

SARRATT PARISH COUNCIL

Parish Office, Village Hall,
The Green, Sarratt, Rickmansworth
Hertfordshire. WD3 6AS
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To all Members of the Parish Council

Cllrs: David Turner, Anthony M. Soothill, Sarah Dobson, John E. Gell, Michael Groom, Nick Mortimer, Mike Musk, Dave B.Rees, Peter Thorp.

Copy To:- County Cllr. C Hayward.
District Councillors Butler, Hayward & Kenison,

Note:- Public and Press are welcome.

Parishioners and other interested individuals are invited to attend and take part in the proceedings.

Dear Councillor,

You are hereby summoned to attend the meeting of the **SARRATT PARISH COUNCIL** to be held in **THE BACK ROOM, THE VILLAGE HALL, THE GREEN, SARRATT**, on **Tuesday 17th July 2018 at 7.15pm**, when it is proposed to transact the business specified in the following Agenda.

AGENDA

- 67/18 APOLOGIES AND ANNOUNCEMENTS**
To receive and accept apologies for absence and make announcements.
- 68/18 DECLARATIONS OF INTEREST**
- 69/18 MINUTES**
To confirm and sign the Minutes of the Council Meeting held on 19th June 2018
- 70/18 MATTERS ARISING AND ACTION PLAN**
To Note Matters arising from the previous Minutes
- 71/18 TO RECEIVE REPORTS FROM REPRESENTATIVES WHO HAVE ATTENDED MEETINGS ON BEHALF OF THE COUNCIL**
- 72/18 TO RECEIVE AND NOTE THE CLERK'S REPORT**

PLANNING

- 73/18 LEAD COUNCILLOR'S REPORT**
- 74/18 TO COMMENT ON PLANNING APPLICATIONS**
To discuss and agree comments on the planning applications on the attached sheet
- 75/18 TO NOTE PLANNING DECISIONS**
To note the planning decisions that have been made since the last meeting.
- 76/18 PLANNING ENFORCEMENT**
To note the current Enforcement actions (paper distributed separately to councillors only)

77/18 PLANNING APPEALS

- a. [To note the current planning appeals – adj Glenesk](#)
- b. [To note the recent decisions of the Planning Inspector.](#)

POLICY & RESOURCES

78/18 LEAD COUNCILLOR’S REPORT

79/18 QUARTER ONE BUDGET MONITORING REPORT

To receive and approve the report

80/18 [APPROVAL OF CHEQUES](#)

To approve the cheques to the total of £10,709.68

ENVIRONMENT

81/18 LEAD COUNCILLOR’S REPORT

82/18 GREENS/FOOTPATH

To receive any news on The Greens or Footpath

HIGHWAYS

83/18 LEAD COUNCILLORS REPORT

84/18 CORRESPONDENCE

85/18 PUBLIC QUESTION TIME

86/18 COUNCILLORS QUESTIONS & COMMENTS

To receive questions and comments from Councillors

87/18 DATE OF NEXT MEETING

The date of the next meeting will be Tuesday 21st August, to be held in the back room, the Village Hall, The Green, Sarratt.

88/18 PART II

To pass resolution that the Press and Public may be excluded due to the confidential nature of the business under Section 1 Sub Section (2) of the Public Bodies (Admission to Meeting) Act 1960 from any items on the Agenda which are deemed to relate to exempt information

89/18 THE MULBERRY BUSH

To update council on current position

J Dawes

Mrs J Dawes
Clerk to the Council

Date: 11th July 2018



Minutes of the Sarratt Parish Council meeting held on Tuesday 19th June 2018 in The Village Hall, The Green, Sarratt

Present: Councillor D Turner
Councillor S Dobson
Councillor J Gell
Councillor M Groom
Councillor M Musk
Councillor D Rees
Councillor A Soothill
Councillor P Thorp

In attendance Mrs J Dawes, Clerk to the Council
2 Members of the public
District Councillor Marilyn Butler

