

SARRATT PARISH COUNCIL

Parish Office, Village Hall,
The Green, Sarratt, Rickmansworth
Hertfordshire. WD3 6AS
Telephone: 01923 262025
Email: sarratt_parish@btconnect.com



To all Members of the Parish Council

Cllrs: Sarah Dobson, David Turner, Coral Bloom John E. Gell, John Rugg, Dave B. Rees, Anthony M. Soothill, Peter Thorp,

Copy To:- County Cllr. Williams.
District Councillors Butler, Hayward & Wall

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 10th September 2019 at 7.30pm**, when it is proposed to transact the business specified in the following Agenda.

AGENDA

- 119/19 APOLOGIES AND ANNOUNCEMENTS.**
To receive and accept apologies for absence
- 120/19 DECLARATIONS OF INTEREST**
To receive any "Declarations of Interest" in items on the agenda
- 121/19 CO-OPTION OF COUNCILLORS**
To discuss the applications received and co-opt a councillor for the Sarratt Ward.
- 122/19 MINUTES**
To confirm and sign the Minutes of the Council Meetings held on 16th July 2019 and 20th August 2019
- 123/19 MATTERS ARISING AND ACTION PLAN**
To Note Matters arising from the previous Minutes and receive update on Action plan (attached)
- 124/19 TO RECEIVE REPORTS FROM REPRESENTATIVES WHO HAVE ATTENDED MEETINGS ON BEHALF OF THE COUNCIL**
- 125/19 TO RECEIVE AND NOTE THE CLERK'S REPORT**
Clerk's report to follow.

PLANNING

126/19 LEAD COUNCILLOR'S REPORT

127/19 TO COMMENT ON PLANNING APPLICATIONS

To discuss and agree comments on the planning applications on the attached sheet.

128/19 TO NOTE PLANNING DECISIONS

To note the planning decisions.

129/19 PLANNING ENFORCEMENT

To note the list of enforcement actions.

130/19 PLANNING APPEALS

a. Long Roofs Commonwood

NEIGHBOURHOOD PLAN

131/19 NEIGHBOURHOOD PLAN WORKING PARTY PROGRESS

To receive an update

POLICY & RESOURCES

132/19 LEAD COUNCILLOR'S REPORT

133/19 ASSET REGISTER

To Approve the list of assets. (to follow)

134/19 REVIEW OF THE FREEDOM OF INFORMATION POLICY

To note draft schedule and to agree to any additions needed. (to follow)

135/19 APPROVAL OF CHEQUES

To approve the cheques to the total of £2,159.32

ENVIRONMENT

136/19 LEAD COUNCILLORS REPORT

137/19 TREES

To receive and discuss the Quotes received for carrying out Tree Surveys. (to follow)

138/19 GREENS/FOOTPATH

To receive an update

HIGHWAYS

139/19 LEAD COUNCILLORS REPORT

Councillor Gell will give a report at the meeting

140/19 CORRESPONDENCE

141/19 PUBLIC QUESTION TIME

142/19 COUNCILLORS QUESTIONS & COMMENTS

To receive questions and comments from Councillors

143/19 DATE OF NEXT MEETING

The date of the next meeting will be Tuesday 8th October 2019, to be held in the back room, the Village Hall, The Green, Sarratt.

Jan Dawes

Clerk to the Council

Date: 5th September 2019

Co Option

CO-OPTION OF PARISH COUNCILLOR

Name of

Colonel (Retired) Simon Leo Carr Diggins OBE

E-mail address

Phone number

[Redacted area]

Please give your reasons for wishing to join the Parish Council, and explain what you will bring to the

I wish to be considered for co-option as a member of Sarratt Parish Council for the same reason that has motivated much of my life, I believe in public service: supporting your local community, your colleagues and your country. In my career, that has taken many forms: Army Officer; local Town Councillor (Castle Cary); Community Activist; political candidate; and I now work part-time for the NHS, in a CAMHS service. In the case of Sarratt, my family love living here and we wish to contribute to it as well as enjoy it; we see this as our family home and have a strong sense of belonging.

What I hope to bring to the role is both my professional ability to think through and reason often difficult, even so-called 'wicked', problems, a genuine interest in people, and a strong sense of history, community and the environment. Sarratt, like many other villages and communities, is likely to face significant change in the next 10- 15 years; how we effect that change (some externally imposed) will require sensitivity and thoughtfulness so as to sustain all that is currently best in the village; diplomacy and tact, which I hope I possess having spent 5 years as a 'military diplomat', will be helpful.

