

SARRATT PARISH COUNCIL

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Minutes of the Sarratt Parish Council Meeting held on Tuesday 11th March 2025 in the Rear Upstairs Hall, Sarratt Village Hall

Present: Councillor Dobson, Chair
Councillor Lowry, Policy & Resources
Councillor Farman, Planning
Councillor Alder, Deputy Planning
Councillor Zerny, Deputy Highways
Councillor Garvey, Environment & Sustainability

District Councillor Ciaran Reed

In attendance: 10 members of the public
Mrs Mortimer, Parish Clerk

25/612 APOLOGIES AND ANNOUNCEMENTS

Apologies were received in advance from Vice Chair Cllr Coakley and Highways Cllr Diggins.

25/613 DECLARATION OF INTEREST AND DISENSATIONS

None

25/614 PUBLIC QUESTION TIME

- A member of the public expressed concern about parking on The Green which is despoiling the surface. As The Green belongs to Sarratt Parish Council, and that there are Byelaws prohibiting vehicles on the Green, she was worried that residents appear to be ignorant of these facts and assume they can drive/park on it. It was decided that the Clerk will letter drop residents with information about the Green; send an email on the SPC email distribution list and construct a pamphlet, enclosing a map, for new residents with necessary facts on this matter.
- Edgeplan, planning representatives for the proposed development on the Royal British Legion site spoke about the Outline Planning Application that had been submitted to TRDC. They explained the land would be sold on to a company who would build the houses if planning permission was granted. Edgeplan noted that SPC in the comments it submitted to TRDC on the planning application had said Sarratt did not need another playground as proposed in the application but would like an alternative benefit to the community to be included. Edgeplan confirmed this could include a contribution to a project such as the KGV pavilion refurbishment,

but recommended a stand-alone project would be better to avoid a project not being able to complete as the S106 monies are only paid once construction has started and there was no way of knowing when this would be. However, SPC welcomed the discussion of what amenities may benefit the Village. SPC agreed they would give some thought to alternatives to the playground over the next couple of weeks and feed this back to Edgeplan. The meeting thanked Edgeplan for attending.

25/615 MINUTES OF THE LAST FULL COUNCIL MEETING ON February 11th 2025

There Minutes of the last Meeting were agreed as a true and accurate reflection of the meeting.

Proposed: Cllr Zerny; Seconded: Cllr Lowry

25/616 MATTERS ARISING FROM THOSE MINUTES

There were none.

25/617 TO RECEIVE REPORTS FROM REPRESENTATIVES WHO HAVE ATTENDED MEETINGS ON BEHALF OF THE COUNCIL

Cllr Zerny and Cllr Farman attended a briefing on the Local Government Reorganisation and Devolution Proposals with the Lead Councillor for Hertfordshire County Council, Cllr Richard Roberts. Cllr Zerny explained the proposals are complex, as devolution could be achieved in a variety of ways; Strategic Authorities and Mayoral and non-Mayoral Authorities to create a single tier of local Government, above the Parish Councils which will continue to exist. (For further reference please see English Devolution White Paper 16.12.2024). A 2-3 year timeframe is considered likely for changes to be implemented in Hertfordshire. Cllr Zerny will continue to oversee this issue and update the Council accordingly.

25/618 CLERKS ACTIVITIES Feb/Mar (on-going actions shown in green)

