

# SARRATT PARISH COUNCIL

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**DRAFT MINUTES of the Sarratt Parish Council Meeting held on Tuesday 11<sup>th</sup> November 2025**

**In the Rear Hall, Sarratt Village Hall.**

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

**In attendance: Mrs Lena Mortimer – Clerk to the Council  
District Cllr Ciaran Reed**

**7 members of the public**

**25/814 APOLOGIES AND ANNOUNCEMENTS**

There were no apologies or announcements

**25/815 DECLARATIONS OF INTEREST AND DISPENSATIONS**

Cllr Lowry declared his interest in the Grant submissions of the Days Alms House Charity and Sarratt Care.

**25/816 PUBLIC QUESTION TIME**

- A representative of the residents at Wheatsheaf Cottages told the meeting that residents – mostly elderly – are finding it increasingly difficult to park outside their homes. Visitors are taking the available spaces. As the road is an unadopted thoroughfare, would it be permissible to erect No Parking signs. Dist. Cllr Ciaran Reed will double check the status of the roadway, but it would appear that the residents can erect appropriate signage.
- A representative of residents living at the end of The Green, past the Dawes Lane intersection, commented that traffic coming off the main road onto the service road, is speeding excessively and dangerously. They fear for the safety of children walking to the coach stop, and the elderly who are not

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mobile. The ask for a 20-mph speed limit in the service road. Cllr Diggins replied that although there is a 30-mph limit in place around The Green, it is not always adhered too. It may be more pragmatic to press for a special 20-mph area in the service road. As speed alterations are so complex and lengthy, SPC would probably stand a better chance for change, by adopting a smaller more limited action.

Cllr Diggins and Dist. Cllr Reed with research this issue.

- Concern about sometimes lack of notification of whether the Bus (Red Eagle) has been cancelled due to road works. Dist.Cllr Reed acknowledged that from his experience at TRDC, the bus companies do not communicate with their customers at all. However, CR will pursue this matter.
- The concrete base for Lady Stabb's former bench is a potential trip hazard and will be removed by SPC.

The meeting thanked the members of the public for attending and for raising such relevant issues.

**25/817**

**MINUTES OF THE LAST FULL COUNCIL MEETING ON THE 14<sup>TH</sup> OCTOBER 2025**

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

**Proposed: ML**

**Seconded: JA**

**25/818**

**REPORTS FROM COUNCILLORS WHO HAVE ATTENDED MEETINGS ON BEHALF OF SPC**

- Cllr Alder attended and spoke at the Planning Committee Meeting at TRDC with Dist. Cllr Reed. This addressed the application for the building of 20 dwellings in Church Lane. SPC's argument that the developers had substantially altered the original application for which there was outline permission, and that affordable housing numbers was cut from 20 to 10. The application was refused and Cllr JA was very satisfied with this outcome. The meeting thanked Cllr JA for attending.
- Cllr Michael Lowry attended the meeting of the Village Hall Committee. He can confirm that the Parish Office is on a separate electricity meter from the Hall. Once Building Regulations are completed in the near future, work on the new frontage of the Village Hall is hoped to commence in January 2026. Cllr ML was thanked for attending.

**25/819**

**CLERK'S ACTIVITIES**

<b>ACTIVITY</b>	<b>DETAILS</b>	<b>STATUS</b>
<b>Works agreed with UK Power for a trench across the green to be dug to provide power to the new cottages.</b>	<b>Have asked for the top turf to be removed and reinstated after work completed due to environmental interest in this area.</b>	<b>Completed to a satisfactory standard and UKP have taken advice on re-seeding.</b>
<b>Bus Stop opposite the Boot</b>	<b>This bus stop is wrongly orientated for the oncoming bus.</b>	<b>Clerk would like to suggest re-orientating it, through 90</b>

