

SARRATT PARISH COUNCIL

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MINUTES OF THE SARRATT PARISH COUNCIL MEETING HELD IN THE PARISH OFFICE ON TUESDAY 13thAUGUST 2024

Present: Cllr Sarah Dobson - Chair
Cllr Michael Lowry – Policy and Resources
Cllr Flo Garvey – Environment and Sustainability

In attendance: Mrs Lena Mortimer – Clerk to the Council

District Cllr Ciaran Reed

1 member of the public

24/444 APOLOGIES AND ANNOUNCEMENTS

Apologies were received in advance for absence from Cllrs Farman, Alder, Coakley and Diggins.

As resolved at the previous meeting Cllr Flo Garvey will not be attending the monthly Council meetings for the next year, due to a clash with her Masters course on Tuesday evenings. She will continue with Council work but may not be able to commit as much time to her role during this period. Cllr Dobson suggested a notice be placed in the next edition of Spotlight for volunteers for the two Councillor vacancies and in particular parishioners with an interest in the environment.

24/446 DECLARATIONS OF INTEREST AND DISPENSATIONS

There were none

24/447 MINTUES OF THE LAST FULL COUNCIL MEETING ON 9TH July 2024

The minutes of the previous meeting were accepted as a true and accurate reflection of what had taken place.

Proposed: Cllr Garvey, Seconded Cllr Lowry

24/448 MATTERS ARISING FROM THOSE MINUTES

There were no matters arising.

24/449 TO RECEIVE REPORTS FROM REPRESENTATIVES WHO HAVE ATTENDED MEETINGS ON BEHALF OF THE COUNCIL

Cllr Lowry will attend the forthcoming Sarratt Village Hall meeting on the planning proposals for the hall.

Cllr Garvey has stepped down from the Chess Special Water Catchment Steering Group Meetings, as there was not really a role for SPC on the group but has asked that SPC be kept informed of any matters of interest.

24/450 CLERK'S ACTIVITIES

Tree in Cricketers Pond	Meeting with Tree Monkey	Please see quotation, for work in October	Booked in for October half term as they will need access to the road in front of the school.
Cricketer's Pond works	Applied for three further grants	Grants refused so far. Application to BBC Countryfile.	Hertfordshire Phil Williams locality budget unlikely.
Sycamore at Springfield	Re-reported to UK Power		Waiting for UK Power to complete the work
The Cricketers decision about restrictions on school parking	Right of Way in car park	Consultation with Julian Thorton	Deferred till next meeting, when Cllr Alder will be present.
Opt-in Email service	61 subscribers and ready to be used	Concerted effort to increase the number of subscribers	Advertise this again in Spotlight.
Signage for Pump			Designs agreed – obtaining quotes

KGV Playground Benches	Delivered Thursday 7th	Anita Coe memorial plaque to be affixed	AW will weatherproof the new benches and give TLC to the existing ones.
KGV Playground Bins	Two Bins	Delivered and installed	Resolved
Mike Musk	Memorial Plaque received		AW will weatherproof bench at Belsize and affix plaque.
Flower Farm, Penmans	Useful visit		Action closed for now
Fallen tree on fields behind the Village Shop	Long and tedious correspondence	Now in touch with St Alban's Diocese who own the fields	Ongoing efforts to affect the removal of the fallen tree across FP 30
John Merritt	Updated anti-virus Also, will allow him to control our Microsoft Office, so that we are not prey to scams	Cost 35.00 No cost	Agreed and approved by meeting as good expenditure.
Co-Operative Bank	Time consuming consultation to get the business debit card working!	We now have a card and password for online purchasing and small invoices.	Resolved
Police meeting	21st August 10:00am	To discuss traffic matters in Sarratt.	Clerk, Cllr Alder and Sgt Anna Cornish to attend

24/451

KGV PLAYGROUND REPORT

- The official opening in July of the new playground was well attended by the Chair and Vice Chair of SPC; Roger Dudley representing SCCF; Steven Giles-Medhurst and Chris Lloyd from TRDC; District Cllr Ciaran Reed; former Councillors John Rugg, Anthony Soothill & Nick Mortimer,

Andrew Whitewood and Mike Edmund. The Press release will be made available soon.