- 1/18 APOLOGIES AND ANNOUNCEMENTS**
Apologies for absence were received, recorded and accepted from Councillor Mortimer
- 2/18 DECLARATION OF INTEREST**
Councillor Thorp declared an interest in planning application 18/0999/FUL
- 3/18 PRESENTATION FROM HASTOE GROUP**
A presentation was received from John Lefever of Hastoe group regarding the work they do with Parish Councils on Rural Exception sites.
An invitation was extended to the Council to attend the opening of a new development in Bedford.
- 4/18 MINUTES**
It was proposed by Councillor Soothill, seconded by Councillor Thorp and **RESOLVED** that the minutes of the Annual Parish Council meeting held on 15th May 2018 be signed as a true record. It was proposed by Councillor Musk, seconded by Councillor Thorp and **RESOLVED** that the minutes of the meeting held on 29th May 2018 be signed as a true record.
- 5/18 MATTERS ARISING AND ACTION PLAN**
The Clerk updated Council on the action plan. It was agreed that the item regarding the footpaths at the Church be left on the tracker until the gates are installed. The Clerk was asked to ring the school to arrange a meeting before the end of term. It was further agreed that only the last year's minutes be put on the website. The pothole survey be removed from the tracker.
- 6/18 REPORTS FROM REPRESENTATIVES TO OTHER BODIES**
Councillor Gell had attended a meeting of the residents association. A new planning application had been made for the travellers' site in Old House Lane. As the site was in Abbots Langley Parish, Sarratt Parish Council had not been notified and had therefore not had the opportunity to comment on it. He also reported that the residents association were not interested in taking on the red telephone box in Bucks Hill.

Action

The joint parishes meeting that was due to be held at Sarratt had been postponed until a later date.

7/18 CLERKS REPORT

The Clerk reported that the Council received a clear audit from its internal auditor and the Annual return was sent off by recorded delivery and was received by the external auditors prior to the deadline date.

Allotment invoices have all been sent out and rents are being received. Surveys will be carried out in the coming week and 2 vacant plots are to be allocated.

The order has been placed for the WW1 Statue. It was due to arrive 21st June. She had spoken to Carol Chorley to let her know that it was coming and she thought it was a lovely idea. A discussion as to whether the sculpture would be a permanent feature or just to be erected in November would follow once it had been received.

She had also asked the sign writers to come in to update the Chairman's board.

8/18 LEAD COUNCILLORS REPORT FOR PLANNING

Councillors Rees and Soothill along with the Clerk had attended a meeting with one of the developers of the RBL site. They had approached the Parish Council to open a dialogue. No new proposals had been forthcoming. The views of the Parish Council were made clear at the meeting and we will await further information. The Clerk was asked to make a freedom of information application to establish the results received from the survey carried out.

9/18 THE BOOT

The Boot public house would be putting in a planning application to regularise the use of the field at the rear of the car park for occasional overspill car parking it was agreed that the Parish Council write a letter of support for the application on the grounds that it has been used as such for at least 10 years and that SPC has a duty of care to protect the village green and the refusal of this application would displace cars out onto The Green.

10/18 TO COMMENT ON PLANNING APPLICATIONS

It was resolved that the following observations be made on the planning applications as shown on the attached sheet.

11/18 TO NOTE PLANNING DECISIONS

The decisions on the attached sheet were noted.

12/18 LITTLE WINCH

TRDC had requested comments and observations on the change of name from Little Winch to Maxwell House. It was noted that this change had already taken place but had no comments or objections to make

13/18 LEAD COUNCILLORS REPORT FOR POLICY AND RESOURCES

14/18 INTERNAL AUDIT 2017/2018

The Clerk presented the Internal Auditors final report for year ending 31st March 2018. There were no issues arising. It was proposed by Councillor Turner, seconded by Councillor Gell and **RESOLVED** that the Internal Audit Report be approved.

15/18 INFORMATION PROTECTION POLICY

It was agreed that the policy be deferred. Any comments should be sent to the Clerk in the next 7 days.

16/18 SARRATT COMMUNITY WEBSITE

It was proposed by Councillor Turner, seconded by Councillor Groom and **RESOLVED** that the contribution of £1000 be made to the Sarratt and Chipperfield Community

Foundation as a donation to the village website.

17/18 STANDING ORDERS

It was agreed that the new standing orders be deferred until a later date. It was proposed by Councillor Dobson, seconded by Councillor Thorp and **RESOLVED** that the Standing Orders as adopted 17th February 2015 and amended 9th May 2017 be approved.

18/18 APPROVAL OF CHEQUES

It was proposed by Councillor Turner, seconded by Councillor Groom and **RESOLVED** that the cheques to the value of £4555.63 as attached to these minutes be approved.

19/18 LEAD COUNCILLOR REPORT FOR ENVIRONMENT

Two camera's and CCTV signage has been ordered for KGV playing fields and will be erected Wednesday 20th

Councillor Mortimer has spoken to the police and they have agreed to increase patrols at KGV and in the village. It was agreed that the Police should be monitoring the parking area on Dawes Common as well. The Clerk was asked to invite the PCSO/Police to the next meeting. Footpath SA55 was overgrown. AW would check on it.

Clerk

Councillor Mortimer has spoken to 4 of the lads on mopeds in the village.

20/18 GREENS AND FOOTPATHS

There was no report this month.