Complaints of car parking on the Green	At the sweetshop cottages on the Green, at the Cricketers and opposite the old police house which is currently being re-built	Bylaws Open Spaces Act 1906: 6.i. a person shall not except in the exercise of any lawful right or privilege, bring or cause to be brought on to the ground (the Green) any barrow, truck, machine, or vehicle other than: a wheelchair or perambulator for the conveyance of children.	As noted above - Clerk will letter drop residents with information about the Green; send an email on the SPC email distribution list and construct a pamphlet, enclosing a map, for new residents with necessary facts on this matter.
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Meeting with Andrew Whitewood	To establish the amount of the strimming grant applications		Clerk to advise Herts CMS team of the cost for the forthcoming year.
New Hall Farm	Gate placed across a ROW preventing pedestrian access		Clerk to notify HCC RoW Team
Grant letters	Two grant recipients have thanked SPC		
CCTV Cameras	To deter fly tipping	Speaking to Croxley Green	Still remains to be discussed as to siting
Tree works		Quotation from Tree Monkey for the removal of limbs and overhanging growth – received and accepted	First tranche of Ash work completed successfully.
Dawes Woods	Trees encroaching on power lines. Some preventative work is required.	Clerk has contacted UK Power and sent photographs	Awaiting a reply
Cricketers Pond Clearance	Having spoken to grant awarders – grants have now closed till later in the year	Tree Monkey will trim the trees at the back of the pond now	Main clearance postponed until the autumn when grants re-open
Fibre Broadband System in the office			With Cllr Farman's assistance we are accepting this quote as it represents a 50% saving
Drainage Maps		Surratech made a drain survey of the school, and Clerk is to receive a copy.	Requested a category 1 search from HHWs – hopefully they will undertake this for the Parish
Highways Dossier Herts Highways	SPC input into road maintenance programme		Meeting with Herts Highways on 26 March
Allotment request			Only two remaining vacant

Definitive maps		Correspondence with TRDC Andrew Blake	Compiling definitive maps for Three Rivers project
Posts at the bottom end of the Green		Completed. Very positive response	
Great British Spring Clean – 21st March to 6th April	A Church Group has asked to participate	Litter Group hope to cooperate with Sarratt School to make this event special	
Film Hub	Interested in using Sarratt for location work		Meeting with the Clerk on the 25 March
Joint TRDC and Litter Group litter pick			Awaiting a reply from Tyler Evans Environmental Enforcement

25/619 DEFIBRIALLTOR EXPENSES
Approved

25/620 SARRATT FAIR
Dates for this year now agreed. The Fair will arrive on Wednesday 16 July to begin setting up and pull off The Green on Monday 21 July. The Fair will be open on the Friday, Saturday and Sunday

PLANNING

25/621 LEAD COUNCILLORS REPORT

Cllr Farman advised a great deal of work had been done to prepare the documents on the Sarratt Neighbourhood Plan required by the Examiner before the Plan went out again for a District Consultation. However as the Examiner has been heavily involved in the process, this has been a great help, and should speed up her final review. The end of the consultation is 13 April and SPC hopes that a referendum will still be possible in the summer.

Cllr Dobson advised she was alerted the previous day by District Cllr Cooper that Croxley Green Parish Council had put forward a motion on the agenda of the TRDC Planning & Resources Committee the previous evening to move their parish boundary with Sarratt closer to Croxley Green such that the proposed 600 new homes adjacent to Little Green Lane would fall into Croxley Parish. As SPC were not aware of this and had not been consulted on the request, Cllr Dobson spoke to the leader of TRDC Steven Giles-Medhurst before the meeting took place to express her dismay at not having

been made aware of the proposed motion. Cllr Cooper also expressed the same sentiment during the TRDC meeting. As a result, no decision was made. Instead, the TRDC Policy & Resources Committee have requested a report be prepared for their meeting in June which will detail a clear consultation process, timeline and criteria for a potential Community Governance Review of the Croxley Green and Sarratt boundary. The Committee also expressed its support for the collective engagement with and between TRDC and both parish councils.

25/622

PLANNING APPLICATIONS TO CONSIDER:

Toledo The Green Sarratt Rickmansworth Hertfordshire WD3 6BS

- Prior approval: Enlargement of the dwellinghouse by the construction of one additional storey (2.7m height) and raising of roof ridge to result in an overall height of 8.6m (Class AA) Ref. No: 25/0352/PDT
SPC: NOTED
- Prior Approval: Single storey rear extension (depth 8.00 metres, maximum height 4.00 metres, maximum eaves height 2.40 metres) Ref. No: 25/0351/PDE
SPC: NOTED

Dellfield House Plough Lane Sarratt Rickmansworth Hertfordshire WD3 4NL

Certificate of Lawfulness Proposed Development: Construction of a detached outbuilding and associated hardstanding. Ref. No: 25/0349/CLPD
SPC: NOTED – Although this is a certificate of lawfulness application, we have concerns that this will continue the overdevelopment of this site. A swimming pool can be a large energy user so we strongly encourage the applicant to apply as many energy reduction and efficiency options as possible. If approved, we ask that a restriction is applied to ensure that this building is for ancillary use to the main building only.

