

SARRATT PARISH COUNCIL

Parish office: Village Hall, The Green, Sarratt WD3 6AS

Telephone: 01923 262025 Email: clerk@sarrattparishcouncil.gov.uk

Web: sarrattparishcouncil.gov.uk



DRAFT MINUTES FULL COUNCIL MEETING OF SARRATT PARISH IN THE FRONT HALL AT SARRATT VILLAGE HALL

14TH JULY 2026

Councillors Present: Cllr Lee Farman – Chair and Planning Lead
Cllr Angela Coakley – Vice Chair
Cllr Michael Lowry – Policy and Resources
Cllr Philip Mitchell – Environment and Sustainability
Cllr Simon Diggins – Highways
Cllr David Zerny – Highways
Cllr James Alder – Planning **absent**

County Councillors not present due to a full Three Rivers District Council meeting.

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

26/995 APOLOGIES AND ANNOUNCEMENTS

Apology from Cllr Alder for his absence due to illness

26/996 DECLARATIONS OF INTEREST AND DISPENSATIONS

None

26/997 CO-OPTION OF NEW COUNCILLOR

SPC declared the multiple vacancies for councillor posts.

It was advertised publicly, on the noticeboard, at the Village Shop and online in line with the Local Government Act 1972 s232

The district council was informed, but no election was necessary.

Co-option: If no by-election is requested, or if the vacancy occurs within six months of the next ordinary election, the parish council may co-opt a qualified person to fill the seat. Co-option allows the council to select a candidate without a poll.

A vote was taken and the Council voted, unanimously, in favour of the co-option of Mr Mike Sparks to Sarratt Parish Council.

SPC is delighted to welcome Mr Sparks and look forward to working with him in the future.

26/998 PUBLIC QUESTION TIME

Tom Shurville of the Sarratt Football Club at KGV Playing Fields, spoke of the works being undertaken to renovate the Pavilion. Also, that the club had qualified to progress to a higher league, but could not go take it up because the facilities do not reach the required standard. As well as the refitting of the Pavilion, floodlighting is a required improvement, so that games can be played in the darker winter months. These are specialist in design; directional; LED powered and whose light does not 'bleed' into the surroundings. They will be used fortnightly. Planning permission will be sought for their installation that will provide detailed information and assessments. The funding for these lights will be provided by grants from the Football foundation.

The Cock Inn – Mr and Mrs Power with architect Graham Eades of Hawkins Eades

Associates came to present a proposal for a development of 20 bungalows in the grounds of the Cock Inn Church Lane Sarratt. No planning permission has been sought thus far, but input from residents is initially being sought to determine if there is support to progress a planning application, or if no support then it was expressed by Mr Power it would be likely the land and The Cock pub would be put up for sale.

There were questions from the public about;

- **affordability; development in an area of outstanding beauty; the guarantee that upon resale, the properties would be sold to the older clientele, who have ties with Sarratt; connectivity and access; parking provision; lighting in a dark skies area; disruption of nature and ecology, and a raft of other concerns.**
- **SPC continues to be concerned about historic dumping of waste under this site and overdevelopment in the Green Belt.**

It was decided that, should you wish to participate in the discussion of this proposal, the Parish can email at hawkinseades@gmail.com

26/999 TO MOVE THAT THE CHAIR SIGN AS A CORRECT RECORD OF THE MINUTES OF THE COUNCIL MEETING HELD ON THE 8TH JUNE 2026

Minutes duly signed by Cllr Farman

26/1000 REPORTS FROM COUNCILLORS WHO HAVE ATTENDED MEETINGS ON BEHALF OF SPC

Chairman Cllr Farman has had numerous meetings with legal representatives, to inform SPC's appearance at the Inquiry for ROW 34.

He also attended the Leaders meeting at Three Rivers District Council where we were informed without any prior discussion with SPC (or Croxley Parish leadership) the **boundary change review** between Croxley and Sarratt would be put forward to commence immediately – this after the previous agreement that the review start would be contingent on the approval of the planning permission being sought on the Little Green Lane site. The topic of **homes of multiple occupancy (HMO)** was discussed – TRDC are implementing a change that removes permitted development rights for these and will come into force next year. Existing rules still require and HMO of 5 or more people require licensing by TRDC. **Wildfire risks** were discussed and the encouragement to limit barbequing on public land, and the construction of any outdoor fires. **Oak Processionary Moth** infestations have been seen locally. Please note the caterpillar and moth are toxic.