- Steven Giles-Medhurst and Chris Lloyd also sit on the TRDC Policy & Resources Committee and paid a visit to the pavilion at the end of the playground opening ceremony to view the proposed renovations in person.
- Cllr Dobson confirmed the application for TRDC CIL funding for the pavilion extension and renovations had been submitted. A decision will be made by the TRDC Policy & Resources Committee on 9 September. If TRDC are not able to fund the full cost (£375K), funding may be available from the Football Foundation. SCCF are not making any donations at present. To support the sustainability aspects of the CIL application the Pavilion Planning Sub-committee has looked at the installation of a heat pump, but this could prove very inefficient / expensive as generally the building needs to be very well insulated which the pavilion is not. An alternative could be an electric boiler part fuelled by solar panels. The option to use rainwater harvesting for the pavilion toilet facilities is also being looked into.
- The broken 'duck springer' in the playground has been replaced by Caloo and Cllr Alder met with the engineer during the installation. Cllr Alder has a number of points he would like to raise about the new playground, but this was deferred to the next meeting when he is present. Andrew Whitewood confirmed the engineer had now provided instructions on the use to the zip wire tensioning rod.

24/452 UPDATE ON PARKING AT SARRATT CofE SCHOOL

As Cllr Alder has been leading on this subject the full discussion was postponed until the next SPC meeting, and after the meeting with the local Police has taken place.

PLANNING

24/453 TO RECEIVE THE LEAD COUNCILLOR'S REPORT

Planning Lead Cllr Farman and Deputy Planning Cllr Alder were both absent.

Cllr Dobson advised the Sarratt Neighbourhood Plan is now out for the (hopefully) last Reg 16 consultation at District level until 2 September. Assuming no major comments are raised, it will then go to the External Examiner for a final sign-off before moving to a referendum in the Autumn.

24/454 PLANNING APPLICATIONS

- [Certificate of Lawfulness Proposed Development: Construction of single storey side extension, construction of pergolas to side of dwelling and installation of solar panels](#)
Oaklands Olleberrie Lane Belsize Rickmansworth Hertfordshire WD3 4NT Ref. No: 24/1151/CLPD

SPC: Noted and we welcome the installation of solar panels as part of this application

- [Variation of Condition 3 \(Approved Plans\) of planning permission: 24/0454/FUL: \(Demolition of existing shed and partial demolition of existing annexe, and renovation of existing annexe; construction of a single storey rear extension to main dwelling, with chimney, erection of front porch, associated rooflights, and changes to the fenestration, with external materials including timber cladding and stone walls\) to include changes to fenestration and rooflights.](#)

The Spinney Dawes Lane Sarratt Rickmansworth Hertfordshire WD3 6BQ Ref. No: 24/1158/FUL

SPC: Noted

- [Construction of carport to front of dwelling](#)

Waterdell House Little Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3JH Ref. No: 24/1129/FUL

SPC: No objection

- [Prior Notification: Construction of storage building for hay and crops](#)

Redheath Farm Croxley Green Hertfordshire WD3 4LN Ref. No: 24/1095/PDNA

SPC: Noted

- [Single storey infill side/rear extension.](#)

Annexe Green Hedges Templepan Lane Chandlers Cross Rickmansworth Hertfordshire WD3 4NH Ref. No: 24/1193/FUL

SPC: If this application meets TRDC planning policies then SPC has no objections on the basis that this is a small infill extension with no impact on neighbours

- [Installation of lighting columns and LED floodlights to two multi use game areas](#)

York House School Sarratt Road Rickmansworth Hertfordshire WD3 4LW Ref. No: 24/1061/FUL

SPC: Whilst SPC are generally supportive of improvements to the facilities at YHS, we kindly request TRDC assess the impact of the light pollution from the LED lighting columns on neighbouring properties and also their impact on nocturnal wildlife, notably bats and their prey that are prevalent in the area. Both these concerns should be addressed before approval of this application. Otherwise, we have no objections.

- [Permission in Principle Application: Construction of 4 no. dwellings with associated works](#)

Grove Lodge Fir Tree Hill Chandlers Cross Rickmansworth Hertfordshire WD3 4LY Ref. No: 24/1023/PIP

SPC: We reiterate our comment from the previous application - we support use of this brownfield site for residential development, but any harm from additional dwellings in Green Belt should be offset by this site being used for smaller, affordable dwellings that meet local housing needs. In addition, SPC strongly objected to the developments along Church Lane, as did TRDC, and therefore in our opinion there has been no “material change in circumstances” and we once again object for this site being re-developed for anything other than smaller affordable housing.