I am also very conscious of the resource restraints we operate on, in both my current role in the NHS and as the Director of a small family business. Sensible use of finances and other resources is vital; budgets are often limited but can still be used creatively to support worthwhile projects. Other monies are also available and, when a Town Councillor in Castle Cary, we attracted lottery, and corporate sponsorship, money, to renovate a derelict piece of wasteland, in a historic and sensitive location, and transform it into a Community, and Schools, Garden.

Please continue on reverse if required.

Please Note You may be asked to elaborate on the contents of this application letter, and current councillors may

In short, I hope that I have much to offer and look forward to the opportunity to serve Sarratt.

**CO-OPTION OF PARISH COUNCILLOR
for the PARISH OF SARRATT**

Name of applicant:

Address:

NEIL JOHN ALTMAN

Please give your reasons for wishing to join the Parish Council, and explain what you will bring to the Council for the benefit of the village.

My family and I have enjoyed living in Sarratt over the last three years and I am keen to contribute to the community. The role of Parish Councillor seems an ideal opportunity to do that. I am particular keen to explore ways to ensure the village stays vibrant and appeals to a wide range of ages, whether this be through the provision of some affordable housing or through other facilities. In my day job I am a Chartered Surveyor with a small practice based in Northwood. I deal with a wide range of property matters and issues and I am sure some of those skills would be useful in dealing with some of the issues that come before the Council. The nature of my work is such that I am used to dealing with legal documents and planning matters and also attending (and running) meetings. I am used to negotiating and making decisions (sometimes on contentious matters) which I believe would be a benefit.

I feel that I am approachable and having run my own business for over 15 years with a high retention of staff rate is evidence of this.

I also have good knowledge of accounts and general business processes.

I have previously been a Trustee of various small charities and a school governor.

Please continue on reverse if required.

Please Note You may be asked to elaborate on the contents of this application letter, and current councillors may also wish to ask you direct questions before taking a vote.

Signed		Date	9/8/19
--------	--	------	--------

[Return to agenda](#)



Minutes of the Sarratt Parish Council meeting held on Tuesday 16th July 2019 in The Village Hall, The Green, Sarratt

Present: Councillor S Dobson
Councillor D Turner
Councillor C Bloom
Councillor J Gell
Councillor D Rees
Councillor A Soothill

In attendance Mrs J Dawes, Clerk to the Council
4 members of the public

	Action
69/19 APOLOGIES AND ANNOUNCEMENTS Apologies were received recorded and accepted from Councillors Rugg and Thorp.	
70/19 DECLARATIONS OF INTEREST There were none.	
71/19 MINUTES It was proposed by Councillor Turner, seconded by Councillor Rees and RESOLVED that the minutes of the meetings held on 18 th June 2019 and 27 th June 2019 be signed as a true record.	
72/19 MATTERS ARISING AND ACTION PLAN The Clerk updated the Council on the action plan. The website would be fully updated in the coming weeks. The Clerk was currently investigating asset register software. She would liaise with Councillor Thorp and discuss whether the item needed bringing back to council or purchasing outright. The Clerk was asked to ensure that all outstanding matters be added to the action tracker in order that nothing was lost when she leaves.	
73/19 REPORTS FROM REPRESENTATIVES Councillors Rees and Rugg had met with KGV. Councillor Rees had volunteered to temporarily step in as an additional representative until a permanent rep can be found. Councillor Soothill attended a meeting of the Village Hall Committee, plans for the redevelopment of the hall have been prepared but are present on hold until discussions with the scouts take place. Councillor Bloom had been on a tour around the Parish with Whitewoods and would be meeting with the local groups. Councillor Dobson reported that she was unable to attend a meeting of SCCF, Councillor Soothill would attend in her place.	

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

The joint meeting of the parish councils will take place in September

74/19

CLERKS REPORT

The Clerk reported that she was pleased to say that the audit went well and no issues were arising, her report will follow.

She has been looking into asset register software and hope to have chosen one by the meeting next week.

The first litter picking patrol has happened and more are scheduled.

A sign has been purchased and erected at Commonwood House. This will be paid for by the residents.

The office would be closed 11th & 12th July for medical treatment and 23rd & 24th July.