		degrees, so it faces the roadway. <b>This is not possible as the structure would collapse. To be revisited when there is room in the budget</b>
Traffic surveys in Sarratt	There are many; Sarratt Road, North Hill etc.,	Cllr Farman has located the speed gun, instructions for use, and the tablet used to download data.
Footpaths	Footpath wardens group working well	Clerk very happy with the comms established between the group and SPC. Invaluable
Misuse of Sarratt Waste Bins	Bins are being used for waste carpet and paint tins – complaints from residents	Also complaints from TBS as this makes collection difficult. <b>Signage? The meeting agreed that stickers and signage should be sourced.</b>
Rowan planted	Stabb family's living tribute	Living tribute to Lady Stabb planted 04-11-25
Retirement Gift former Cllr Dobson	Sarah asked for a painting of Sarratt. Contacted an artist and have located an appropriate painting	The gift was a huge success – many thanks SPC
Forthcoming office expenses	There has been no hot water in the office for three years- require piping and perhaps new water heater	Thanks for Cllr Farman for the heating of the office – hot water is the only issue remaining
John Merritt	John visited the office to mend the printer and commented that the PC should be replaced. It is on 3 <sup>rd</sup> generation processors and should be at least 8 <sup>th</sup> . This cannot continue in use for long.	John Merritt has been contracted to provide and setup an appropriate replacement
Trees at Springfield	Asked for Tree Monkey to attend and assess work	See attached quotation <b>The meeting agreed to the works</b>
Spring bulbs	I would like to order spring bulbs to be planted on The Green and around the pond	An account with Boston Bulbs has been created and bulbs ordered – under notional budget at around £350
Cricketers Pond	Works to remove silt; sedge; crowded plants such as reeds and sweet grass. New coir mats fitting	Fencing will remain, as the area has been seeded.
Christmas Tree	Confirmed that it is safe to erect the tree this year – large vehicles using school entrance	Preliminary date Friday 21 <sup>st</sup> November

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<b>Potholes and Hedges at the Water Meadow New Road/ North Hill</b>	Potholes now filled		Letter sent on hedge – reply obtained. Work will be completed soon
<b>Tree on Green at Springfield</b>	This was postponed until the tree was in leaf to ascertain what was dead	This tree may have to be felled	Clerk to contact UK Power Network and BT enquire about cutting back.
<b>Trees at carpark and playground KGV</b>			Agreed to take no action at this time.
<b>Cars accessing Flower Farm at Penman's Green</b>	Concern over excessive amount of traffic and damage to the Green being caused	Clerk to investigate and take photos.	

## PLANNING

24/402

### TO RECEIVE LEAD COUNCILLORS REPORT

- Burlington Appeal Decision** – as agreed at the previous Council Meeting, SPC has investigated the possibility of a Judicial Review. Legal opinion has been sought from a Barrister with joint funding from Chandler's Cross Residents Association. Cllr Farman advised that having carefully considered the Inspector's Decision Letter the Barrister found insufficient grounds to pursue a legal challenge. His advice was that the Inspector applied the correct legal approach when assessing whether to grant consent for development in the Green Belt and the exercise of the Inspector's judgment finding very special circumstances cannot be challenged except on grounds of irrationality and there is no basis to say the Inspector was irrational in the exercise in his judgment. The further reference in the Decision Letter to the lack of a 5 year strategic housing plan in the District and then application of tilted balance is a belt and braces approach and does not undermine the lawfulness of the Inspector's approach. He also looked at the issue of sustainability – an important issue raised by the Parish Council given the rural unsustainable location. His advice is that the NPPF policy for assessment of sustainability in rural areas is capable of being applied more flexibly where essentially all suitable areas for housing growth are unsustainable – and this means that the need for housing growth can in effect work to override the NPPF policy to avoid locations reliant on the private car. He also mentioned that this consideration would play out differently in an urban (or suburban) area with suitable transport links, but not in our situation given the general unsustainability. He said the best option was for the Parish Council to work closely and quickly with the District Council to get a local plan in place as that ongoing failure leaves open the door to more Green Belt applications. Cllr Farman has requested a meeting with the Planning Team at TRDC to discuss next steps.
- The Sarratt Neighbourhood Plan** is ready to go into a further District Consultation. Following this it should be approved by the External Examiner and move to a referendum being held, hopefully in September.
- Fir Trees** – Developers have been working with the current owners and TRDC to enable the sale and development of the plot in Dawes Lane. TRDC have updated the suggested plan and have spoken with Thrive Homes as they are interested in opening access, through the garages in order to make one larger development, to include affordable homes. In principle, SPC is in support of the proposed application.

The meeting thanked Cllr Farman for his continuing hard work on these issues.

## **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 6<sup>th</sup> 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 25<sup>th</sup> September with Cllr Price.
- The patching of North Hill is due on the 27<sup>th</sup> 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.