21/18 LEAD COUNCILLOR FOR HIGHWAYS REPORT

The following data was taken from March to June as follows

Top end of Green - total vehicles 128446

AV speed 30 MPH
85% of all 37 MPH
Max 82 MPH

Office end of Green - total vehicles 215037

AV speed 22.9 MPH
85% of all 31 MPH
Max 63 MPH

Clearly the data confirms the School/Office end of the Green vehicles are adhering to the legal speed limit. Apart from a few!! And it is no surprise that upon entering the village at the opposite end, the speed is considerably higher. It was agreed that suggestions regarding either turning or moving the signs be brought to a later meeting.

It was noted, that there was 59% more vehicles traveling from the office end into Sarratt? This could be due to the closure of Redhall Lane due to burst water mains.

The repairs to the drains in Dawes Lane would now take place in July/August. The potholes opposite the Cricketers would be done in the coming weeks

The signs at Bucks Hill Bottom were replaced within a day of reporting. The new chevron sign to be placed at the church has been ordered.

22/18 PUBLIC QUESTION TIME

Was the Labyrinth going to be on The Green this year? Yes!
Any news about BT cable in the hedgerow on Sarratt Road. BT claimed they know nothing about it and would investigate.

23/18 COUNCILLORS QUESTIONS AND COMMENTS

Councillor Dobson asked for photographs to go with the spotlight reports.

It would be the centenary of Biggerstaffs Garage in 2019 P & R were asked to come up with an idea to commemorate this.

The Clerk was asked to establish when the pavement to the front of the Village Hall was going to be repaired.

Clerk

Members were asked to remind everyone to send their questionnaires back

24/18 DATE OF NEXT MEETING

The next meeting will be held on Tuesday 17th July 2018 at 7.30 pm in the back room of the Village Hall.

25/18 PART II

It was proposed by Councillor Soothill, seconded by Councillor Turner and **RESOLVED** that the Press and Public may be excluded due to the confidential nature of the business under Section 1 Sub Section (2) of the Public Bodies (Admission to Meeting) Act 1960 from any items on the Agenda which are deemed to relate to exempt information

26/18 THE MULBERRY BUSH

The draft licence had been sent out. The Clerk was asked to ring to arrange a meeting to discuss it further.

Clerk

The meeting closed at 9.45pm

New Applications Received Between 01/06/2018 and 19/06/2018

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
18/0662/FUL	07/06/2018	Suzanne O'Brien	Mr P	Penmans End The Common Chipperfield WD4 9BX
Proposal : Loft conversion including increase in ridge height and insertion of dormers, construction of single and two storey extensions and construction of raised patio				
Observations : The parish council have no objection to this application				
18/0907/FUL	07/06/2018	Katy Brackenboro	H & B	6 Myrtle Cottages The Green Sarratt WD3 6AT
Proposal : Two storey and single storey rear extension				
Observations : The parish council have no objection to this application				
18/0924/PDNF	07/06/2018	Lauren Edwards	Mr D S	Woodland Adj Great Westwood Equestrian Park Old House Lane
Proposal : Permitted Development Notice Forestry: Erection of new forestry building				
Observations : The parish council have no objection to this application				
18/0948/LBC	07/06/2018	Suzanne O'Brien	Mr R R	Goldingtons Church Lane Sarratt WD3 6HE
Proposal : Formation of an opening in the drawing room for the installation of a door with fanlight				
Observations : The parish council have no objection to this application				
18/0949/FUL	07/06/2018	Suzanne O'Brien	Mr R R	Goldingtons Church Lane Sarratt WD3 6HE
Proposal : Formation of an opening in the drawing room for the installation of a door with fanlight				
Observations : The parish council have no objection to this application				
18/0964/FUL	07/06/2018	Freya Clewley	Mr & Mrs E P	Jalna The Green Sarratt WD3 6BH
Proposal : Single storey and first floor rear extensions with insertion of rear dormer, conversion of garage into habitable accommodation and alterations to site frontage to create new driveway.				
Observations : The parish council have no objection to this application				
18/0999/FUL	07/06/2018	Katy Brackenboro	Mr P T	The Old School House The Green Sarratt WD3 6AS
Signed.....Date.....				

