



Minutes of the Sarratt Parish Council meeting held on Tuesday 19<sup>th</sup> February  
2019 in The Village Hall, The Green, Sarratt

Present: Councillor D Turner  
Councillor J Gell  
Councillor M Groom  
Councillor N Mortimer  
Councillor M Musk  
Councillor D Rees  
Councillor A Soothill  
Councillor P Thorp

In attendance Mrs J Dawes, Clerk to the Council  
5 Members of the public

**232/18 APOLOGIES AND ANNOUNCEMENTS**

Apologies for absence were received recorded and accepted from Councillor Dobson. Apologies were also received from District Councillor Butler and County Councillor Williams.

**233/18 DECLARATION OF INTEREST**

There were none.

**234/18 MINUTES**

It was proposed by Councillor Mortimer, seconded by Councillor Gell and **RESOLVED** that the minutes of the meeting held on 15<sup>th</sup> January 2019 be signed as a true record.

**235/18 MATTERS ARISING AND ACTION PLAN**

The Clerk updated the Council on the action plan. She was asked to once again invite the PCSO to a meeting.

**236/18 REPORTS FROM REPRESENTATIVES TO OTHER BODIES**

There were none.

**237/18 CLERKS REPORT**

The Clerks report is attached to these minutes.

**238/18 PLANNING REPORT**

It was noted that the new house to be built in Old House Lane was being marketed at £1.2 million

Action

**239/18 PLANNING APPLICATIONS**  
It was resolved that the following observations be made on the planning applications as shown on the attached sheet.

**240/18 PLANNING DECISIONS**  
The planning decisions made by TRDC and attached to these minutes were noted.

**241/18 POLICY & RESOURCES REPORT**  
There was no report.

**242/18 RISK ASSESSMENTS**  
The Clerk presented the draft risk assessments to the Council the final assessments would be presented at the April meeting.

**243/18 NEIGHBOURHOOD PLAN**  
3 applicants for the working party have so far come forward and it was agreed to set up with these and look for other members once the group is running. It was noted that at the Joint Parish Councils meeting it was agreed that SPC would send a letter out to TRDC with a response to the potential sites consultation, concern was raised that Abbots Langley Parish Council had taken to send out the letter without circulating to the other parishes prior to it going out. This was done while the Clerk at ALPC was on leave, the Chairman had spoken to him about this and a letter would be sent out.

It was agreed that the Neighbourhood Plan Working Group and the Parish Councils views on planning matters would be entirely separate.

**244/18 APPROVAL OF CHEQUES**  
It was proposed by Councillor Mortimer, seconded by Councillor Rees and **RESOLVED** that the cheques to the value of £6,130.85 as attached to these minutes be approved.

**245/18 ENVIRONMENT REPORT**  
A new dog bin has been installed donated by Adams Nurseries it will be added to the collection round.

More posts are needed near the shop, the triangle area is getting destroyed by cars parking on it.

A number of volunteers have come forward to form a litter picking working party, protective clothing will be purchased and the parties will start soon.

A fallen tree in Commonwood has been cleared.

Councillor Mortimer will be approaching The Grove to see if the disabled rambling group can use its bridle paths

**246/18 GREENS / FOOTPATHS**  
The invoice for the strimming would be submitted prior to the end of the financial year.

**247/18 HIGHWAYS REPORT**

Councillor Gell updated the Council on the current road works. HCC would be installing a second VA sign in Bucks Hill. A number of road closures were due in the coming months including Plough Lane. The culverts in Bottom Lane are blocked and need clearing. The matter of finger posts signs was raised again. A policy was needed if the Council went down the sponsorship route

**248/18 CORRESPONDENCE**

A letter had been received from the Village Hall Committee expressing their disappointment that they hadn't been awarded a grant next year.  
A letter of thanks for the panic alarms had been received from a resident.  
A letter of thanks received from the organisers of the classic car event on Boxing day.

**249/18 PUBLIC QUESTION TIME**

There were none

**250/18 COUNCILLORS QUESTIONS & COMMENTS**

Report on the parish plan review would be done at the end of March. There had been 2 dead horses dumped in Deadmans Ash Lane.

**251/18 DATE OF NEXT MEETING**

The next meeting would be held on Tuesday 19<sup>th</sup> March 2019.

The meeting closed at 9.13pm

Clerks Report February 2019

The Annual Parish Meeting will now be held on Wednesday 8<sup>th</sup> May, thanks to the Scouts agreeing to let us having their day. I will let all the grant recipients know the change of date. As this is after the elections I will also have all forms ready to be signed before the meeting. The alternative date was 24<sup>th</sup> May but as this is a Friday it may be difficult getting people to attend.

I will be having a meeting with HCC on Monday 25<sup>th</sup> about replanting the George V Way verges. Due to the issues they're creating regarding a licence, another part of HCC has agreed to replant at their cost. I will report back at the next meeting.

**New Applications Received Between 01/02/2019 and 28/02/2019**

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
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**New Application**

**18/2473/FUL**

11/02/2019	Tom Norris	Mr M D	Stables, Calipers Hall Farm Quickmoor Lane Sarratt WD4 9AX
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**Proposal :** Change of use of former Stables and farm office into a self contained dwelling including two storey front extension and associated works

**Observations :** CALL IN TO COMMITTEE

The Parish Council objects strongly to this application as it is the creation of a new dwelling in the Green Belt with no special circumstances being shown. If officers are minded to approve this application the Parish Council requests that it is called into Committee.

