATTENDED MEETINGS ON BEHALF OF THE COUNCIL

Cllr Farman would report on his meeting with the TRDC Planning Officers later in the meeting. There were no other meetings attended.

24/425 CLERK'S ACTIVITIES

CLERKS ACTIVITIES JUNE-JULY 2024

Tree in Cricketers Pond	Still awaiting JRB tree works	This will now be postponed until after rains. Trees in Penmans and Bottom Lane completed	Spoken to Joe. *Clerk to approach another tree works company
Sycamore at Springfield			*Clerk alerted UK Power to do crown work – no indication of timing
Footpath 1 – Dunny Lane to Penmans Hill	Complaints about the condition of the road	Contacted Julian Thorton – joint site visit	*Clerk pursuing the Type 1 promised by HROW.
ROW issues	See attached emails		Site visit with Rights of Ways Officer
Plough Pub Belsize	Benches on triangle		Map attached
OPT-IN EMAIL PROJECT	Log in and account successfully made on Mailchimp		Ready to receive emails
	Signage for Pump and wildlife on The Green		SPC decision to go ahead without consultation as it is taking so long. *Clerk has actioned this.
Herts Archive	Contacted for historic finds and Millenium capsule		*Clerk awaiting developments
Memorial Benches	Plaque for Anita Coe received. Plaque for Mike Musk ordered		*Clerk awaiting plaque for Mike Musk
Benches and Bins KGV	Prices and specifications		8 weeks delivery - ordered
Flag Flying Policy	Many people would like the flag at half mast to mark their bereavement		*Flag flown for Armed Forces Day – new flag purchased
Rights of Way	Mr Murphy wants to move the 'new gate' to the old, very dangerous site on Sarratt Road.	Enquired of Julian Thorton to establish why he wants to do this	No reply as yet.* see emails after site visit
Fly tipping			Commonwood - reported
UK Power	Have new key to gate		Power works on the cables at Dawes Common 11 th July

In addition to the above, the Clerk will conclude previous ACTIVITIES such as:

- The purchase of a wrought iron tree guard for a memorial tree for Eileen Adams
- Notification of the church authorities about the fallen tree limb in the church fields
- Traffic issues with the Flower Farm in Penmans
- Introduction to the new PCSO for Sarratt and Croxley
- Signage on the Village Pump informing walkers of its history – the Clerk is very grateful for the time and effort Mike Edmund has put into this project on SPC's behalf.

The opening ceremony is to be held on Thursday 11 July at 11.30am, and it will be attended by TRDC Lead District Cllr Giles-Medhurst; District Cllr and Head of Leisure for TRDC, Chris Lloyd, District Cllr Ciaran Reed, Lead Cllr Sarah Dobson and other people involved with the development and installation of the new playground. SPC would like to thank Jenny Roberts for inviting a local mum to write an article for Spotlight praising the new playground, and its positive community benefit.

Caloo will be visiting the playground w/c 22 July to fix the loose panels and replace the broken rocker, plus meet with Andrew Whitewood on the zip wire tensioning procedure. There are also some issues to be discussed on site, including the loose surface under the basketball area.

Caloo have quoted of £6,800 excl VAT to extend the height of the fencing around the basketball court to 4m, so that balls do not fall into the tennis courts. SPC agreed this expense was more than they could justify. The quotation will be passed to the Tennis Club for information.

The CIL application is being made to TRDC within the next two days, for funding to enable the extension and refurbishment of the Pavilion in KGV. The positive results of the community survey (175 in support out of 179 responses) demonstrates good community support and approval for the long over-due renovations.

24/427

PARKING AT SARRATT C of E SCHOOL. ACTION TO REMEDIATE THE PRESENT ISSUES

As a parent at the School, Cllr James Alder is taking the lead in this project. He confirmed that parking has become an issue at the school, due in part to the request by the Cricketers Pub, that no parents should use their car park during pick up (15:30pm), and to the sometimes-cavalier behaviour of the parents in parking on The Green and in other areas, showing lack of consideration for residents.

