

SARRATT PARISH COUNCIL

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DRAFT MINUTES of the Sarratt Parish Council Meeting held on Tuesday 9th September 2025 In the Rear Hall, Sarratt Village Hall.

Present: Lead Cllr Sarah Dobson
Vice Chairman Cllr Angela Coakley
Cllr Michael Lowry, Policy and Resources
Cllr Lee Farman, Lead Planning
Cllr James Alder, Deputy Planning
Cllr Simon Diggins, Lead Highways
Cllr David Zerny, Deputy Highways

In attendance: Mrs Lena Mortimer – Clerk to the Council
District Cllr Ciaran Reed
4 members of the public

25/764 APOLOGIES AND ANNOUNCEMENTS

To receive and accept apologies for absence, and any announcements

There were no apologies.

- The Chair announced that she is leaving the Parish and moving house out of the distance requirement for her to retain her Councillorship.
- Cllr Simon Diggins previously offered to step in as a temporary Chair, but as he is also looking to move to more than three miles distant from the Parish, he withdrew his kind temporary offer when other offers became available.
- Cllr Lee Farman, has offered to put his name forward for the Chair role.
- The Penguin Book swap is not in operation at various sites around the county to celebrate the 90th birthday of Penguin books. You can swap books at the tin church opposite Prime restaurant.

25/765 DECLARATION OF INTEREST AND DISPENSATION

There were none

25/766 PUBLIC QUESTION TIME

Stephen Morrill brought the flooding at Red Lion Lane to the attention of the meeting. The Clerk has asked him to forward her photographs and said that she will take this up with the Hertfordshire Highways.

25/767 MINUTES OF THE LAST FULL COUNCIL MEETING ON 12TH August 2025

To agree the minutes of the last meeting were true and accurate.

SD mentioned that as a matter of accuracy 25/741 should read – No questions.

**Proposed: MZ
Seconded: AC**

25/768 CLERK'S ACTIVITIES

The Clerk commented that it has been a very busy month and that she could only include a selected few matters for her report.

CLERKS REPORT AUGUST/SEPTEMBER 2025

ACTIVITY	DETAILS	STATUS
Works agreed with UK Power for a trench across the green to be dug to provide power to the new cottages.	Have asked for the top turf to be removed and reinstated after work completed due to environmental interest in this area.	This has been agreed and scheduled for 17 th October.
Filming location work obtained for Sarratt	Extensive negotiations now complete.	Rental of the Green monies to fund the Cricketers Pond works.
Joint Parish Meeting hosted by Sarratt	September 4th	Covered Government reorganisation and traffic issues
Road closure in Sarratt	There have been many and there is now an emergency water closure of North Hill/Church Lane.	There will be a road closure as notified by the film company.
Herts ROW 34	This matter moves to the next level, SPC and residents notified by HCC	SPC previous response will be carried over to the next stage of the process. Village Email will notify Parishioners for their assistance with further responses.
Police re diverted traffic from M25	Called to inform the Police that the diverting of traffic through the Lanes and hamlets is not viable. Not a police matter.	Have informed HCC and Cllr Price about this. Also speeding and danger issues on Sarratt Road and Dimmocks Lane.
Road signs	Road signs missing and knocked down	To be replaced HCC
Stabb Rowan Tree	Meeting with Cllr Garvey to decide tree and positioning	To be planted October/November Continues...
Dickens living memorial	Three silver birch due to be planted in a stand	In discussion
Consultation with Sarratt School on emergency access	Awaiting date for a meeting with School, SPC, Fire service	Bin moved and approved by School and Emergency Services
	There will be a rubber road over the triangle of Green outside the School to protect the surface from trucks delivering building materials	This to continue for 5 to 7 days.
Easement for the bringing of water in Penmans		Referred the matter to Hertfordshire Rights of Way to check any requirements needed by authorities
Ten Year Woodland Management Plan Plan for the works to the Cricketers Pond		Find both documents as attachments to Email to Councillors

25/769 FILMING IN SARRATT

All the arrangements appear to be in place and the financial arrangements made with SPC and various other members of the Parish.