New Applications Received Between 01/06/2018 and 19/06/2018

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
<p>Proposal : Front Porch extension</p> <p>Observations : The Parish Council note the application but as the applicant is a member of the Parish Council, has no comments to make</p>				
18/1021/FUL	11/06/2018	Suzanne O'Brien	Mr T P	York House School Sarratt Road Croxley Green WD3 4LW
<p>Proposal : Provision of temporary Portakabin building for use as a classroom</p> <p>Observations : The parish council have no objection to this application</p>				
18/1022/LBC	11/06/2018	Suzanne O'Brien	Mr T P	York House School Sarratt Road Croxley Green WD3 4LW
<p>Proposal : Listed building consent: Provision of temporary Portakabin building for use as a classroom</p> <p>Observations : The parish council have no objection to this application</p>				
18/1033/CLED	07/06/2018	Tom Norris	Mr C W	Long Pightle Mobile Home Park Chandlers Lane Chandlers Cross WD3 4NE
<p>Proposal : Certificate of Lawfulness Existing Use: Use of land as amenity space provision in connection with mobile home park</p> <p>Observations : The Parish Council note the application. it has no knowledge of the use of the land but has had reports that there has not been continuity of use as amenity land.</p>				
18/1092/RSP	11/06/2018	Matthew Roberts	Mr D C	Little Winch The Common Chipperfield WD4 9BZ
<p>Proposal : Retrospective Erection of an agricultural building to rear of site</p> <p>Observations : The Parish Council has no objection to this application but wish to point out that there is no bridle path to the site from Penmans Green.</p>				
18/1109/FUL	11/06/2018	Scott Volker	Mr I F	Land South of Old House Lane WD4 9AA
<p>Proposal : Removal of existing livery yard buildings and erection of detached dwelling with parking and garden. (this application is for a dwelling that is larger than that approved.</p> <p>Observations : THE COUNCIL REQUEST THAT THIS APPLICATION IS CALLED INTO COMMITTEE.</p> <p>The Parish Council object strongly to this application on the grounds that it is a new dwelling in the Green Belt with no special circumstances being demonstrated. The proposed building due to its size and bulk is over development of the Greenbelt site. It requests that this application is called into committee</p>				
18/1113/LBC	11/06/2018	Suzanne O'Brien	York House School	York House School Sarratt Road Croxley Green WD3 4LW

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

New Applications Received Between 01/06/2018 and 19/06/2018

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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Proposal : Listed building consent: replacement windows

Observations : The parish council have no objection to this application

18/1124/FUL

11/06/2018	Katy Brackenboro	Mr & Mrs C	Mill House Bucks Hill Sarratt WD4 9AT
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Proposal : Two storey side extension and single storey side / rear infill extension

Observations : The parish council have no objection to this application

Applications Received :- 14

NOTIFICATIONS OF PLANNING DECISIONS FROM Three Rivers District Council

Minute Ref

Thu 14 June 2018

District Ref

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

Page No : 1

E 18/0191/FUL	Approved	North End
E 18/0403/FUL	Approved	Ashfield
18/0454/FUL	Approved with Conditions	Potten Farm
E 18/0484/FUL	Approved	Mahogany
E 18/0733/FUL	Approved	Willow Tree
E 18/0804/FUL	Approved	Goldingtons
E 18/0805/LBC	Approved	Goldingtons
E 18/0811/FUL	Approved	The Old Post Office
E 18/0429/PDA	Refused	Callipers Hall Farm

List of Payments made between 1/04/2018 and 30/04/2018

<u>Date</u>	<u>Payee name</u>	<u>Reference</u>	<u>Amount paid</u>	<u>Transaction detail</u>
01/05/2018	T Dean Information	100989	123.71	Refreshments Annual Parish Meeting
01/05/2018	Commissioner	100990	35	Data Protection registration
01/05/2018	P Thorp London Green Belt Council	100991	96.27	Youth Group expenses
01/05/2018	TBS Hygiene	100992	25	Subscription
01/05/2018	B Whitewood	100993	132	Dog waste removal
15/05/2018	Barriers Direct	100994	1934.4	Groundwork
15/05/2018	A Soothill	100995	215.72	Replacement cheque
15/05/2018	J Dawes	100996	72.88	Youth Group expenses
15/05/2018		100997	1920.65	Wages
			<u>4555.63</u>	

*****End Of Minutes*****

[Return to agenda](#)