5 Application packs had been sent out for the Clerk vacancy and 1 sent out for the co-option of councillor.

75/19

PLANNING LEAD COUNCILLORS REPORT

Residents of Bucks Hill attended to object to the application at Silverfields, Bucks Hill and were permitted to put forward their objections.

76/19

PLANNING APPLICATIONS

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

77/19

PLANNING DECISIONS

The decisions on the attached sheet were noted.

78/19

PLANNING APPEALS

The Clerk reported on the results of the planning appeal for Glenesk, Quickmore Lane. The Planning Inspector had granted permission for the annexe to be used as a dwelling on a personal basis by the applicant. Once it was no longer required it was to revert back to an annexe for one of the three properties adjacent to it.

79/19

NEIGHBOURHOOD PLAN PROGRESS REPORT

The meetings were proceeding and the working group was meeting with local groups. Invitations to tender for a consultant have been sent out. The group would be putting articles in Spotlight.

80/19

POLICY & RESOURCES LEAD COUNCILLORS REPORT

There was no report.

81/19

PROPOSAL FOR A YOUTH COUNCIL

Following discussions with Cllr Rugg, Councillor Dobson had raised the suggestion of having a youth council and she wished to float the idea with Council to get views. It was agreed that the matter should be investigated further and a paper brought back to Council.

82/19

RISK ASSESSMENTS

The risk assessments had been carried out and a sample checked by Councillor Thorp and an action plan submitted. Action plan to be reviewed in December.

83/19

APPROVAL OF CHEQUES

It was proposed by Councillor Bloom, seconded by Councillor Turner and RESOLVED that the cheques to the value of £9,075.13 as attached to these minutes be approved.

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

- 84/19 TO ELECT A LEAD MEMBER OF ENVIRONMENT**
It was proposed by Councillor Dobson, seconded by Councillor Gell and **RESOLVED** that Councillor Bloom be Lead member for Environment and Councillor Rugg be the deputy.
- 85/19 ENVIRONMENT UPDATE**
Councillor Bloom has a list of people to contact to discuss environment matters and has been on a tour of the area with Andrew Whitewood. One of the things she is keen to tackle is the problem of cyclist on the footpaths.
- 86/19 FOOTPATHS**
The Clerk had chased HCC for the non payment of the strimming invoice and it had been promised by the end of the month.
- 87/19 HIGWAYS LEAD COUNCILLORS REPORT**
Councillor Gell updated the Council on his Highways report that had been previously circulated.
- 88/19 CORRESPONDENCE**
There had been none.
- 89/19 PUBLIC QUESTION TIME**
There were none.
- 90/19 COUNCILLORS QUESTIONS AND COMMENTS**
The Clerk was asked if the Labyrinth was going ahead on The Green this year. The clerk would ask and report back.
The Clerk was asked to change the order of the photographs on the website.
A concern was raised about the car parked in the front garden of Pennyfields, The Clerk would report it to the enforcement officers.
- 91/19 DATE OF NEXT MEETING**
The date of the next meeting will be Tuesday 20th August 2019, to be held in the back room, the Village Hall, The Green, Sarratt.

The meeting closed at 9.00 pm

New Applications Received Between 01/07/2019 and 30/07/2019

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

19/0830/FUL

08/07/2019	Lauren Edwards	M W K W & TT	Silverfields Bucks Hill WD4 9AT
------------	----------------	--------------	---------------------------------------

Proposal : Change of use of existing land and outbuildings to a community school (Class D1)**Observations :** Planning application 19/0830/FUL Silverfields Bucks Hill

The Parish Council strongly objects to this application on the following grounds:-

1. Highways - Bucks Hill is an unclassified single track road. Whilst the increase in traffic may not be significant, in this area it will be material and to the detriment of the neighbourhood. Dropping off and collections of pupils will lead to congestion and inevitable parking in the narrow lane.

2. Parking - There is no schematic for parking included in the application and hence it is unclear how the parking needs can be met. In any event, insufficient parking allocations have been made. Parking Policy for schools (D1) refers to:

" 1 space per full time member of staff = 3 FTE as per application

" 1 space per 10 pupils over age 17 = 1

" One third of total staff provision for visitors = 1

In addition, spaces are required for

" 1 space for the school's MPV as per application = 1

" Residential parking for the people living in the property = 2?

" Plus sufficient space for a drop-off/turning circle as the road is too narrow to accommodate.

As there is no public transport all access will be by private vehicles and vehicles will need to have clear access to turn into the property.