The Clerk this is the first of many engagements with the media, as this is a possible source of revenue. The revenue for this filming is to go towards the considerable cost of the refurbishment of the Cricketers Pond.

25/770 REPORTS FROM THE COUNCILLORS WHO HAVE ATTENDED MEETINGS ON BEHALF OF SPC REPORT OF MEETING BETWEEN SPC AND DISTRICT AND COUNTY CLLR STEVEN GILES MEDHURST AND COUNTY AND DISTRICT COUNCILLOR LOUISE PRICE

- SGM gave up time to come to Sarratt to speak to SD and DZ personally. Cllr Dobson was then asked to give an interview on the function of a parish council – which can be viewed online on the TRDC website.
SD was able to express the concerns of the Parish around planning and the disproportionate number of new homes proposed for the Village and Hamlets. She stressed the destruction of the unique environment and the inadequate infrastructure around the village in order to cope with the additional traffic.
SGM said that TRDC had received some 6000 responses to the latest Local Plan consultation.
- Cllr Price was helpful in obtaining the number of responses received by Hertfordshire about the proposed cycleway at ROW 34. These totalled 44. This will go forward to formal consultation. SPC must encourage more responses to be made. Attended **SD/LM**
- The Joint Parish Meeting was hosted by Sarratt. This meeting comprises councillors and clerks from the surrounding parishes with the aim of discussing important matters that affect us all. The main topic of discussion was Government Devolution. Reports were given from participants in the 'task and finish' group of clerks, whose function was to garner thoughts and opinions about devolution into unitary authorities in Hertfordshire and feed this back. They have produced a document with feedback, and this will go to review at HCC in September and then onto government. Attended **SD/LM**
- The Joint Parish Meeting at TRDC is a quarterly meeting. The results of the final review of the Green Belt were given. Where once 76% of land in TR was classed as Green Belt now slightly less than 40% - as some has been reclassified as Grey Belt. This review has not been published yet. Brown Field sites are reduced from 1500 to 500. Due to the regulations around Biodiversity Net Gain, TRDC believe that they will be some 4000 homes short of the government requirement. They will secure the help of a KC in order to fight any developers who challenge the sites that have been refused.
- It was recommended that the Parish should consider the option of putting funds aside for legal costs for use in the future.
- A full list of sites in Regulation 19 should be completed by March to ensure they are presented.
- TRDC launched Local Area Forums with no forewarning. **LM and DZ** were able to attend, almost by chance. These will continue around the District. There is a survey for completion by 28th September, asking for a preference of the 2/3 or 4 unitary authorities option.
- The Clerk will circulate important Local Government Reorganisation (LGR) information when appropriate or an action is requested, on Village Email.
- KGV quarterly meeting. Cllr James Alder is taking over the supervisory role on the Pavilion refurbishment project.
- The total cost of the project is some £400,000 - £200,000 is coming from CIL monies from TRDC – a grant is being sought from the Football Foundation for £150,000 and other small grant applications, it is hoped, will make up the remaining £50,000. This is an area for public benefactors to give generously to a local project.

25/771 PLANNING CLLR FARMAN AND CLLR ALDER

25/772 Applications to consider:

- **York House School Sarratt Road WD3 4LW (25/1218/FUL) and Listed Building Consent (25/1219/LBC)**
Installation of solar panels on the roofs including flat and pitched roof forms
SPC: No objection: We support the effort to minimise impact and investment to making heritage site more sustainable. We cannot see any reference to required bat survey in the application, so would encourage the applicant to make sure this is included.
- **Silverfields Bucks Hill WD4 9AT (25/1465/FUL)**
Construction of single storey rear extension
SPC: No Objection
- **The White Cottage The Green Sarratt WD3 6BL (25/1417/FUL) & Listed Building Consent (25/1418/LBC)**
Replacement of existing windows and existing bay doors; construction of rear orangery and side/rear porches; installation of new side/rear doors
SPC: No objection
- **Land Adjoining Sarratt Lane Loudwater Hertfordshire Ref. No: 25/1294/FUL**
Construction of 9no. residential dwellings (Use Class C3), with associated rerouting of public footpath, access, parking and landscaping works
SPC: We object to this application on the basis of the following:
 - *It is a development on the edge of a settlement on greenbelt land without any justifiable very special circumstances:*
 - *It is not a sustainable location due to the narrow single-track access, existing traffic issues in the area, before any additional traffic volume. This application would add the lack of viable sustainable transport options to this site.*
 - *Loss of local green space, a well-used public right of way, biodiversity and proximity to sensitive ancient woodland*

We recognise that the immediate local area is made up of large dwellings and the proposed 5-bedroom dwellings fits this context, however, there is not an identified local need for this size of housing.

If the officers are minded to approve, we request this application I called into the planning committee.

25/773 Recent decisions:

- **Tarn Dunny Lane Belsize WD4 9DQ (25/1146/PDT)**
Prior approval: Enlargement of the dwellinghouse by the construction of one additional storey (2.65m height) and raising of roof ridge to result in an overall height of 8.33m (Class AA)
SPC: Noted. Although this represents a sizeable expansion, we welcome investment in this property. It is a shame that the previous, smaller scale and aesthetically preferable application for this site was refused. We encourage the applicant to use the opportunity of these changes to improve the energy efficiency of the dwelling beyond what is required by building regulations.
TRDC: Approved
- **Tarn Dunny Lane Belsize WD4 9DQ (25/1123/PDE)**
Prior Approval: Single storey rear extension (depth 8.00 metres, maximum height 4.00 metres, maximum eaves height 2.75 metres)
SPC: Noted. Although this represents a sizeable expansion, we welcome investment in this property. It is a shame that the previous, smaller scale and aesthetically preferable application for this site was refused. We encourage the applicant to use the opportunity of these changes to improve the energy efficiency of the dwelling beyond what is required by building regulations.
TRDC: No Objection
- **King George V Playing Fields George V Way Sarratt (25/0541/FUL)**
Construction of single storey rear extensions to existing clubhouse
SPC: No Objection. This is a sensible adjustment to the already approved plans that make these essential improvements and benefits to the community more affordable.
TRDC: Approved

25/774 Appeals

- APP/P1940/W/25/3358883 - 15 Church Lane - Subdivision of site and construction of detached bungalow with associated access and car parking. Ref. No: 25/0002/REF
Appeal dismissed - "The proposal would fail to preserve or enhance the character and appearance of The Green, Sarratt Conservation Area and does not make contributions towards affordable housing"

Member of the public at the SPC meeting connected to this appeal mentioned that a required report for the appeal was late and no accommodation was made possible to include the report information.

25/776 ROW 34 CONSULTATION NEXT STEP

This matter has now taken the formal consultation route. The clerk will notify the Village through email that we are able to submit additional responses. Cllr Louise Price may be able to give us more information on this issue.

25/776 NEIGHBOURHOOD PLAN REFERENDUM

TR have approved the NP to progress to a referendum. This formal action also triggers the emerging plan to have significant weight and consideration in any new planning and environmental matters. There will be information disseminated around the Parish to inform on about the NP referendum and the importance of a good turnout for voting. Dist Cllr Reed asked if there was a budget for a campaign of information, and volunteered to help Sarratt with this.

Voting will take place on the 6th November.

SPC wishes to thank all those who took part in the long and complex work involved in writing the Neighbourhood Plan, and going through the many amendments demanded from TRDC. The NP would not have been achieved without the commitment of Anthony Soothill, Michael Edmund and others too many to list.

HIGHWAYS – CLLR DIGGINS AND CLLR ZERNY

25/777 TO RECEIVE LEAD COUNCILLORS REPORT

25/778 incorporating the report from Cllr Zerny.