**19/0006/CLED**

11/02/2019	David Heighton	Mr R	Acre Wood Dimmocks Lane WD3 6AP
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**Proposal :** Continuous use of The Outbuildings as an independent dwellinghouse since December 2014

**Observations :** The parish council objects to this application in November 2014 an enforcement case was opened with TRDC regarding the shed being used for accommodation. This was closed in December due to it being used ancillary to the main house for a relative and that it would be monitored.

The creation of a new dwelling in the Green belt should not be permitted in this way.

**19/0152/FUL**

11/02/2019	Suzanne O'Brien	Landlink Ltd	Royal British Legion site Church Lane Sarratt WD3 6HL
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**Proposal :** Residential development for affordable housing on former Royal British Legion site comprising of 11 units and associated infrastructure including access and landscaping |

**Observations :** Whilst acknowledging the need for more affordable housing in Sarratt, the Parish Council objects to this planning application on three main grounds:

1. The National Planning Policy Framework (2012) defines rural exception sites and is reiterated by Policy PSP4 of the Core Strategy (2011), which states that sites within villages such as Sarratt be released solely for affordable housing to accommodate current residents or those that have an existing family or employment connection in perpetuity.

There is no detail in the application on how these conditions would be met. In fact, the applicant has previously indicated that they would be unwilling to enter into a locality agreement to protect these properties for the inhabitants of the parish, meaning that the use of the proposed housing units would be entirely unfettered and non-compliant with policy.

2. The proposal is for 64% [7 of 11] shared ownership and 36% social rental [4 of 11], which whilst an improvement on the previous (withdrawn application) of 100% shared ownership is still not compliant with TRDC's policy that states that housing on rural exception sites should be provided as rented units.

It should be noted that the commercial viability of a particular development site is not in itself sufficient justification or a planning reason to provide approval of an application.

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3. The proposed development extends outside the designated rural exception site with a significant number 45% (5 out of 11) of the units to be built in Green Belt outside the designated area.

The Parish Council do not consider that the statements made in the application demonstrate very special circumstances, especially given points above, and hence the proposal constitutes inappropriate development in the Green Belt.

For these reasons, the Parish Council strongly objects to the application and requests that if officers are minded to approve the application it is called into Committee.

**19/0169/FUL**

11/02/2019	Freya Clewley	Mr & Mrs B	5 Wheatsheaf Cottages The Green Sarratt WD3 6BR
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**Proposal :** Change of roof finish to existing single storey conservatory

**Observations :** The Parish Council has no objections to this application

**19/0177/RSP**

11/02/2019	Matthew Roberts	Mr M F	Coniston Whiteshack Lane Chandlers Cross WD3 4ND
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**Proposal :** Part Retrospective: Construction of two storey outbuilding to be used as an annex

**Observations :** CALL IN TO COMMITTEE

The Parish Council objects to this application as it is creating a new dwelling in the Green Belt and no special circumstances are demonstrated.

If officers are minded to approve this application the Parish Council requests that it is called in to Committee.

**19/0209/FUL**

11/02/2019	Lauren Edwards	Mr & Mrs M	Harriets End Quickmoor Lane Sarratt WD4 9AX
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**Proposal :** Replacement detached dwelling

**Observations :** The Parish Council has no objection to this applications providing officers are satisfied that it doesn't exceed the permitted increase in size.

**19/0230/FUL**

11/02/2019	Katy Brackenboro	Mr T N	1 Park Cottages New Road Sarratt WD3 6HD
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**Proposal :** Replacement of existing glazed roof to rear conservatory with slate roof and replacement glazing within existing openings

**Observations :** The Parish Council has no objection to this application

**Applications Received :- 7**

Signed.....Date.....

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**NOTIFICATIONS OF PLANNING DECISIONS FROM Three Rivers District Council**

**Minute Ref**

**Tue 19 February 2019**

**District Ref**

' C ' Contrary to District 'CD' Contrary Delegated  
' D ' Delegated  
' E ' Endorsed by District 'ED' Endorsed Delegated

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E 18/2116/FUL	Approved	Calipers Cottage
C 18/2388/PDA District COMMENT approved	Approved	Toad Hall Local COMMENT The Parish Council were not convinced that building could be classed as an agricultural building and is little more than a shed.
18/2416/PDA	Approved	Barn adj Ollieberrie Lane
E 18/2452/FUL	Approved	Little Wheelers
E 18/2487/FUL	Approved	Anouskas Kids Club, The Grove
E 18/2488/LBC	Approved	Anouskas Kids Club, The Grove
E 18/2496/FUL	Approved	Hillside
E 18/2532/FUL	Approved	Winchwood

## List of Payments made between 01/01/2019 and 31/01/2019

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
11/01/2019	HM REVENUE & CUSTOMS	101090	2,420.82		Tax & NI
11/01/2019	TBS Hygiene	101091	139.92		dog bins
11/01/2019	B WHITEWOOD LTD	101092	241.20		groundwork
11/01/2019	E.on	101093	107.12		Electricity
11/01/2019	L Ashby	101089	26.30		youth group
21/01/2019	J Dawes	101094	1,912.85		wages
21/01/2019	Spectrum Signs	101095	156.00		chaimans board
29/01/2019	P Thorp	101096	211.55		youth group
29/01/2019	GLASDON UK LTD	101097	436.62		Dog bin and bag dispenser
29/01/2019	SARRATT VILLAGE HALL	101098	295.35		room hire youth group
29/01/2019	W Kent	101099	43.20		wages
29/01/2019	TBS Hygiene	101100	139.92		dog bins
		<b>Total Payments</b>	<b>6,130.85</b>		