3. Noise - Schools by their very nature generate an amount of noise when the children are playing outside. The application makes clear that the majority of the children's time will be spent outside. The assumption that the neighbours will be at work during this period is erroneous as many of the local residents are retired, and rightly expect a quiet life in this rural residential area.

4. Pollution - The application states that the children's will be involved in bush craft type activities, including the making of bonfires, which will inevitably generate smoke.

5. Security - There is inadequate means of enclosure in the proposal.

Policy DM2 (Green Belt) part (f) conversion of buildings para (iii) states that the Council will only support applications for the re-use/conversion of buildings in the Green Belt "where the scale of the proposed use is not likely to have a detrimental effect on the locality" e.g. noise, smell or traffic in narrow lanes.

Policy DM9 (Pollution) Noise - planning permission will not be granted for development which:-

" Has an unacceptable adverse impact on the indoor and outdoor acoustic environment of existing or planned development

Council considers that the proposal is an inappropriate development in the Green Belt and Council request that if officers are minded to approve this application that it is called in to the Planning Committee.

19/1124/FUL

08/07/2019	Suzanne O' Brien	Mr & Mrs T	5 Deadmans Ash Lane WD3 6AL
------------	------------------	------------	--------------------------------

Proposal : Single storey rear extension, provision of veranda and decking**Observations :** The Parish Council had no objection to this application

NOTIFICATIONS OF PLANNING DECISIONS FROM Three Rivers District Council

Minute Ref

Mon 8 July 2019

District Ref

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

Page No : 1

C 19/0714/FUL

Refused

Silverfields

District COMMENT The proposed single storey rear extension, in conjunction with the previous extensions and alterations would result in disproportionate additions over and above the size of the original dwelling and would therefore be inappropriate by definition. The proposed development would also result in further spread development across the site and would cause 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 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.

Local COMMENT The Parish Council has no objections to this application

E 19/0825/FUL

Refused

Annex Green Hedges

Date	Payee Name	Reference	£ Cheque Amnt	Transaction details
05/06/2019	P Thorp	101160	50.00	Youth Group
05/06/2019	cancelled	101161	0.00	
05/06/2019	JRB Treework	101162	1180.00	tree works
05/06/2019	S Dobson	101163	156.36	Youth Group
05/06/2019	B Whitewood	101164	4490.00	Groundwork
05/06/2019	J Dawes	101165	1910.00	wages
05/06/2019	London Greenbelt Council	101166	25.00	Subscription
05/06/2019	TBS Hygiene	101167	226.20	Dog waste
05/06/2019	Signs of the Times	101168	567.87	Commonwood House sign*
05/06/2019			0.00	
05/06/2019			376.73	Defibrillator cabinet wiring
05/06/2019			92.97	Stationery
Total			9075.13	

* rechargeable

[Return to agenda](#)



Minutes of the Sarratt Parish Council meeting held on Tuesday 20th August 2019 in The Village Hall, The Green, Sarratt

Present: Councillor S Dobson
Councillor D Turner
Councillor C Bloom
Councillor J Gell
Councillor D Rees
Councillor J Rugg
Councillor A Soothill
Councillor P Thorp

In attendance Mrs J Dawes, Clerk to the Council
2 members of the public

		Action
92/19	APOLOGIES AND ANNOUNCEMENTS There were no apologies for absence.	
93/19	DECLARATIONS OF INTEREST There were none.	
94/19	MINUTES Some Councillors had not received the minutes prior to the meeting and some changes had been requested, it was therefore agreed that the minutes would be signed at the September meeting.	
95/19	MATTERS ARISING AND ACTION PLAN The paper copy of the Asset register would be revisited in September.	
96/19	REPORTS FROM REPRESENTATIVES Councillor Soothill had attended a meeting of the SCCF. They would be holding a freshers fair in November and were discussing another village day for next year.	
97/19	CLERKS REPORT The Clerks report is attached to these minutes.	
98/19	PLANNING LEAD COUNCILLORS REPORT There would be a discussion in Part II on The Mulberry Bush.	
99/19	PLANNING APPLICATIONS It was resolved that the following observations be made on the planning applications as shown on the attached sheet.	
100/19	PLANNING DECISIONS The decisions on the attached sheet were noted.	
101/19	PLANNING ENFORCEMENTS	

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

The Clerk had reported a number of possible planning infringements to the enforcement officer that were in the process of being investigated.

102/19 PLANNING APPEALS

An appeal had been lodged by the owners of Long Roofs, Commonwood. The appeal is proceeding under the Householders Appeals Service and there is no opportunity to submit further comments.

