

SARRATT PARISH COUNCIL

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DRAFT Minutes of the Sarratt Parish Council Meeting held on Tuesday 8th October 2024 in the Rear Hall, Sarratt Village Hall

Present: Councillor Dobson, Chair
Councillor Coakley, Vice Chair
Councillor Lowry, Policy & Resources
Councillor Farman, Planning
Councillor Alder, Deputy Planning
Councillor Diggins, Highways

In attendance: 3 members of the public

24/491 APOLOGIES AND ANNOUNCEMENTS

Standing apologies from Cllr Garvey due to her Masters course.
Apologies from the Parish Clerk, who was unwell.

24/492 TO CO-OPT A NEW COUNCILLOR

David Zerny had put his name forward for co-option onto the Council. His application was approved by all Councillors present. David signed the Declaration of Intent and joined the meeting as Councillor. David's SPC email address will be david.zerny@sarrattparishcouncil.gov.uk

24/493 DECLARATIONS OF INTEREST AND DISPENSATIONS

There were none.

24/494 PUBLIC QUESTION TIME

There were no questions.

24/495 MINUTES OF THE LAST FULL COUNCIL MEETING ON 10TH SEPTEMBER 2024

It was proposed to accept the Minutes of the previous meeting as a true and accurate reflection of the meeting.

Proposed: Cllr Diggins; Seconded: Cllr Lowry

24/496 MATTERS ARISING FROM THOSE MINUTES

KGV Pavilion – Cllr Dobson updated Council on the application to TRDC for CIL funds for the pavilion extension and refurbishment. The CIL Team is recommending to the TRDC Planning & Resources Committee a partial funding of the full project costs. If approved at the Committee Meeting on 11

November this will then go to the TRDC Full Council Meeting on 10 December for ratification. £30K has been secured from SPC, the KGV Charity and a local benefactor. The National Lottery has confirmed they will provide £7,700 for the new windows and doors in the main hall. This leaves a shortfall of around £165K to meet the full project costs. John Rugg is progressing a grant application with the Bernard Sunley Foundation and Tom Shurville is discussing additional funding from the Football Foundation to bridge the gap. Cllr Alder asked if it was possible for TRDC to give an extended start / completion date to the project to allow time to secure further grants / funding if needed.

KGV Playground – Cllr Alder has prepared a presentation of defective elements in the playground and a short video. It was recommended this is sent to Caloo as soon as possible so they could undertake the remedial work deemed necessary.

24/497 TO RECEIVE REPORTS FROM REPRESENTATIVES WHO HAVE ATTENDED MEETINGS ON BEHALF OF THE COUNCIL

Cllr Lowry had attended the recent meeting of the Village Hall Committee and reported they were looking at their fee structure (for the hall rental, not the Parish Office) with a potential increase of 3%. They are also looking in more detail at the implementation of the hall extension, now that planning permission had been granted. As a result of which the puddingstone in front of the hall needs to find a new location, and the Village Hall Committee have asked if SPC has a view on what should be done with it. It was agreed to relocate it to by the willow on the Green in front of the School. Cllr Lowry would feed this back to the Village Hall Committee and ask them to include its relocation in their building plans.

24/498 CLERK'S ACTIVITIES

The Clerk's current activities were reviewed. Questions arising for the Clerk on her return to work included:

- What are the issues around initiating SPC emails to the newly set up distribution list?
- Any progress with BT and fibre-optic into the office?
- Do we know of any plans to remove landlines in the Parish and if yes what plans are in place to support those who don't have access to mobile phones and digital media?
- Request to provide funding / a grant for the Sarratt Fireworks - Councillors had mixed views on this, and acknowledged there were mixed views on fireworks events in the Village. It was therefore agreed the Fireworks should be self-funded from ticket sales or commercial sponsorship.

PLANNING

24/499 TO RECEIVE THE LEAD COUNCILLOR'S REPORT

Neighbourhood Plan

The Reg 16 consultation at District level has closed and there were 5 responses, of which:

- HCC Highways, Natural England and Sports England made some standard comments about factors to be taken into consideration, but no objections
- A recommendation from a resident on the proposed swift and bat boxes, but again no objections
- One from a developer who commented on the village views and the statement in the plan on no edge of settlement developments, and the fact this is against the new NPPF. Which SPC believe is incorrect based.

Former Cllr Ant Soothill, as part of the NP sub-committee, has responded to TRDC who are supportive of our feedback, and the plan does not need to undergo further amendments. This should now have gone to the Examiner for her final review and once she's completed this the plan can go to a Parish Referendum.