Outstanding Items for Action: July 2018

/	Reference and date	Title	Action	Status	Target date	Date completed	Who
1.	48/18	The Boot	Clerk to write letter of support for the use of land at the Boot for occasional parking	Letter written and given to Derek Kent.		20/06/2018	
2.	58/18	Environment	Clerk to ask PSCO to attend meeting to discuss issues in the Parish	Email sent 5 th July inviting the police to attend	17/07/18		
3.	62/18	Pavement to front of Village Hall	Clerk to enquire when the pavement would be repaired / resurfaced	Email sent 5 th July	17/07/18		
4.	65/18	The Mulberry Bush	Clerk to arrange further meeting	Meeting took place 5 th July		5/07/18	
5.	8/18	Data protection policy	Clerk to bring draft policy to June meeting	deferred			
6.	32/18	British Legion survey	Clerk to submit freedom of information request to get results	Freedom of information requests only apply to public bodies not private companies.	30/06/18	30/06/18	
7.	266/17	Footpath at Church yard	Obtain costings	Clerk sent forms to W Hobhouse. Forms sent to HCC		14/06/18	
8.	272/17	WW1 sculptures	Clerk to investigate costs	Tommy has arrived and is in the office	15/05/2018	21/06/2018	
9.	241/17	Website	Clerk to update with documents	Website up to date with minutes. Further updates are done on Monday mornings.	ongoing		
10.	218/17	Damage to the green	Clerk to invoice BT,/school/ horse owner for repairs	Invoices sent out 29/1/18. Reminders to be sent 19 th February 1 paid 2 outstanding have been chased. BT requested further information – provided.	31/07/2018		clerk

				To be chased 21/05/2018			
11.	185/17	Parking on The Green	Invite headteacher to January meeting to discuss further. Look into options to bring to council in February	Meeting arranged for 16 th July	06/18		clerk
12.	186/17	TRDC Housing List	Clerk to contact TRDC to establish how people wanting homes in Sarratt can get on the list	Outstanding. Lack of response from TRDC. Letter sent 09/04/2018	31/3/18		
13.	187/17	Panic Alarms	Clerk to put on July agenda investigate if Parish can fund panic alarms	Councillor Mortimer to approach Sarratt Care to discuss further	31/07/18		NM
14.	119/17	Training & Development Policy	Review training each April	Date put into Diary	04/18		Clerk
15.	125/17	Highways	Clerk to contact Ringway to request proper maintenance of George V Way land	Licence chased 14/06	31/03/18		Clerk
16.	126/17	Correspondence	Try and find a metal worker to quote and carry out work to bench Dawes Common	Contact made by NM	31/05/18		DT NM
17.	197/16	HGV signage	Contact highways to have corresponding signs placed at TRDC ends of Bragmans lane etc.	Signs to be put up in new financial year	31/05/18		Clerk

Clerks report July 2018

It has been a busy month. The end of the first quarter already. Q1 budget monitoring report is on the agenda and the paperwork sent out separately to you.

Allotment rents are virtually all in now. The inspections took place at the end of June and 2 cultivation notices have been sent out and general letter reminding plot holders that it is their responsibility to keep the paths and edges in good order will be going out shortly. We currently have 4 vacant plots and no waiting list of people to take them on.

Item No : **New Applications Received Between 01/07/2018 and 31/07/2018**

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
18/1044/FUL	09/07/2018	Lauren Edwards	M & Mrs M	Harriets End Quickmoor Lane Sarratt WD4 9BP

Proposal : Replacement single storey dwelling**Observations :**

18/1069/FUL	09/07/2018	Suzanne O'Brien	York House School Trust	York House School Sarratt Road WD3 4LW
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Proposal : Partial demolition, part redevelopment together with single storey extension and two storey extension to the rear of the listed building, parking provision and associated landscaping**Observations :**

18/1070/LBC	09/07/2018	Suzanne O'Brien	York House School Trust	York House School Sarratt Road WD3 4LW
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Proposal : Partial demolition, part redevelopment together with single-storey extension and a two-storey extension to the rear of the Listed Building, parking provision and associated landscaping**Observations :**

18/1208/RSP	05/07/2018	Suzanne O'Brien	Mr W B	Corner Lodge Sarratt Road Croxley Green WD3 3JF
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Proposal : Retrospective Conversion of outbuilding for habitable accommodation**Observations :**

18/1267/FUL	09/07/2018	Katy Brackenboro	Mrs F	North End The Green Sarratt WD3 6BR
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Proposal : ariation of condition 2 (plan numbers) to allow for alterations to fenestration detail, the provision of two light tunnels to the rear roofslope, addition of a chimney flue and provision of a raised patio and variation of condition 4 (materials) and condition 6 (permitted development rights) to alter the wording of both conditions |**Observations :**

18/1398/FUL	09/07/2018	Adam Ralton	Ralph Trustees Ltd	The Grove Hotel Grove Mill Lane
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Proposal : Erection of a single storey building to be used as a childrens lounge**Observations :**

18/1408/PDA	09/07/2018	David Heighton	Mr & Mrs B	Poachers Retreat Penmans Green WD4 9AY
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New Applications Received Between 01/07/2018 and 31/07/2018

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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Proposal : change of use of agricultural building to a residential dwelling with operational works to building
Observations :