103/19 NEIGHBOURHOOD PLAN PROGRESS REPORT

The next meeting of the group would take place in September. A grant of £9000 had been received and the opportunity was taken to apply for extra technical support. All funding must be spent by

104/19 POLICY & RESOURCES LEAD COUNCILLORS REPORT

A further CPR training course would be run on 4th September.

105/19 PROPOSAL FOR A YOUTH COUNCIL

Councillor Dobson had circulated a paper regarding the setting up of the youth council. It was agreed that the targeted age group should be between the ages of 13 and 18. It was proposed by Councillor Dobson, seconded by Councillor Rugg and unanimously **RESOLVED** to go ahead with the creation of a Sarratt Youth Council. Cllr Dobson would place an advert in Spotlight.

106/19 SARRATT YOUTH GROUP

Councillor Thorp had circulated an update on the Youth Group activities.

107/19 APPROVAL OF CHEQUES

It was proposed by Councillor Rugg, seconded by Councillor Bloom and RESOLVED that the cheques to the value of £6278.18 as attached to these minutes be approved.

108/19 LEAD MEMBERS REPORT

Councillor Bloom reported that she was still finding her way around and had contacted people involved with the maintaining the parish. A meeting was being held with the volunteers to discuss future plans. It was proposed to focus on climate change and recycling in the community and a paper would be brought back to a future committee.

The crime statistics reported 6 incidents in the parish in June.

109/19 TREES

Quotes would be obtained for the trees on parish land to be surveyed.

110/19 FOOTPATHS

It would be likely that a replacement footpath warden would be needed in the future.

111/19 HIGHWAYS LEAD COUNCILLORS REPORT

Councillor Gell updated the Council on his Highways report that had been previously circulated. A vehicle had recently had a sign allegedly from the Parish Council stuck with superglue on the windscreen, the Clerk had spoken with the police regarding this and had confirmed that it hadn't been carried out by the parish council.

112/19 CORRESPONDENCE

- a) Sarratt School – request for permission to place a banner on the Cricketers railings – granted for 1 month.
- b) Parish of the Holy Cross – permission for Labyrinth in September and a marquee on 14th September – granted.
- c) Scope – looking for a site in the parish for textile recycling facilities – write back to

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

state no land available but would share with other organisations in the village and put an article in Spotlight

113/19 PUBLIC QUESTION TIME

There were none.

114/19 COUNCILLORS QUESTIONS AND COMMENTS

There were none.

115/19 DATE OF NEXT MEETING

The date of the next meeting will be Tuesday 10th September 2019, to be held in the back room, the Village Hall, The Green, Sarratt.

116/19 PART II

It was proposed by Councillor Dobson, 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

117/19 NEW CLERK

There had been 4 people interviewed and the position had been offered to Caroline Owen who would commence on 4th September 2019. She would be working 9.30 am until 1.30 pm 5 days a week and it was agreed that any extra hour would be paid rather than time in lieu.

118/19 THE MULBERRY BUSH

It was noted that there are no agricultural practices taking place at the Mulberry Bush and all chickens have been removed. It was agreed that as the access across Dawes Common is for agricultural purposes a letter giving 3 months' notice that a gate will be installed should be sent.

The meeting closed at 10.13 pm

Clerks Report August

I am pleased to report that the Council has been awarded £9,000 grant for the neighbourhood plan.

I've reported 3 trees needing emergency works on The Green – the willow, an ash and an oak they are around the school and I feel the work should be done before the children go back to school. The willow has been vandalised and rot has been seen on a previous occasion, the advice from our tree surgeon is to cut hard back to reduce weight and look to plan a new tree near by for when this one fails.



An oak across the road has a lot of dead wood hanging over the path and road, the proposal is to remove this.



A large Ash limb is hanging over the Cricketers car park and dropping branches, the weight is forcing it lower and for safety should be removed.



A tree also came down in Penmans Green landing on a shed and breaking through an internet line. I have passed the matter onto our insurance company.