**SPC:** We have no objection to the proposed additions as long as they have no impact on the neighbours. We do have significant concern that these additions were implemented without prior proper permission, which did not allow for proper consideration before completing the works.

**TRDC:** Approved

- Partial demolition of existing single storey rear extension and removal of rear bay window; construction of part single, part two storey rear extension and first floor front extension; replacement of roof, front porch extension including porch canopy, external materials including render; alterations to existing two storey side projection including increase in height, internal alterations and alterations to fenestration.

29 Church Lane Sarratt Rickmansworth Hertfordshire WD3 6HN Ref. No: 24/0019/FUL

**SPC:** We object to this application on the basis that this is an overdevelopment of a dwelling in Green Belt area. The increase of 89% from the original size of the house would result in a building that is out of keeping with others in that area. The ridge height and roof room further exaggerate the size of the house when compared to neighbouring houses.

**TRDC:** Approved (some amendments made to the application and window obscuring requirements added)

**24/405**

#### **PLANNING ENFORCEMENTS**

The recent update was circulated before the meeting and will be uploaded onto the SPC website.

**24/406**

#### **PLANNING APPEALS**

- [APP/P1940/W/22/3311477](#) / [APP/P1940/W/22/3311479](#) - Burlington Property Group appeal by inquiry – **Allowed. See above.**
- [APP/P1940/D/24/3337421](#) - Willow Lodge – **Dismissed. (Inappropriate development in Green Belt, including increase in floorspace over 40% and special and visual harm caused)**
- [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
- [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 – Interested party comments by 19 March – no further updates.

### **POLICY AND RESOURCES**

**24/407**

#### **APPROVAL OF PAYMENTS**

- This has been an exceptional month with totals affected by the income from the CIL grant from TRDC and subsequent payment to Caloo for the KGV playground.
- Receipts, including the CIL funds from TRDC of £184,461.00, were £186,567.52
- Supplier payments totalled £219,279.29 including the payment to Caloo of £195,505.06, combined salaries of £1,5883.00, and the 2024/25 Grant payments of £15,883.00

SPC: No objection

TRDC: Approved

- [Demolition of existing dwelling and ancillary buildings and construction of single storey detached dwelling with accommodation in the roofspace served by front, side and rear rooflights with associated parking and landscaping](#)

Ashwood Bucks Hill Kings Langley Hertfordshire WD4 9AP Ref. No: 23/0249/FUL

SPC: Whilst the new single storey detached dwelling looks to be of a similar footprint, the addition of accommodation in the roof space looks to potentially increase floor space by greater than 40%. SPC notes the likely impact will be minimal and support investment in local property improvement, but equally cannot support increases of >40% in floor space for dwellings in Green Belt without special circumstances and none have been presented. 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: Withdrawn

23/171

## PLANNING APPEALS

### Appeals in progress:

- [Construction of single storey extensions; internal alterations and alterations to fenestration extension of driveway and landscaping alterations](#)

The Old Dairy Micklefield Hall Sarratt Road Rickmansworth Hertfordshire WD3 6AQ Ref. No: 23/0007/REF | Received: Fri 03 Feb 2023 | Status: Appeal Lodged – APP/P1940/D/23/3316019 Written review type

- [Construction of part single, part two storey side extensions including internal alterations and rooflights, single storey side garage extension including increase in ridge height of existing garage and side rooflights.](#)

3 The Briars Sarratt Hertfordshire WD3 6AU Ref. No: 22/0057/REF | Received: Mon 09 Jan 2023 | Status: Appeal In Progress –APP/P1940/D/23/3314390 Written review type, no interested party dates on Planning Inspectorate

- [Part Retrospective: External alterations to former agricultural buildings following the change of use to flexible commercial use \(Class C1 hotel / holiday accommodation\) including the insertion of rooflights, windows and doors, alterations to openings, addition of external balustrade and re-cladding of the exterior walls](#)

also ask local residents to help ensure people only take a reasonable number of bags for their own appropriate local use.

25/835

DATE OF THE NEXT MEETING DECEMBER 9<sup>TH</sup> 2025

THE MEETING CONCLUDED AT 22:00

A handwritten signature in black ink, appearing to be 'W. J. R.', with a long horizontal flourish extending to the right.