Land to the north of Little Green Lane

A developer has opened a public consultation for 600 homes on the Sarratt side of Little Green Lane, alongside Rousebarn Lane, and in Sarratt Parish. Cllr Farman believed this site eventually ended up outside of the list of proposed sites in the TRDC draft new Local Plan. The developers are proposing lots of green space on the site (60% of the site), a doctor's surgery, one-form entry primary school, shops, community centre etc. The deadline for comments to the developer-led consultation is Sunday 13th October. Council discussed whether we should respond to this consultation. It was agreed SPC would not respond as we generally do not respond to consultations led by developers, and we would wait until a formal planning application is put through TRDC for our comments as a statutory consultee. Cllr Farman will contact the Councillor for Planning at Croxley Parish Council to let them know the stance we're taking. The developers (Richborough) have also approached SPC directly to set up a meeting to discuss their proposed plans. The Clerk will reply to say representatives from SPC are willing to meet with them. This would be for the purpose of receiving information from Richborough about the development only.

Cllr Farman also noted the email received from a resident on Little Green Lane stating they had heard there were plans to move the Sarratt / Croxley Parish boundary such that the proposed development falls within Croxley Parish. The Clerk has replied to say we are not aware of any such plans and Cllr Farman has contacted District Cllr Reed to see whether he is aware of any plans at District level to move the Parish boundaries.

The owners of Fir Trees on Dawes Lane are now in discussion with developers over the development of their site. It is understood the proposed development is in line with previous proposals for the site to be used for affordable housing.

The TRDC Planning committee has held a site visit to the 300 / 600 home development on Green Street, Chorleywood. It is understood they will make a decision on whether to approve or refuse the planning application at their meeting at the end of October.

- [Erection of a car port.](#) Whiteway Field Penmans Green Sarratt Kings Langley Hertfordshire WD4 9AY Ref. No: 24/1507/FUL
SPC: No objection.
- [Installation of solar panels on existing garage flat roof.](#) The Orchard The Green Sarratt Rickmansworth Hertfordshire WD3 6AT Ref. No: 24/1450/FUL
SPC: No objection. We support the addition of green energy source and the approach to minimise any visual impacts
- [Subdivision of site and construction of detached bungalow with associated access and car parking.](#)
15 Church Lane Sarratt Rickmansworth Hertfordshire WD3 6HN Ref. No: 24/1339/FUL
SPC: We do not generally support splitting of existing single plots to provide additional dwellings in the Conservation Area as this can lead to over-development. However, due to the position of this proposal, the fact that this plot is effectively a brownfield site, and the proposal is for a 3 bed bungalow which is an under represented type in the area we are not objecting to this application. If officers are minded to approve, we ask that permitted development rights are removed to restrict this development from being expanded in future.
- [Prior approval: Enlargement of the dwelling house by the construction of one additional storey \(3.18m in height\) and raising of ridge to result in an overall height of 7.95m \(Class AA\).](#)
The Laurels White Shack Lane Chandlers Cross Rickmansworth Hertfordshire WD3 4ND Ref. No: 24/1347/PDT
SPC: Noted. We assume checks will be made to ensure that neighbouring properties will not be unduly impacted by this application.

24/501

PLANNING DECISIONS

Cllr Farman noted that this month all the TRDC decisions were in line with SPC's comments.

- [Listed Building Consent: Internal stud wall; replacement of fireplace tiles and replacement of glass above internal door](#)
Little Callipers Bucks Hill Kings Langley Hertfordshire WD4 9BW Ref. No: 24/1225/LBC
SPC: Noted - we support the careful maintenance and improvement to listed buildings to make them sustainable for the future.
TRDC: Approved
- [Prior Approval: Single storey rear extension \(depth 5.40 metres, maximum height 3.00 metres, maximum eaves height 3.00 metres\)](#)
The Laurels White Shack Lane Chandlers Cross Rickmansworth Hertfordshire WD3 4ND Ref. No: 24/1303/PDE
SPC: Noted
TRDC: Withdrawn
- [Prior Notification: Change of use of an agricultural building to a flexible commercial use under Class R.](#)

Rosehall Farm Rosehall Green Sarratt Hertfordshire Ref. No: 24/1224/
PDF

SPC: Noted. We support local farming businesses in their effort to sustain appropriate rural enterprises that work in harmony with the local environment.

TRDC: Withdrawn

- [Single-storey infill side/rear extension to Annexe](#)
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.
TRDC: Approved
- [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
TRDC: Approved
- [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
TRDC: Approved

24/502

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
DISMISSED – inappropriate development in Green belt
- [APP/P1940/W/24/3346997](#) - 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. No further update.