New Applications Received Between 01/08/2019 and 30/08/2019

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

19/0829/FUL

15/08/2019	Adam Ralton	Ralph Trustees Ltd	The Grove Grove Mill Lane Grove Mill WD3 4TG
------------	-------------	--------------------	---

Proposal : Four storey side extension to north west of existing building to provide 76 additional bedrooms, leisure and conference facilities, associated landscaping, and provision of additional car parking spaces throughout the site

Observations : The Parish Council has no objections to this application but does feel that the proposed number of extra parking spaces is inadequate for the size of the development

19/1226/FUL

01/08/2019	Lauren Edwards	PJ	Newton Cottage Poles Hill WD3 4NR
------------	----------------	----	---

Proposal : two storey side extensions

Observations : The Parish Council has no objection to this application

19/1353/FUL

15/08/2019	Tom Norris	Mr M D	Callipers Hall Farm Quickmoor Lane Sarratt WD4 9BP
------------	------------	--------	---

Proposal : Demolition of single storey rear extension and construction of two storey extension and alterations to fenestration

Observations : The Parish Council have no objection to this application

19/1370/LBC

15/08/2019	Freya Clewley	Gray	The Headmasters Cottage York House School Sarratt Road WD3 4LW
------------	---------------	------	---

Proposal : Installation of two velux windows to the front and two velux windows to the rear and conversion of existing roof space to provide bedroom and ensuite bathroom accommodation

Observations : The Parish Council note this application

19/1412/FUL

15/08/2019	Katy Brackenboro	Mr B F	The Orchard The Green Sarratt WD3 6AT
------------	------------------	--------	--

Proposal : Replacement of storage container and building with new garden store

Observations : The parish Council had no objection to this application but would ask that the following conditions be made. that the proposed building is for residential storage only and no commercial use to be permitted. That no part of the previous buildings or container to remain on site once new store is completed.

19/1498/FUL

15/08/2019	Matthew Roberts	Mr M F	Coniston White Shack Lane Chandlers Cross WD3 4ND
------------	-----------------	--------	--

Signed.....

New Applications Received Between 01/08/2019 and 30/08/2019

Item No :

Ref No :

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

Observations : The Parish Council have no objection to this application. it enquired whether permitted development rights could be removed to ensure that conversion to a dwelling house can not take place

Applications Received :- 6

NOTIFICATIONS OF PLANNING DECISIONS FROM Three Rivers District Council

Minute Ref

Thu 15 August 2019

District Ref

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

Page No : 1

E 19/0947/FUL	Approved	6 Dawes Lane
E 19/1012/FUL	Approved	North End
E 19/1014/FUL	Approved	Woodlea House

C 19/0678/FUL	Refused	The Old Butchers Shop
District COMMENT	Refused	Local COMMENT The Parish Council has no objections to this application

The proposed rear extension and patio area, by reason of their proximity to the TPO Oak, would directly impact the root protection area of the Oak tree, with the proposed extension likely to result in significant future pressures for treeworks to take place. The proposal would therefore be detrimental to the health and vitality of this tree and would be contrary to the long term retention of the Oak tree which is a feature of significant public amenity value. The proposal would fail to comply with the requirements of DM6 of the Development Management Policies and Policies CP1 and CP12 of the Core Strategy (Adopted October 2011).

Cheques paid in July

Date	Payee Name	Reference	£ Cheque Amnt	Transaction details
10/07/2019	P Thorp	101160	100.50	Youth Group
10/07/2019	B Whitewood	101161	2713.20	
10/07/2019	RBS Ltd	101162	145.20	Software support
10/07/2019	TBS Hygiene	101163	180.96	Dog waste
10/07/2019	E.on	101164	98.10	Electricity
10/07/2019	Auditing Solutions	101165	840.00	Audit fee
10/07/2019	Arco Ltd	101166	193.32	Protective equipment
10/07/2019	W Kent	101167	97.10	wages
10/07/2019	J Dawes	101168	1909.80	wages
Total			6278.18	

[Return to agenda](#)

New Applications Received Between 01/09/2019 and 30/09/2019

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**19/1399/FUL**

04/09/2019	Freya Clewley	Mr J S	Red Hall Red Hall Lane Chandlers Cross WD3 4LS
------------	---------------	--------	---

Proposal : Internal alterations, repairs and redecoration including new bathroom fixtures, new kitchen, rewiring and replumbing of heating system (electrics and plumbing to follow existing routes); removal of concrete render and replacement with traditional material (lime); repairs to rotting posts and timbers; repairs to gutter and pointing/repointing w/lime mortar

Observations :**19/1400/LBC**

04/09/2019	Ms Freya Clewley	Mr J S	Red Hall Redhall Lane Chandlers Cross WD3 4LS
------------	------------------	--------	--