SPC now has the **Asset Register** from TRDC. This details the 5 assets within Sarratt, owned by TRDC. It is now for the PC to consider which of these would be beneficial to be held in Village hands.

Cllr Zerny had a meeting with the Sarratt Residents Association to discuss how they can work further, with SPC to offer legal advice.

26/1001 MATTERS ARISING FROM THE MINUTES

There were none.

26/1002 COMMUNICATIONS UPDATES CLLR MITCHELL

The process of reconstructing the new Sarratt Parish Council website will take up a further six weeks. This is being undertaken to bring the site up to date and to make it easier to navigate for users. There will also be the introduction of updated data holding facilities, so that documents can be securely shared between the Councillors.

26/1003 CLERK'S REPORT

Correspondence:

- KGV boundary work with reference to tree liability.
- Path strimming at ROW 31 to 12, arranged with AW.
- Providing correct information on the extent of the works at KGV Pavilion.

- Fly tipping at Penmans – large commercial fridge and other detritus - reported by Clerk, by Dawn Pitts and walkers – thanks to everyone who reported this. TRDC has informed us that this is for Herts to clear. This has taken 10 days.
- 2 bendy posts down at the Sarratt Shop.
- Coffee Stall at the field at the bottom of North Hill/New Road. This is causing further traffic congestion at the layby. Checking legality of this venture's location.
- Holy Cross needs to replace the paths in the churchyard which have disintegrated over the years and are now not suitable for wheelchairs. SPC or Diocese?
- Commonwood – continuing procession of camper vans. No misuse other than trespass ignoring 4 new signs appended by me. Further posting is recommended to close the gaps between each, to make it impossible to park large vehicles. Perhaps, a solid metal sign.
- Fallen tree cleared by AW.
- Tree work - some tree works are required on ROW 49 at the (NE) far boundary of KGV fields, leading to Deadmans Ash. Advice is to be sought on how to proceed. Cutting back of overhanging trees in KGV car park.
- Tree cutting of overhanging oaks at the (N) bus stop opposite the Cricketers Pond. Making enquiries of HERTS Highways as to liability.
- Received all quotations for extended tree works following recent tree reassessment. SPC has not decided on the award.
- Herts Highways are undertaking tree work at Bucks Hill on the 20th to 22nd July.

Sustainable Streets: evening meetings have been taking place between the Clerk and an expert facilitator from GUCE helps guide groups through the programme. The Sustainable Streets programme helps people reduce their bills and live more sustainably by taking practical action together. Please ask me for details or assistance.

26/1004 PLANNING – CLLR FARMAN

General introduction, then specifically:

26/1005 ROW 34 CYCLE PATH INQUIRY

The location of the field and RoW foot path in question, is at the driveway to Jane Adams Nursery. The condition of making the foot path into a cycle path was introduced as a 'Grampian condition' at the appeal. No development can commence until this has been approved. The Inquiry is on the 21st July at TRDC House. HCC and Burlington Developments will be appearing in support of the order, with legal support. TRDC is not taking part in the process. SPC has obtained legal advice to present the Parish's case as effectively as possible. Unfortunately as this inquiry is specific to this limited focus Order there are no technical objections available to present. SPC thanks all parishioners who have submitted objections and supported the Council.

In regards to the Burlington field outline planning application, there is not yet a full planning application submitted yet or any indication of when the development might begin.

Public are welcome to attend the Inquiry in support of the Village.

26/1006 FERNDALDE UPDATE

A detailed response has been sent from Phillip Hughes, planning adviser, on behalf of SPC, but there has been no decision as yet.

26/1007 PLANNING APPLICATIONS

- **Sarratt Village Hall The Green Sarratt 26/1075/FUL**
Variation of Condition 2 (Plans) Pursuant to planning permission 24/0814/FUL to allow an increase to the front extension

SPC: We support this sensible revision to the previously approved plans that will provide additional benefits to the community.