- Cllr Louise Price has sent a final list of scheduled works for 2026/7 – most important of which will be to North Hill.
- Bucks Hill has been unexpectedly patched up, but not resurfaced.
- A more holistic approach to the backlog of work is necessary and to that end a meeting is to be held on the 25th September with Cllr Price.
- The patching of North Hill is due on the 27th September.
- The situation on the bend at Sarratt Road and Dimmocks Lane was shown to Cllr Price and she understands the speeding concerns and jeopardy of pedestrians and horses in this area. The marking in the road at this junction will be refreshed.
- More signs warning about the presence of horses and riders should be provided.
- M25 nighttime closures. There have been residents' complaints of heavy vehicles being redirected along small lanes, resulting in actual damage to walls and fences. As this is not a Police matter SPC is asking Herts Highways for appropriate signage with weight restrictions on the points of egress into the village.
- Routine maintenance of the M25 should always keep one lane open to prevent the redirection of traffic down single-track roads.
- There has been an increase in fly tipping. This is a criminal enterprise, and no witnesses should approach those in the act. Photographic evidence is good. The advice is - Just call the Police.

ENVIRONMENT AND SUSTAINABILITY

25/779 TO RECEIVE A WRITTEN REPORT FROM JO DEACON ON THE CRICKETERS POND WORK

- The Clerk guided the Councillors through the details set out in Jo Deacon's proposal, covering quotations for the works at the Cricketers Pond.

- The Councillors agreed with the rational of the details of the grid, and although the recommendation is to take the most expensive quotation, it is clear that this quote is all encompassing and that there will be no further hidden charges.
- Councillors understood the need for contingencies but asked for additional information on how the proposed level was set and ways to minimise the contingency.
- SPC looks forward to the work commencing later this month.

POLICY AND RESOURCES – CLLR LOWRY

25/780 JULY BANK RECONCILIATION AND PAYMENTS (INCLUDING SALARY) £9,9867.00

- Payments to suppliers this month totalled £8,785.13
- Salaries £1,203.54
- Receipts were £3,357.46 which represents HMRC VAT refund.
- Net cash movements £6,631.21
- Balance Co-Operative Current Account £16,640.62
- Balance Instant Savings Account £117,553.19
- 95 day account £10,388.79
- As SPC must keep 50% of their precept in reserve, this amount will be transferred to the CCLA account, newly opened.

Proposed: SD

Seconded: AC

25/781 SPC GRANTS

The draft budget is in preparation so Grant applications will be sought. The closing date will be published as the 24th October, on the website and in Spotlight. The newly created this year, rationale for grants made is useful and equitable.

We await the internal auditors report.

25/782 CCLA APPLICATION FORM

SPC is setting up a public sector account - Vice Chair Angela Coakley and Cllr James Alder agreed to be signatories for this account. The Clerk is the point of contact. This will be finalised with the assistance of Sarah Altman.

25/783 TO RECEIVE A REPORT FORM THE DISTRICT COUNCILLOR REED

- Cllr Ciaran Reed commented that the Sarratt Neighbourhood Plan had been carried through at TRDC, unanimously.
- Devolution: Shadow elections are scheduled for 2027. It is thought that if Hertfordshire decides on a 2 or 3 authority outcome, that the boundaries will remain the same.
- As Sarratt is part of a 4 ward district, we will not have a sole representative.

25/784 CORRESPONDENCE

There was no correspondence that wasn't already dealt with in the meeting.

25/785 COUNCILLORS QUESTIONS AND COMMENTS

There were none

25/786 DATE OF THE NEXT MEETING OCTOBER 14TH 2025

25/787 RESIGNATION OF CLLR DOBSON: At the conclusion of the meeting Cllr Sarah Dobson tendered her resignation as a Councillor to the Clerk. Her resignation was accepted by the Clerk.

25/788 ELECTION OF THE NEW CHAIRMAN OF THE COUNCIL:

Cllr Lee Farman came forward to fill the position of Chairman.

A vote was taken and the vote in favour of Cllr Farman was unanimous.