Applications Received :- 7

[Return to agenda](#)

' C ' Contrary to District 'CD' Contrary Delegated

Rivers District Council

Page No : 1

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

E 18/0737/FUL	Approved	Agricultural land
C 18/0879/FUL District COMMENT approved	Approved	Glenesk Local COMMENT The Parish Council objects to this application on the grounds of over development of the site.
E 18/0894/FUL	Approved	5 Clutterbucks
E 18/0900/FUL	Approved	The Grove
E 18/0901/LBC	Approved	The Grove
E 18/0907/FUL	Approved	6 Myrtle Cottages
E 18/0948/LBC	Approved	Goldingtons
E 18/0949/FUL	Approved	Goldingtons
E 18/0964/FUL	Approved	Jalna
18/0999/FUL	Approved	The Old School House
C 18/0662/FUL District COMMENT The proposed development by virtue of its increase in floorspace, increase in ridge height and bulk and massing of the two storey extension would result in disproportionate additions over and above the size of the original building and would constitute an inappropriate form of development which, by definition, would be harmful to the Green Belt. The development would also result in harm to the openness of the Green Belt. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness and the actual harm. As such the proposal is contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the National Planning Policy Framework.	Refused	Penmans End Local COMMENT The parish council have no objection to this application

Sarratt Parish Council

My Ref : 17/0068/ENFNOT
Your Ref :
Date : 10th July 2018
Contact : Mr M Roberts
Extension : 7335
Department : Community &
Environmental Services

RE: Town and Country Planning Act 1990 (As amended) Section 174

Site: The Annexe, Quickmoor Lane, Bucks Hill, Kings Langley, Herts

Development the subject of Enforcement Notice: See alleged breaches below

PINS Appeal Ref: APP/P1940/C/17/3188815

Appellant's Name(s): Mrs Eva Csolak

Dear Sir/Madam,

I am writing to let you know that an appeal has been made to the Secretary of State against an Enforcement Notice issued by the Council relating to the above site. The alleged breach of planning control is:-

Without planning permission the material change of use of the building from its use for purposes incidental to the residential use of the chalet bungalow known as "Glenesk" to use as a single dwelling house within its associated exclusive residential curtilage.

The required remedy for the breach is to:-

- 1) Cease the use of the Building (including its use as a single dwelling house) for purposes not incidental to the use of the dwelling house known as Glenesk.
- 2) Remove the close boarded fencing as shown and all domestic chattels/paraphernalia within or on the Land present in connection with the unauthorised use of the Building.
- 3) Demolish the three structures as shown and remove all resultant materials from the Land.

Time for compliance: TWELVE MONTHS from date this Notice takes effect.

This Notice takes effect on 13th November 2017, unless an appeal is made against it beforehand.

Appellants may appeal under the following grounds:-

(a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;

(b) that those matters have not occurred;

(c) that those matters (if they occurred) do not constitute a breach of planning control;

(d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;

(e) that copies of the enforcement notice were not served as required by section 172;

(f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may constitute by those matters, as the case may be, to remedy any injury to amenity which has been caused by any such breach;

(g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed;

The appellant has appealed under grounds A, D, F and G.

The reason/s for issuing this notice is/are:-

- 1) It appears to the Council that the above breach of planning control has occurred within the last four years.
- 2) The Council do not consider that planning conditions could overcome the objections to the material change of use of the Land.
- 3) The material change of use of the Building to its use as a single dwelling house (with the associated subdivision of the former single residential planning unit comprising the chalet bungalow "Glenesk" to form a separate residential planning unit comprising the Land) has resulted in the intensification of the use of the Land, encroachment on countryside and loss of openness through the erection of outbuildings and the proliferation of residential paraphernalia. The use of the Building as a single dwelling house by virtue of its significant impact on openness constitutes an inappropriate form of development within the Green Belt, which by definition, is harmful to the Green Belt. No very special circumstances exist which clearly outweigh the harm to the Green Belt. The development is therefore contrary to Policy CP11 of the Three Rivers District Council Core Strategy (adopted October 2011), Policy DM2 of the Three Rivers District Council Development Management Policies LDD document (adopted July 2013) and the NPPF (March 2012).

The Enforcement Notice Appeal is to be decided by way of an Informal Hearing. **If you wish to make any comments on these matters or request a copy of the appeal decision letter you should write to the Planning Inspectorate, Room 3E, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, quoting the reference number APP/P1940/C/17/3188815. Any comments you make will be made known to the Appellant. Please make sure you send the Planning Inspectorate 3 copies of any correspondence you send.**

Please note the Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will, however, ensure that your letter is passed on to the Inspector dealing with the appeal. Please ensure that any representations which you wish to make on this appeal are received by the Planning Inspectorate by **07 August 2018** otherwise there is a risk that your representations will not be considered.