- **The Briars House 13 The Briars Sarratt WD3 6AU Ref. No: 26/1024/FUL**
Conversion of existing garage and construction of a single storey link extension to form residential annexe

SPC: No objection on the basis of minimal change to existing footprint and no impact on neighbouring properties

- **Land Off Old House Lane Old House Lane Kings Langley Ref. No: 26/0977/PDPA**
Permitted Development Notice: Construction of agricultural barn

SPC: Noted. We observe that this barn will be a significant new structure that will impact the openness of this area. From the information provided we can not see any reasoning for the proposed location for the barn.

- **Grove Lodge Fir Tree Hill Chandlers Cross WD3 4LY Ref. No: 26/0880/FUL**
Demolition of existing stables, barns and 2 no. bungalows; construction of four two storey detached dwellings with associated parking and landscaping works in relation to the permission in principle 24/1023/PIP

SPC: In line with our previous comments on applications for this site - 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. The approved planning in principle application labelled the dwellings as bungalows and this application still labels the plots as bungalows when the submitted plans clearly show 2 story dwellings. We continue to object to this application as it does not provide dwellings to meet local needs.

26/1008 RECENT DECISIONS

- **Old Plough House Plough Lane Sarratt WD3 4NN Ref. No: 26/0696/FUL & 26/0697/LBC**
Demolition of existing conservatory and construction of two storey rear extension; external materials including timber cladding

SPC: No objection. We support this sympathetic proposal which does not impact the heritage front of the building. We encourage the applicant to use the opportunity of these works to maximise the energy efficiency of the building.

TRDC: Refused (*"The scale and bulk of the proposed development would fail to preserve the Listed Building and its special architectural or historic interest..."*)

- **Bay Tree Farm Bucks Hill WD4 9AU Ref. No: 26/0677/FUL**
Construction of an outdoor riding manege

SPC: No objection on the basis this is in an area with other maneges, is low impact with no lighting and is for private use only.

TRDC: Refused (*"It is considered that Very Special Circumstances do not exist to outweigh the identified harm of the development to the Green Belt and the other harm identified"*)

- **The White Cottage The Green Sarratt WD3 6BL Ref. No: 26/0663/FUL**
Construction of single storey rear extension and side/rear porches; installation of new side and rear doors

SPC: No objection. We recognise this is a smaller sized proposal than previously submitted. We encourage the applicant to use the opportunity of these works to maximise the energy efficiency of the building.

TRDC: Approved

- **The White Cottage The Green Sarratt WD3 6BL Ref. No: 26/0664/LBC**

[Listed Building Consent: Construction of single storey rear extension and side/rear porches; installation of new side and rear doors and windows](#)

SPC: No objection. We recognise this is a smaller sized proposal than previously submitted. We encourage the applicant to use the opportunity of these works to maximise the energy efficiency of the building.

TRDC: Approved

- **Willow Cottage Penmans Green Sarratt WD4 9AZ Ref. No: 26/0624/CLPD**

[Certificate of Lawfulness Proposed Development: Construction of an outbuilding with indoor swimming pool](#)

SPC: Noted

TRDC: Approved

- **Holly Hedges Farm Olleberrie Lane Belsize WD3 4NU Ref. No: 26/0607/FUL**

[Erection of a stable block and associated hardstanding](#)

SPC: No objection. As this is a new building on a greenbelt site we ask that conditions are added to ensure this building is for equine use only, and remains ancillary to the main dwelling.

TRDC: Approved (*requested conditions added to the permission*)

- **15 Church Lane Sarratt WD3 6HN Ref. No: 26/0611/CLPD**

[Certificate of Lawfulness Proposed Development: Refurbishment and repairs to existing garage](#)

SPC: Noted

TRDC: Approved

- **Farmhouse Newhall Farm Bucks Hill WD4 9AH Ref. No: 26/0571/PDNA**

[Permitted Development Notice: Erection of 3no. agricultural barns.](#)

SPC: Noted. We would like to note that this is a significant additional built form in an open area.

TRDC: Refused (*"The proposed development would not be located on Land falling within the definition of agricultural land required within Part 6, Class A ... it is not considered that the development would be reasonably necessary for the purposes of agriculture ..."*)

26/1009 APPEALS:

Land Rear Of 76 To 78 Church Lane Sarratt

[Erection of 20 Dwellings \(Use Class C3\) with associated parking and landscaping, provision of new vehicular access to Church Lane and pedestrian link to existing public footpath.](#) Ref.