The school is worried about this but does not know what action it can take to remediate the matter, given that they already put out frequent emails asking parents for their cooperation. Unfortunately, there is a considerable number of children who come from out of the catchment area and must be transported by car. The school approached TRDC, to ask whether they would provide (or sanction) a lollipop lady to conduct parking and escort children crossing. This was refused as there were not enough children making use of the service and there are insurance issues associated with the school doing this off their own backs, so this cannot be done informally through volunteers. The children are constructing a banner about parking which will be hung on the Pond railings.

Cllr Alder will speak to the Cricketer's Pub to ascertain whether we can facilitate a compromise. Cllr Lowry will approach the Village Hall car park, asking them to allow parking at peak times as long as there is not a function happening at the Hall.

There is an upcoming leavers BBQ and Summer Fair which will, again, lead to parking issues. In order to alleviate these, it was suggested that SPC

should approach former Councillor Nick Mortimer, to act as a marshal for traffic and ensure that residents can get to the village shop and park outside.

PLANNING

24/428 LEAD COUNCILLORS REPORT

Cllr Farman has a productive and friendly meeting with planners Suzanne O'Brien and Adam Ralton at TRDC. The objective of the meeting was to explore ways in which SPC can better communicate and support TRDC Planning with significant development works in the Parish and how we can mitigate where possible any harm to the local community. TRDC are cooperative in helping SPC hold any developer to the letter of the requirements of the permission to develop.

Cllr Dobson has put Julian Thornton in touch with Suzanne and Adam regarding Rights of Way issues around footpath 34.

The new government have indicated they will make significant changes to the planning system and targets. Some of these changes may take time, but SPC must keep a watch especially on the subject of 'Grey Belts'. In the light of this, it was suggested that Sarratt should undergo a Green Belt survey to provide an accurate and up to date assessment of all our Green Belt land in the Parish.

SPC were expecting TRDC, after delays due to the general election, to approve the Neighbourhood plan to go into Regulation 16 Consultation stage. However during the meeting we received indications this approval did not happen and we await further clarification. We still expect this to go ahead and is a six week process. After this stage the External Examiner will make a final check and then a referendum can be undertaken.

PLANNING APPLICATIONS

24/429

- [Demolition of existing demountable and caretakers block and construction of single storey teaching block with associated landscaping works](#)
Sarratt Church Of England School The Green Sarratt Rickmansworth Hertfordshire WD3 6AS Ref. No: 24/0990/FUL
SPC: **No objection. We support these improvements within the school site to increase the safety of pupils and staff, and improve the learning environment.**
- [Part Retrospective: Demolition of existing front porch and construction of replacement front porch](#)
Great Bragmans Farm Bragmans Lane Sarratt Rickmansworth Hertfordshire WD3 4NY Ref. No: 24/0987/RSP
SPC: **No objection on the grounds it is a minimal change in keeping with the existing building**
- [Listed Building Consent: Demolition of existing front porch and construction of replacement front porch](#)

Great Bragmans Farm Bragmans Lane Sarratt Rickmansworth Hertfordshire WD3
4NY Ref. No: 24/0962/LBC
SPC: **No objection on the grounds it is a minimal change in keeping with the existing building**

- **Certificate of Lawfulness Proposed Development: Installation of 15no. solar panels to the roof of garage**
Woodside Little Windmill Hill Chipperfield Kings Langley Hertfordshire WD4 9DG Ref. No: 24/0917/CLPD
SPC: **We support the installation of solar panels as part of local effort to move to renewable energy sources.**
- **Erection of golf academy building and reconfiguration and extension to activities centre with associated infrastructure and landscaping works.**
The Grove Grove Mill Lane Grove Mill Rickmansworth Hertfordshire WD3 4TG Ref. No: 24/0861/FUL
SPC (neutral): **We support the investment in improving a key local business. We support the reconfiguration of the activity centre on the grounds this part is obscured from general view and will improve this already developed part of the site. We have significant concerns regarding the golf academy proposal as this is a new building on an undeveloped part of this open Greenbelt site. This development will also impact views across the site.**
- **Change of use of existing building and land used for car sales into single storey residential dwelling, with associated alterations**
Oakwood House Olleberrie Lane Belsize Rickmansworth Hertfordshire WD3 4NU Ref. No: 24/0847/FUL
SPC (neutral): **We have significant concerns on the route this site has taken to enable a new dwelling on a Greenbelt site. We recognise that there is no change to existing built footprint and that this a 3 bedroom dwelling which is a category underrepresented in the current local housing stock. If the officers are minded to approve, then we request that permitted development rights are removed.**
- **Erection of single storey front and side extension**
Sarratt Village Hall The Green Sarratt Hertfordshire Ref. No: 24/0814/FUL
SPC: **We support these modest additions which will aid health and safety requirements as well as help reduce energy usage through improved front entrance access arrangements. We recognise that this application represents expansion of a building in a Greenbelt location, however we believe that the benefits to the community and the operation of a community asset provide very special circumstances to allow this very small expansion.**
- **Demolition of existing carport, garage, shed and single storey rear extension; construction of single storey rear extension and raising of roof to create two storey dwelling and alterations to fenestration**
The Laurels White Shack Lane Chandlers Cross Rickmansworth Hertfordshire WD3 4ND Ref. No: 24/0622/FUL
SPC: **No objection on the grounds that this small single story extension, with no obvious impact on neighbouring properties, that also proposes to remove other built structures. We encourage the applicant to take the opportunity of these works to improve the energy efficiency of the dwelling.**