24/503

PLANNING ENFORCEMENTS

A list of the current TRDC Enforcement Cases was circulated to Council before the meeting and can be viewed on the SPC website.

POLICY AND RESOURCES

24/504 BANK TRANSACTIONS for September 2024

The current account balance at the end of August was £70,523.43. Payments for the month of September came to £9,202.38, and included the annual insurance premium, and the new bench for Belsize to replace the one that was stolen. The second precept payment of £43,443.74 has been received from TRDC, to take SPC through to the end of the 2024/25 financial year. This gives a current account balance of £113, 967.17.

Total funds held, including the savings accounts, are £180,423.12 of which 50% (£54,168.50) must be held in reserve, leaving a working cash fund of £93,691.67 through till end March 2025.

Cllr Lowry asked for approval of the bank transactions for September.
Proposed: Cllr Coakley; Seconded: Cllr Zerny

24/505 BANK RECONCILIATIONS AND CONSOLIDATED BANK POSITION

In the absence of the Clerk at short notice due to illness the bank statements and reconciliations were not available for signing at the meeting. It was agreed to retrospectively sign these at the next meeting.

24/506 AGREEMENT OF SCHEDULE OF POLICY REVIEW AND ADOPTION 24/25

It was agreed that with the exception of the Standing Orders, the Financial Regulations, the Financial Risk Management Policy and Risk Registers, the remainder of SPCs policies did not need reviewing every year. Cllr Dobson would update the schedule such that these other policies would be reviewed on a 2-year cycle going forwards.

ENVIRONMENT AND SUSTAINABILITY

24/507 TO RECEIVE THE LEAD COUNCILLOR'S REPORT

Cllr Garvey submitted a report for the meeting advising there was nothing major to report this month and extending thanks to the Wildlife Volunteers for raking the hay at the Dellfield Farm triangle and thereby maintaining a small but significant patch of chalk grassland. Also, thanks to Andrew Whitewood for his continued maintenance, particularly of the allotment site.

Cllr Garvey advised that Emma Dickins will be joining her in implementing the first stage of the 10-year Woodland Management Plan. We are at the stage of getting quotes from forestry contractors in order to be able to apply for a £3k grant through the HCC Countryside Management Service. Cllr Diggins raised a question about making the woods work commercially. It was noted that so far SPC hasn't planned to fell trees specifically to sell the wood to raise cash to fund the Woodland Plan execution but have said any trees recommended for felling by the Woodland Plan whose wood could be sold, would be.

Andrew Whitewood confirmed he would get the new benches for the KGV playground installed as soon as possible.

HIGHWAYS

24/508 TO RECEIVE THE LEAD COUNCILLOR'S REPORT

Cllr Diggins reported on 3 recent conversations with Parishioners on Buck's Hill flooding; road safety on the double bend by Holy Cross Church; and the missing 30mph speed limit sign at the bottom of Deadman's Ash Lane. Cllr Diggins has recommended HCC Highways take a more holistic approach to roads in the Parish encompassing a plan to address flooding, speeding, and potholes. Cllr Diggins has drafted a letter and agreed to circulate it to Council. It was suggested photos of these problems be included with the letter.

DISTRICT COUNCILLOR'S UPDATE

24/509 TO RECEIVE DISTRICT COUNCILLOR'S REPORT

There was no report in the absence of Cllr Reed.

24/510 CORRESPONDENCE

Former Cllr John Rugg has requested the flag be flown at half-mast on Tuesday 22 October on the day of Rita Musk's funeral. Rita is the wife of the late former Councillor and long-term resident of Belsize, Mike Musk. This was agreed.

24/511 COUNCILLORS QUESTIONS AND COMMENTS

Cllr Diggins raised the question of whether it would be possible to revise the local bus routes and would investigate the matter.

Cllr Diggins also questioned whether some work could be done around where in the Parish women and children feel safe to walk, as in Chandlers Cross there has been some behaviour that has made local people feel uncomfortable. A member of the public advised that in Chipperfield the Parish Council has widened a number of paths over the common, to make them feel safer. It was agreed this was a good idea, but unfortunately many of the Sarratt footpaths are bounded on both sides by fences so making them wider is not going to be possible in a lot of areas. It was also recommended Cllr Diggins raised this with the local PSCO at the meeting that is due to take place soon.

Cllr Dobson advised she would not be in the Parish for the Remembrance Service on the Green on Monday 11 November, nor the SPC meeting the following day. Cllr Coakley as Vice Chair agreed to stand in for the Chair on both occasions.

24/512 DATE OF NEXT MEETING 12TH NOVEMBER 2024

Meeting closed at 21:20