Should you require any further information regarding this appeal you are invited to inspect the Council's Statement of Case and the Appellant's full grounds for appeal which will be available for inspection at the offices of the Director of Community and Environmental Services, Three Rivers House, Northway, Rickmansworth, Hertfordshire, WD3 1RL, during normal office hours. It would be advisable to check that the Council's Statement is ready before you come to inspect, although if it is not ready you should not delay the submission of your representations to the Secretary of State.

Please note a copy of the Inspector's decision letter will only be sent to those who ask the Planning Inspectorate for one.

Yours faithfully,

M Roberts

Mr M Roberts
Development Control Officer.

[Return to the agenda](#)



Appeal Decision

Site visit made on 14 May 2018 by J D Westbrook BSc(Econ) Hons, MSc, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 May 2018

Appeal Ref: APP/P1940/D/18/3195786 The Orchard, The Green, Sarratt, Hertfordshire, WD3 6AT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a grant of planning permission subject to conditions.
 - The appeal is made by Mr Brian Fitzgerald against the decision of Three Rivers District Council.
 - The application Ref 17/2390/FUL, dated 13 November 2017, was approved on 4 January 2018, and planning permission was granted subject to conditions.
 - The development permitted is the construction of a single-storey side and rear extension with a pitched roof.
 - The condition in dispute is No 1 which states that: *The following Classes of Schedule 2 Parts 1 & 2 of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking or re-enacting that Order with or without modification) are withdrawn in respect of the development hereby permitted: - Part 1*
Class A - enlargement improvement or other alteration to the dwelling
Class B - enlargement consisting of an addition to the roof
Class C - alteration to the roof
Class D - erection or construction of a porch outside any external door
Class E - building, enclosure or swimming pool for purposes incidental to the enjoyment of the dwelling
Class F - hard surface for any purpose incidental to the enjoyment of the dwelling house Part 2
Class A - gate, fence or wall or other mean of enclosure
No development of any of the above classes shall be constructed or placed on any part of the land the subject of this permission.
- The reason given for the conditions is:
- To ensure the Local Planning Authority are able to retain control over future developments having regard to the limitations of the site within the Metropolitan Green Belt in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and DM2 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).*

Decision

1. The appeal is dismissed.

Main Issues

2. The appeal site lies within the Metropolitan Green Belt and within the Sarratt The Green Conservation Area (CA). The main issues in this case are, therefore, the effects of removing reference to Class E of Part 1 of the Town and Country Planning (General Permitted Development Order) on the Green Belt and on the character or appearance of the CA.

Reasons

3. The appeal property, known as The Orchard, includes a two-storey detached house with a garage, a hard-standing, associated outbuildings and a large rear/side garden. It is accessed by a narrow lane from The Green, a main road running through the village of Sarratt around a linear open space, also known as The Green, which forms the focal point of the Conservation Area of the same name. There is a pair of semi-detached houses immediately to the south of the property. There is a gravelled area, used for car parking, opposite to the entrance of The Orchard, and a primary school beyond that to the south.
4. The area immediately around the appeal property, including a property known as The Forge, and houses fronting onto the western side of The Green, is characterised by large open plots and/or rear gardens, and this reflects the general character of the CA, which, in addition to The Green itself has a number of gaps, public or semi-public spaces and large private gardens.
5. The house currently on the plot is apparently formed from extensions to an earlier building or buildings. A Certificate of Lawful Development was granted in 2000 for the use of the building(s) for residential purposes. Subsequently, planning permission was granted for a single-storey rear extension, and then retrospectively in 2003 for a side and rear extension on a somewhat larger footprint than that previously permitted. In more recent times a series of planning applications for a garage on the site have been refused, whilst a retrospective permission was granted in 2008 for conversion of a store into habitable accommodation. Finally, applications for a replacement roof and a replacement shed have been approved during the last 10 years or so.
6. The retrospective planning permission granted in 2003 included the disputed condition which removed certain permitted development rights from the property, including Class E of Part 1 to Schedule 2 of the General Permitted Development Order (GPDO), which relates to the provision within the curtilage of a dwelling house of any building, enclosure or swimming pool for purposes incidental to the enjoyment of the dwelling. The reason given on the decision notice was to ensure that the Local Planning Authority were able to retain control over future developments, having regard to the limitations of the site within the Metropolitan Green Belt, and in accordance with a range of adopted Development Plan Policies. The appellant contends that such reference to Class E should be removed from the disputed condition on the basis that its inclusion means that the condition, in the context of the Green Belt, does not conform to the tests for conditions as laid down in Paragraph 206 of the National Planning Policy Framework (NPPF).