24/455 PLANNING DECISIONS

- [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: 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.
TRDC: Approved*

- [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.
TRDC: Approved*

- [Certificate of Lawfulness Proposed Development: Construction of outbuilding](#)

Ramillies The Green Sarratt Rickmansworth Hertfordshire WD3 6AY Ref. No: 24/0778/CLPD

SPC: SPC request that as Ramillies property is in the Conservation area, that any restrictions on development are checked as well as reinforcing access and other restrictions to ensure this building remains ancillary to

the main property. With the proposed position of this application we have some concerns over how drainage will be dealt with.

TRDC: Approved

- [Construction of single storey side extension.](#)
Maybury Dunny Lane Belsize Kings Langley Hertfordshire WD4 9DQ Ref. No: 24/0724/FUL
SPC: No objection on the basis that this extension is less than 40% increase and is single story infilling. We encourage the applicants to use this development to increase the energy efficiency of the dwelling
TRDC: Approved
- [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.
TRDC: Withdrawn
- [Erection of a detached single storey classroom block with associated landscaping works.](#)
York House School Sarratt Road Rickmansworth Hertfordshire WD3 4LW Ref. No: 24/0531/FUL
SPC: No Objection. We encourage this development to use the highest design standards as possible, to justify its setting next to a historical building. We also encourage the applicant to enable the building to be Zero Carbon Ready.
TRDC: Withdrawn
- [Retrospective: Use of land for model railway purposes and associated structures and facilities](#)
Land Known As The Puffing Field Adjoining Brackenhurst The Common Chipperfield Hertfordshire Ref. No: 24/0139/RSP
SPC: We object on the basis that this is overdevelopment of a Green Belt site. The storage containers are not appropriate development for this setting and they are clearly visible from the public footpaths that run along the boundaries of this site. These developments bring a significant increase to the activity on this site throughout the year, in addition to the 'track days' which results in significant regular noise disturbance and traffic which impacts the neighbouring properties and public leisure green

space. We have seen evidence that trees and other biodiversity has been removed to enable these developments. Although the access rights are not part of this application there is some doubt on the permissions the land owner and site users have to use the private access route to this site. TRDC: Approved [conditions applied - The use of the site by a Model/ Miniature Railway Society shall not exceed 28 days per calendar year, of which no more than two can be event days with non-members attending. Maintenance on the site shall be carried out over no more than 38 days per calendar year. Shipping containers can only be used for model railway and if that use stops they must be removed]

- [Listed Building Consent: Demolition of existing shed and porch; construction of outbuilding; roof extension to create annexe; repairs to rooftiles, relocation of entrance doors; boundary treatments including timber fence and hedges, internal alterations and alterations to fenestration.](#)

Wyatts Cottage Redhall Lane Chandlers Cross Rickmansworth Hertfordshire WD3 4LX Ref. No: 23/2096/LBC

SPC: We support the investment into this historical building to significantly improve the energy efficiency of the dwelling. We have concerns that the proposed new garden room appears to be significantly bigger than the structure it is replacing. It appears that the garden room has a specification that would allow habitation, so we ask that conditions are applied that restrict its use as ancillary to the main dwelling only. If this application is approved we would request that a detailed construction plan is agreed that minimises the disruption to local residents from construction traffic, access to the site, noise and debris on the highways.

TRDC: Approved

- [Demolition of existing shed and porch; construction of outbuilding; roof extension to create annexe; repairs to rooftiles, relocation of entrance doors; boundary treatments including timber fence and hedges, internal alterations and alterations to fenestration.](#)

Wyatts Cottage Redhall Lane Chandlers Cross Rickmansworth Hertfordshire WD3 4LX Ref. No: 23/2095/FUL

SPC: We support the investment into this historical building to significantly improve the energy efficiency of the dwelling. We have concerns that the proposed new garden room appears to be significantly bigger than the structure it is replacing. It appears that the garden room has a specification that would allow habitation, so we ask that conditions are applied that restrict its use as ancillary to the main dwelling only. If this application is approved we would request that a detailed construction plan is agreed that minimises the disruption to local residents from construction traffic, access to the site, noise and debris on the highways.

TRDC: Approved

24/456 PLANNING ENFORCEMENTS

A full list of the latest Planning Enforcements was circulated to Councillors before the meeting and can be found on the SPC website.

24/457 PLANNING APPEALS

[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 – No further update.