24/430 PLANNING DECISIONS

- [Retrospective: Erection of roof over existing garage and outbuilding and alterations to roof of approved porch](#)
Nasus Dunny Lane Belsize Kings Langley Hertfordshire WD4 9DE Ref. No: 24/0629/RSP
SPC: No objection
TRDC: Approved
- [Prior Notification: Construction of additional storey to create 1no. flat with associated alterations.](#)
North Bungalow Grove Lodge Fir Tree Hill Chandlers Cross Rickmansworth Hertfordshire WD3 4LY Ref. No: 24/0704/PDY
SPC: We note that this application is using permitted rights. We support the creation of 2 bedroom dwellings. We ask the officers to where possible add any protection to ensure this dwelling can not be combined with the lower existing dwelling in future to form a larger 2 story single dwelling.
TRDC: Approved
- [Prior Notification: Construction of additional storey to create 1no. flat with associated alterations.](#)
South Bungalow Fir Tree Hill Chandlers Cross Rickmansworth Hertfordshire WD3 4LY Ref. No: 24/0705/PDY
SPC: We note that this application is using permitted rights. We support the creation of 2 bedroom dwellings. We ask the officers to where possible add any protection to ensure this dwelling can not be combined with the lower existing dwelling in future to form a larger 2 story single dwelling.
TRDC: Approved
- [Construction of gazebo, construction of greenhouse and alterations to gate piers and gates at driveway entrance](#)
Great Bragmans Farm Bragmans Lane Sarratt Rickmansworth Hertfordshire WD3 4NY Ref. No: 24/0586/FUL
SPC: No Objection. We note the significant effort and investment into this historical building to secure its future as a viable dwelling for its owners
TRDC: Approved
- [Listed Building Consent: External alterations to conservatory; reconstruction of front porch; replacement windows; alterations to size of window openings; internal refurbishments including alterations associated with reconfiguration of first floor layout; new stairs and a lift; reconstruction of eastern flank wall; and internal wall insulation to outer walls.](#)
Great Bragmans Farm Bragmans Lane Sarratt Rickmansworth Hertfordshire WD3 4NY Ref. No: 24/0587/LBC
SPC: No Objection. We note the significant effort and investment into this historical building to secure its future as a viable dwelling for its owners
TRDC: Approved
- [Erection of statue with associated plinth in garden space](#)
The Grove Grove Mill Lane Grove Mill Rickmansworth Hertfordshire WD3 4TG Ref. No: 24/0528/FUL

SPC: No objection

TRDC: Approved

- [Construction of first floor front extension and canopy porch](#)
58 Church Lane Sarratt Rickmansworth Hertfordshire WD3 6HL Ref. No: 24/0502/FUL
SPC: No objection. We encourage the applicant to take the opportunity of these changes to improve the energy efficacy of the dwelling.
TRDC: Approved
- [Change of use of land to equestrian and erection of stables and associated hardstanding](#)
1 Micklefield Green Cottages Sarratt Road Rickmansworth Hertfordshire WD3 6AH Ref. No: 24/0459/FUL
SPC: No Objection. If officers are minded to approve we would request that conditions be added that restrict any future change to residential use and this development remains ancillary to the main dwelling.
TRDC: Approved (restrictions added)
- [Subdivision of site and construction of two storey detached dwelling with associated access, parking and landscaping works.](#)
The Woodyard The Green Sarratt Rickmansworth Hertfordshire WD3 6BH Ref. No: 24/0046/FUL
SPC: We strongly object to this application on the basis of overdevelopment on a Green Belt and Conservation site. This development would significantly impact the openness of the Green. We are concerned with the approach of developing a new building on an existing plot that already has a dwelling in a protected area. We also have concerns regarding the proposed parking provision for this application.
TRDC: Approved

24/431 PLANNING ENFORCEMENTS

No report this month.