No: 26/0002/REF (PINS [6002930](#)) | Status: Appeal In Progress awaiting site visit

Land Adjoining Westwood End, Bucks Hill, Kings Langley, WD4 9AS

[Change of use to a residential caravan site, for occupation by Gypsies/Travellers, comprising the siting of 2 static caravans with associated access and hardstanding.](#) Ref.

No: 26/0009/REF (PINS 6004957) - **Status: Appeal dismissed**

26/1010 HIGHWAYS – CLLR DIGGINGS AND CLLR ZERNY

The state of fly-tipping is widespread and ugly, particularly at Grovemill Lane at present. This has been reported by SPC Councillors.

The issues with speeding cars encroaching on the frontage of a resident in Sarratt, whose home is at the corner of Dimmocks Lane and Deadmans Ash, is to be the focus of a speed calibration exercise by Hertfordshire Highways, thanks to Cllr Louise Price.

There has been progress at Bucks Hill on the perennial flooding issues – thanks to HHWs and TRDC.

26/1011 ENVIRONMENT AND SUSTAINABILITY – CLLR MITCHELL

26/1012 TREE MATTERS, INCLUDING KGV

Following the reassessment of the trees in Sarratt, with a view to safety works, a tender was created and three quotations were received. These are now being compared to assess the best value for money, of each, before the work can be commenced.

Tree work at KGV will be re-evaluated in the light of climate change, and works scheduled. Cllr Mitchell is pursuing grant funding from relevant bodies such as Herts, who have a grant on offer of £3,000.

26/1013 SIGNAGE ON THE GREEN

Following a request for the placement of signage on The Green, SPC is reviewing its policy. In England, **local planning authorities** are responsible for controlling outdoor advertisements. They operate the advertisement control system and decide whether a particular advertisement should be permitted or not. In Sarratt's case, as much of the public land in the Village is Common Lane, and is SPC owned, applications must firstly be made to SPC.

26/1014 POLICY AND RESOURCES CLLR LOWRY

Closing balance Cooperative current account	£62,555.03
Cooperative 95 days interest bearing	£10,608.12
Cooperative instant saver	£75,549.66
Reserves (50% of precept)	£56,910.50
This includes investment in CCLA public sector fund	£25,000.00
Net liquid funds June 2026	£116,802.31

26/1015 BANK RECONCILIATION

Supplier payments	£ 8,691.81
Receipts – allotment	£ 40.00

26/1016 EXTERNAL AUDIT SUBMISSION

The Parish Council has complied with Proper Practices (in the Practitioners Guide) in completing Sections 1 and 2 of this Annual Governance and Accountability Return AGAR. It is a key part of the external audit process and ensures **transparency, accountability**, and compliance with statutory requirements and is properly signed and dated. The AGAR is presently displayed in the Notice Board at the Parish Office, and online.

26/1017 KGV PAVILION REPORT

The Pavilion refurbishment is progressing well. The first tranche of payments to the builders is now due. TRDC are now disputing that a three staged payments schedule was agreed. This would leave SPC to find £200,000 for the complete grant, before TRDC releases the monies promised. The Clerk has discovered correspondence which counters this and SPC is pursuing this with TRDC.

26/1018 TO RECEIVE A REPORT FROM A DISTRICT COUNCILLOR

No district councillors were in attendance as they were all at a full district council meeting. No reports received.

26/1019 TO CONSIDER CORRESPONDENCE

This considered under Clerk's Report

26/1012 IDENTIFY AND SELECT ITEMS FROM THE MEETING AND OTHER RECENT ACTIVITY TO PUBLISH ON OUR PUBLIC CHANNELS

26/1021 TO CONSIDER COUNCILLORS QUESTIONS AND COMMENTS

There were none.

26/1022 TO CONFIRM THE DATE OF THE NEXT MEETING AS AUGUST 11TH 2026

Apologies for absence taken in advance from the Chair Cllr Farman and Cllr Lowry. Vice Chair Cllr Angela Coakley will be presiding.

The meeting ended at 10:15 pm