Callipers Hall Lodge Bucks Hill Kings Langley Hertfordshire WD4 9BP

- Certificate of Lawfulness Proposed Development: Construction of rear dormer. Ref. No: 25/0232/CLPD
SPC: NOTED
- Prior Approval: Single storey rear extension (depth 8.00 metres, maximum height 3.00 metres, maximum eaves height 3.00 metres) Ref. No: 25/0231/PDE
SPC: We are concerned that this change from a two to a four-bedroom dwelling is overdevelopment in green Belt. It is possible that this application is impacting on the Oak Trees on this site due to the development process and resulting change in parking arrangements impacting the areas around the trees. Please can we request a requirement for protection measures for these trees are put in place.

Doggetts Penmans Hill Chipperfield Kings Langley Hertfordshire WD4 9DJ

- [Certificate of Lawfulness Proposed Development: Construction of rear dormer window.](#) Ref. No: 25/0328/CLPD
SPC: NOTED
- [Certificate of Lawfulness Proposed Development: Construction of a single storey rear extension.](#) Ref. No: 25/0261/CLPD
SPC: NOTED
- [Certificate of Lawfulness Proposed Development: Construction of a single storey rear extension.](#) Ref. No: 25/0260/CLPD
SPC: NOTED
- [Certificate of Lawfulness Proposed Development: Construction of a single storey rear extension.](#) Ref. No: 25/0262/CLPD
SPC: NOTED

28 Dawes Lane Sarratt Rickmansworth Hertfordshire WD3 6BB

[Erection of a single storey side and rear extensions; first floor front extension; construction of two rear dormers; alterations to fenestration.](#) Ref. No: 25/0205/FUL

SPC: We are concerned that this application represents an increase of 70% over the original dwelling size and would represent overdevelopment in Green Belt. We also note that this application is a 15% increase in volume compared to the current building and a moderate increase in footprint. On balance, we have no objection as long as the application maintains the historical character of the connected buildings and the applicant uses this opportunity to improve the energy efficiency of the dwelling.

The Mulberry Bush Moor Lane Sarratt Hertfordshire Ref. No: 25/0316/FUL

[External alterations to buildings including the insertion of rooflights, windows and doors, alterations to openings, addition of external balustrade and re-cladding of the exterior walls](#)

SPC: The approach over the many years taken by the applicant has alienated the local community and lost any local goodwill to support a rural business. We object to this application on principle on the basis the applicant has used a series of planning loopholes to achieve the outcome of new use building that will increase traffic to the site. If officers are minded to approve, then we request that restrictions are put in place to ensure these buildings remain in keeping with the existing site, which is in the AONB.

The Grove, Grove Mill Lane Grove Mill Rickmansworth Hertfordshire WD3 4TG

- [Biodiversity Gain Plan pursuant to planning permission 24/0861/FUL.](#) Ref. No: 25/0312/BGP
[Discharge of Condition 6 \(Habitat Management And Monitoring Plan\) pursuant to planning permission 24/0861/FUL](#) Ref. No: 25/0283/DIS
SPC: We support the detailed approach taken to protecting this significant site while supporting local business.
- [Erection of a temporary building with external accesses for use as a conference centre within the Walled Garden \(build period of 39 days to start on 22/04/25 and to be removed by 30/05/25\)](#) Ref. No: 25/0170/FUL

SPC: No objection on the basis this is a temporary building, and it appears a high quality approach being applied. We request that the applicant continues to protect the biodiversity of the wider site.