24/432 PLANNING APPEALS

- [APP/P1940/W/23/3333829](#) 23/0057/REF - Part Retrospective: Change of use of part of existing barn from Agriculture to Residential (Use Class C3) - Ravenswood Farm (Change of use of part of existing barn from Agriculture to Residential) – Dismissed Will now be handed over to the Enforcement Team.
- [APP/P1940/W/23/3324209](#) 23/0027/REF - Cottage Farm, Redhall Lane - Demolition of existing buildings and construction of three, two storey detached dwellings with associated parking and landscaping

POLICY AND RESOURCES

24/433 BANK TRANSACTIONS FOR JUNE 2024

June Supplier Payments Schedule total £11,203.82. These were approved by Council.

Proposed: Cllr Garvey; Seconded Cllr Farman

24/434 BANK RECONCILIATIONS AND CONSOLIDATED BANK POSITION

Total expenditure plus salaries for the month £12,654.69
Receipts included a grant from the Rural Payments Agency of £1,500 and £2,250.00

Bank balances in the four accounts were:

Co-Operative Current acc	£81,404.22
Co-Operative Savings acc	£20,681.62
Co-Operative Interest acc	£10,140.64
Santander	£35,633.69

50% Added to this the Council's reserves of £54,168.50 – keeping the reserves at
of the precept.
Cllrs Garvey and Farman signed copies of the bank statements

24/435 INTERNAL AUDIT REPORT – FINAL FOR 2023/24

This document is available for viewing on the SPC website and on the information board outside the Village Hall.

24/426 INTERNAL AUDIT REPORT RESPONSES – DRAFT

Councillors had read the internal audit report, and all concluded that they had no comments to make. The audit was thorough, as was the hard preparatory work by Cllr Lowry, and SPC wished to express its thanks to him.

24/437 FY24/25 QRT 1 INTERIM RESULTS

The Council viewed the figures by cost centre to ascertain how closely actuals were to budgeted amounts. Large amounts of funds received from TRDC for the Playground and payments made to Caloo, had distorted the quarter, so these figures were removed from the quarterly analysis. The resulting analysis showed expenditure was higher in the Quarter 1 period than the benchmark indicator, which was due to seasonal activity of grounds maintenance work during the busy spring months and payment of grants awarded during this time.

ENVIRONMENT AND SUSTAINABILITY

24/438 Although Cllr Garvey had little to report, she was very sad that the Allotment Garden has many vacancies. The cost of a plot is very competitive (£40 pa) as the ground is well kept and tended. It was suggested by Vice Chair Cllr Angela Coakley that the vacant plots should be planted to the cultivation of wildflowers as an environmental initiative.
SPC will advertise the allotment vacancies in the Hamlets.

HIGHWAYS

24/439 TO RECEIVE THE LEAD COUNCILLOR'S REPORT

There was no verbal report as Cllr Diggins was absent.

24/440 TO RECEIVE THE DISTRICT COUNCILLOR'S REPORT

Through phone message communications during the evening, District Cllr Reed promised additional supporting evidence for the Neighbourhood Plan.

24/441 CORRESPONDENCE

SPC was sent a Stage 1 consultation document on EV charging within TRDC. This highlighted the possibility of pavement charging residents without driveways, such as in Alexandra Road. SPC will respond that 'SPC is supportive of new EV charging points in principal, giving access to charging for those residents without driveways. However, there is not enough detail, at present, for SPC to comment further.'

24/442 COUNCILLORS QUESTIONS AND COMMENTS

There were none.

24/443 DATE OF NEXT MEETING 13TH AUGUST 2024

The meeting ended at 21:50 pm