POLICY & RESOURCES

24/458 BANK TRANSACTIONS FOR JULY 2024

Cllr Lowry presented the payments and receipts since the last meeting. The payment totals are summarised below:

July supplier payments	£ 2,725.31	
Less refunds received from suppliers	£ 82.62	
	£ 91.51	

Net supplier payments		£ 2,551.18

Approval was sought by Cllr Lowry

Proposed: Cllr Garvey; Seconded: Cllr Dobson

24/459 BANK RECONCILIATIONS AND CONSOLIDATED BANK POSITION

The closing balance of the Co-Operative current account at the

28th July 2024 was £77,727.81

Co-Operative Savings A/c £20,681.62

Co-Operative interest-bearing A/c	£10,140.64
Santander KGV A/c	£35,633.69

	£144,183.76

Reserves required 50% of annual precept	54,168.50
Net Balance July	93,691.67
	=====

Cllr Garvey and Dobson signed the bank statements and reconciliations.

24/460 EXTERNAL AUDIT

The external auditor made an enquiry as to why the Council were unable to verify the review of internal controls within the AGAR certification for the last financial year. The financial risk register had not been reviewed by Council since March 2023 immediately before the start of the 2023/24 financial year in April 2023 and was therefore an oversight. The external auditor was therefore unable to confirm its review of internal controls for the year. An explanation has been sent by Cllr Lowry to the external auditor. Susan Cook from Auditing solutions was also contacted to confirm this explanation which meant that they were also unable to give a confirmation from their internal audit review. We have received no further requests from the external auditor and wait their findings which should be available by the September meeting.

ENVIRONMENT AND SUSTAINABILITY

24/461 LEAD COUNCILLORS REPORT

- Cllr Garvey advised the Wildlife Volunteers had raked up the conservation cut grass at the north end of Sarratt Green this month – huge thanks to them and to Andrew Whitewood for cutting it – it’s a big job, and they rise to the challenge every year.
- Allotments – still vacancies but there is some interest from outside the village, which SPC will accept to ensure the plots are actively used. Cllr Dobson has recommended that if plots are given to residents in

neighbouring parishes, at least 2 plots should be retained for Sarratt residents should anyone apply.

- Cllr Garvey commented on the sycamore outside Springfield and noted it would be good if UK Power Networks could address this before we get Autumn storms that could possibly cause serious damage.
- The 10-Year Woodland Management Plan is due to move into action in October/November of this year. Thanks go to and Andrew Taylor and Lee Tyson from the HCC Countryside Management Team who have been enormously helpful.

HIGHWAYS

24/426 LEAD COUNCILLORS REPORT

The following report was prepared by Cllr Diggins for the meeting:

- **Speeding** – Parishioners’ reports of speeding in Red Lion Lane and Deadman’s Ash Lane highlight the urgency of resolving this. These reports reinforce the settled view of the Council that a 30mph limit is appropriate throughout the Parish. Cllr Diggins will be asking (again!) for Councillors’ support at District and County level; the latter ‘own’ the issue of Highways but District Councillors’ support carries much moral weight.

- **Road Repairs and Diversions** - Many diversions in place because Cadent are updating the gas network. For up-to-date information, see:

<https://one.network/>

- **Fault Reporting** - Frustratingly, multiple fault reporting is not proving as effective as before; nonetheless, it is the only system we have. Particular problem areas are: Langleybury Lane/Grove Mill Lane junction, Bucks Hill, and Bottom Lane. Despite frustrations, please continue to report using: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/report-a-problem/report-a-street-light-or-pothole.aspx>

Please note this is also the mechanism for reporting overgrown footpaths adjacent to the highway.

24/463 TO RECEIVE DISTRICT COUNCILLOR’S REPORT

District Cllr Reed explained that activity within TRDC has been paralysed due to the purdah period initially ahead of the local elections in May and then the six-week purdah period leading up to the General Election, followed almost immediately by the summer recess.

Further delays in activities will continue after the summer as the Autumn conference season commences. Cllr Sara Bedford has moved to be an Independent Councillor and Cllr Matthew Bedford has resigned, prompting an election in Bedmond. Until that is resolved there is currently an equal number of Liberal Democrat Councillors versus Councillors for all the other parties / independents.

The TRDC Local Plan is undergoing a concerted effort toward completion, with a hope of completion in 2025.

There have been no internal audits completed for TRDC since 2020/21, which has just passed with qualifications. There may not be a new audit for two years.

24/464 CORRESPONDENCE

SPC thanked a resident of the Alms Houses for bringing the parking issues at Church End to the Council's attention. It was noted that SPC has no jurisdiction on this matter which needs to be resolved by the Days Charity who own and manage the Alms Houses and the tenancy agreements, or Herts Highways.

24/465 COUNCILLORS QUESTIONS AND COMMENTS

There were none.

24/466 DATE OF THE NEXT MEETING 10TH SEPTEMBER 2024

The meeting concluded at 21:06pm