Fir Trees Dawes Lane Sarratt Rickmansworth Hertfordshire WD3 6BG
Redevelopment of site and erection of 20 dwellings (Use Class C3) with associated parking, cycle storage and landscaping, served by new vehicular access and pedestrian access to Dawes Lane. Ref. No: 25/0196/FUL

It was agreed given the significant scale of the development proposed by this planning application, SPC would take time to prepare a full response. However, for the purpose of the meeting Cllr Farman clarified points related to the application: Fir Trees is effectively a brownfield site, as it already has development on it. The planning application is for 20 units, with 10 of those being 'affordable' although the application does not commit to the type of affordable units that will be provided. For example, it does it comply with current policies of providing 70% of affordable units through social rent. The other 10 houses will be for market price sale. The style of the development appears to be in keeping with the architecture of surrounding homes in Dawes Lane. The application includes provision for a paved footpath onto Dawes Lane, however there is currently no paved footpath along Dawes Lane, which is a narrow single-track road. The percentage of greenery and hedging at Fir Trees will be scrutinised to ensure the potential loss of biodiversity net gain is offset with planting. Cllr Farman also agreed with residents' concerns over the increase in traffic to and from the site and the need for a transport management plan during construction if approved. Whilst this type of small infill development including affordable homes is the type of development SPC would like to see in Sarratt, this comes on the back of over 100 houses already being approved for development along Church Lane. Cllr Farman also responded to feedback from residents that the number of residents who had received a letter advising them that comments about the application could now be made on the TRDC planning portal was very limited. Cllr Farman said he would ask TRDC to extend the deadline for comments to give more people time to submit their thoughts. The Clerk would also notify parishioners of the application via the SPC email distribution list.

25/623

RECENT PLANNING DECISIONS:

- Prior Notification: Use of part of The Mulberry Bush Farm for the purposes of camping in the calendar year of 2025 (no more than 60 days in total) starting from 1st April 2025.
The Mulberry Bush Dawes Lane Sarratt Rickmansworth Hertfordshire WD3 6BQ Ref. No: 25/0160/PAC
SPC: Noted
Cllr Farman advised SPC that THE Mulberry Bush must notify each year which 60 days the site is in use for camping as the emergency services must have prior notice. The Clerk will get a copy of the 60 days dates which are on the map on the planning application.
- Certificate of Lawfulness Proposed Development: Erection of a single storey side extension and alterations to fenestration.

White Cottage Sarratt Road Rickmansworth Hertfordshire WD3 6AH Ref. No: 25/0067/CLPD

SPC: Noted

TRDC: Withdrawn

- [Erection of a part single, part two storey rear extension; raising of ridge height; front and rear dormers and front roof lights; alterations to fenestration and internal alterations.](#)

Tarn Dunny Lane Belsize Kings Langley Hertfordshire WD4 9DQ Ref. No: 24/2047/FUL

SPC: No objection on the basis this extension is less footprint than permitted development options and due to the existing plot size there is no impact on the neighbouring properties.

TRDC: Refused (...would represent an inappropriate form of development...)

- [Part Retrospective: Variation of Condition 2 \(Plans\) pursuant to planning permission 23/1192/FUL to allow the raising of ridge height, addition of two rear dormers; installation of rooflights to flat roof and side elevation, alterations to fenestration detail.](#)

Corner House Redhall Lane Chandlers Cross Rickmansworth Hertfordshire WD3 4LX Ref. No: 24/2008/RSP

SPC: No objection to this variation on the basis that it will have very minimal external effect and will increase the use of insulation.

TRDC: Approved

25/624

PLANNING APPEALS:

- [APP/P1940/W/24/3346997 & APP/P1940/W/24/3349084](#) - land to the rear of 47, Sarratt WD3 6HN - Jon and Chris Adams - [Demolition of existing structures and construction of five detached dwellings with associated parking, bin and cycle storage, landscaping and access improvements.](#) Ref. No: 24/0023/REF
- [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
- [APP/P1940/C/24/3349464](#) - Ravenswood Farm Church Lane - Enforcement Notice Appeal - Use of building as an independent dwellinghouse (Use Class C3) - 22/0031/COMP
- [APP/P1940/C/23/3327887](#) - The Grove Lodge Fir Tree Hill, WD3 4LY - Enforcement Notice Appeal - [Unauthorised works \(erection of fencing\) in the Green Belt](#) - 20/0077/COMP

No further updates to report.

POLICY AND RESOURCES

25/625

FEBRUARY BANK RECONCILITATION AND PAYMENTS

Combined Salaries £933.97 so total payments totalled £6,089.83.

Receipts - £140 for deposit and allotment plot rent 2025/26. March may be a larger expenditure month as there are tree works and associated expenses to be paid.