The Green Belt issue

7. The appellant notes that Paragraph 200 of the NPPF states that planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so. He also notes that the National Planning Practice Guidance (NPPG) states that conditions restricting the future use of permitted development rights ... will rarely pass the test of necessity and should only be used in exceptional circumstances, and that area-wide or blanket removal of freedoms to carry out small scale domestic and nondomestic alterations that would otherwise not require an application for planning permission are unlikely to meet the tests of reasonableness and necessity” (Paragraph: 017 Reference ID: 21a-017-20140306).

8. The appellant has referred to a number of planning appeal cases where the decision of the inspector has been largely based upon the consideration that the fact that the properties were situated within the Green Belt did not in itself constitute the ‘exceptional circumstances’ required to restrict Class E permitted development rights. I concur with this general conclusion, since such use of restrictions on permitted development rights would, if used for that reason alone, have the potential to become the equivalent of a blanket removal of freedoms across all Green Belt land.
9. However, in this case, it is clear from the officer’s report that the Council considers that any additional buildings or enclosures on the site would result in the additional sprawl of built form within the site as well as the loss of openness to the Green Belt. In addition to the undoubted effect on openness that would result from new building on the appeal site, it would also, given the location of the appeal site in a very open area and effectively outside of the main village envelope, represent an encroachment of urban type development into the countryside on the fringe of Sarratt. For this reason, I consider it reasonable and necessary for the Council to retain a degree of control over such development in this sensitive location.

Effect on the Conservation Area

10. The appeal site lies within a Conservation Area. It is therefore necessary to consider the potential impact of removing reference to Class E from the disputed condition on the character or appearance of the CA. The site is to the rear of properties that face The Green. The CA includes what appears to be the historic heart of Sarratt village alongside and around The Green itself. There are a number of older properties along the western side of The Green utilising rustic brick or brick and flint materials. In addition to the spaciousness created by the expanse of The Green, many of the buildings around the southern end of The Green have large plots and/or rear gardens. This openness, together with the design of the majority of buildings in the vicinity, helps to sustain a rural feel to the overall character and appearance of Sarratt, despite later additions to the urban fabric elsewhere in the village and outside of the CA.
11. On the basis of the above, I consider it necessary and reasonable that the Council should retain a degree of control over the scale, design and materials of new buildings in the CA. The condition as written would assist the Council in ensuring that new development would preserve or enhance the character or appearance of the CA.

Conclusion

12. I find that the disputed condition meets the test laid down for conditions in the NPPF and that, in this case, given the location of the appeal site within the Green Belt and the CA, that there are exceptional circumstances making it justifiable for the Council to use the condition as written on the decision notice. It is necessary and relevant in the protection of Green Belt Policy and also to assist compliance with Policies CP1 and CP12 of the Council’s Core Strategy and Policies DM1 and DM2 of its Development Management Policies document. These relate to developments in the Green Belt and the design of development.

J D Westbrook

INSPECTOR

List of Payments made between 01/06/2018 and 30/06/2018

Date Paid	Payee Name	Reference	Amount Paid	Authorized Ref	Transaction Detail
11/06/2018	Remembered Trading Ltd	100998	776.30		Tommy Sculpture
11/06/2018	AUDITING SOLUTIONS	100999	378.00		audit
11/06/2018	VIKING DIRECT	101000	335.70		stationery & equipment
11/06/2018	SARRATT VILLAGE HALL	101001	114.95		room hire
11/06/2018	B WHITEWOOD LTD	101002	3,576.00		Groundwork
11/06/2018	Mrs E Feast	101003	285.00		Tree works 50% share
11/06/2018	TBS Hygiene	101004	132.00		dog waste
21/06/2018	J Dawes	101005	1,903.10		Wages July
21/06/2018	Dacorum borough council	101006	123.59		attachment order final payment
21/06/2018	Sarratt & Chipperfield Communi	101007	40.00		contribution toward village da
21/06/2018	PARISH OF HOLY CROSS	101008	150.00		spotlight donation for pp
21/06/2018	Sarratt & Chipperfield communi	101009	1,000.00		contribution to village websit
21/06/2018	SARRATT VILLAGE HALL	101012	733.32		youth group rent
21/06/2018	Leone Ashby	101013	153.72		youth group bowling
25/06/2018	W Kent	101010	158.40		wages
25/06/2018	Publicity plastics ltd	101011	849.60		parish plan printing
		Total Payments	10,709.68		