The bank transactions of £6,089.83 were approved.
Proposed: Cllr Farman; Seconded: Cllr Zerny

The closing balances for February were as follows:

Co-Operative current account - £29,775.59

Co-Operative Savings Account - £116,972.97

Co-Operative 95-day investment account - £10,267.05

The bank statements and reconciliations were signed by Cllrs Farman and Zerny.

Cllr Lowry raised the possibility of moving longer term funds into a higher return investment account with a provider such as CCLA Better World Global Equity Fund. Cllr Lowry will circulate more details for further consideration by Councillors.

25/626

SPC POLICIES FOR REVIEW

The following policies were reviewed as part of the Council's 2-year review cycle.

- GDPR Policy
- Subject Access Request
- Privacy Notice for Staff and Public
- Freedom of Information and Publication Scheme

The versions presented were approved and will now be published on the SPC website, replacing the previous versions.

Proposed: Cllr Zerny; Seconded: Cllr Farman

ENVIRONMENT AND SUSTAINABILITY

25/627

TO RECEIVE THE LEAD COUNCILLORS REPORT

The meeting was delighted to welcome Cllr Garvey in person.

- Jo Deacon has secured the tree health grant of £3K and is proceeding with the first tranche of woodland management in Commonwood. The Ash work, phase 1 is now complete, and the dead-wooding is due to commence.
- As the grant pots are currently closed substantive work on the Cricketers Pond will be deferred till after September - Grants will not be given during a period which is a breeding season.
- Gate on Dawes Lane/Dawes Common footpath – Andrew Whitewood will install a new post so the gate can be re-hung.
- Allotments: At the moment, 2 plots remain unlet.
- Young trees round the parish that have been planted are all in good health after the winter. Cllr Garvey will ask the Dudley's if they would be

prepared to continue as Tree Guardians for the Oaks at either end of the village this Summer.

- The Chiltern Society, who helped with works on Morton's Pond, have offered help with Pound Pond. This is without charge and will be gratefully received.

HIGHWAYS

25/628

TO RECEIVE THE LEAD COUNCILLORS REPORT

Cllr Zerny spoke on Highways matters. There was little to report, as little had transpired between the last meeting and this.

District Cllr Ciaran Reed has offered to take up the matter of road closures in Sarratt, which is a piece-meal effort causing the most inconvenience and traffic issues. He will encourage more wholistic consideration of the works and the difficulty presented by blocking residents' access to their homes. Clarity would also be sought on the upcoming Moor Lane / Dawes Lane resurfacing work as the letter received by residents appears to suggest both roads will be closed at the same time which will prevent residents from both roads reaching their homes, and especially those in Sarratt Bottom.

25/629

VE DAY 80 CELEBRATIONS UPDATE

It was noted the last meeting was postponed due to a clash with a History Society meeting. Cllr Diggins is due to schedule another date. However, reaction in the village to doing something on the Thursday evening, as the day of National Celebration proposed by the Government, has been lukewarm. It was suggested that we amalgamate our efforts with Chorleywood given there is an appreciable lack of interest within the village organisations for this occasion.

25/630

TO RECEIVE DISTRICT COUNCILLORS REPORT

District Cllr Reed informed the meeting that he anticipates a Council Tax rise throughout Three Rivers of almost 10%.

The TRDC Local Plan will now restart from scratch as a result of the new National Planning Framework (NPPF) coming into effect, despite have spent 8 years and £2.5m on the previous draft Local Plan. Cllr Reed also informed the meeting that the new NPPF removes an existing block to development which prevents land being infilled between settlements or villages. In effect this means that houses could be built on land between Sarratt Village and other villages and hamlets.

Cllr Zerny advised he had spoken to the head the London Green Belt Council.

25/631

CORRESPONDENCE

A concern was received by Lead Cllr Dobson about the trees recently planted at the bottom on New Road and North Hill and the change they will have on the valley views. However, there is no permission required for planting trees on private land so no legislation has been broken.

25/632

COUNCILLORS QUESTIONS AND COMMENTS

There were none

25/633

DATE OF NEXT MEETING – April 8TH 2025

MEETING ENDED AT 22:30pm