Proposal : Listed Building Consent: Internal alterations, repairs and redecoration including new bathroom fixtures, new kitchen, rewiring and replumbing of heating system (electrics and plumbing to follow existing routes); removal of concrete render and replacement with traditional material (lime); repairs to rotting posts and timbers; repairs to gutter and pointing/repointing w/lime mortar

Observations :**19/1519/LBC**

04/09/2019	Tom Norris	Mrs C N	Great Sarratt Hall The Green Sarratt WD3 40D
------------	------------	---------	---

Proposal : Listed Building Consent: Installation of lightweight internal accessible person lift, limited associated works |

Observations :**19/1626/FUL**

04/09/2019	Tom Norris	MR M D	Callipers Hall Farm Quickmoor Lane WD4 9BP
------------	------------	--------	--

Proposal : Change of use of former stables and farm office into a self-contained dwelling including associated parking and landscaping.

Observations :**Applications Received :- 4**[Return to agenda](#)

NOTIFICATIONS OF PLANNING DECISIONS FROM Three Rivers District

Minute Ref **Council** **Thu 5 September 2019** **District Ref**

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

Page No : 1

E 19/1124/FUL Approved 5 Deadmans Ash Lane

[Return to agenda](#)

Enforcement Action

15/0287/COMP - Glenesk, Quickmoor Lane, Sarratt: Material change of use following sale of Glenesk

Personal permission granted for owner. A number of Outbuildings are required to be removed by 2nd October.

16/0178/COMP – The Old Boot Public House, Unauthorised Works: Extension of car park into adjacent field

Planning permission granted under 18/1519/RSP subject to soft and hard landscaping scheme. A discharge of condition application was agreed under 18/2320/DIS and is currently being implemented. Officer to re-visit and check.

17/0092/COMP – Land adjacent to Red Tiles, Penmans Green: Installation of hardstanding, mounting block and commercial use of land

Case to be closed as engineering operation (i.e. hardstanding) considered an appropriate form of development by the NPPF2. Since the case has been opened the increase in hardstanding has not had an impact on openness through placement of vehicles etc. and thus it is not expedient to pursue. To be closed.

17/0151/COMP – Land to the rear of Green End Business Centre: Unauthorised land level alterations within open field

Planning permission refused and enforcement notice served. Enforcement appeal has been lodged and we are currently awaiting the outcome of the appeal.

18/0034/COMP – (Reopened) – Holly Hedges Wood, Woodmans Wood, Ollieberrie Lane, Belsize: Unauthorised residential use of mobile caravan

Further to a recent visit it is apparent that a cabinet on a concrete plinth has been erected close to the road which requires planning permission. There was no residential use on the site as the caravan was vacant and used for storage in associated with the lawful use of the land, as a woodland.

18/0097/COMP – Three Ways, Poles Hill: Material change of use from single dwellinghouse to two dwellings (converted garage)

A Planning Contravention Notice (PCN) was served and answered which indicates that the change of use may be immune by virtue of the 4 year rule. The owner has therefore been advised to submit a Certificate of Lawfulness to demonstrate its lawfulness.

18/0129/COMP – Coniston, White Shack Lane: Subdivision of property: rear outbuildings converted to separate dwelling with garden and access

Following the erection of a new building (Council's emphasis) and an informal meeting, the owner has submitted a planning application for the two storey element of the building (which is proposed to be detached from the lower single storey building) under 19/0177/RSP. This application was refused and a planning appeal was dismissed. A new planning application has been submitted which seeks to remove the first floor (19/1498/FUL).

18/0178/COMP - Coltspring Riding Stables, Sarratt Road: Material Change of Use: Conversion of stable block into residential dwelling

A CLED has been submitted for the use of the stable block as self-contained dwelling under 18/2531/CLED. This application was refused as it was our view that its use for ancillary purposes to the riding stable and thus no material

change of use occurred. Officer to re-visit in due course to ascertain whether the site circumstances have materially altered since our decision.

19/0002/COMP - Petherick Pastures, Bucks Hill, Kings Langley: Alleged use of livery yard as living premises (within mobile home)

Case now closed. A PCN was issued and completed which confirms that it is not being used as a dwelling.

19/0118/COMP – Blacketts Nursery, Rousebarn Lane: Unauthorised Material Change Of Use - business in operation

Officer to visit site.

19/0124/COMP – Long Roofs, Commonwood, Sarratt: Use of site for storage of buildings materials unrelated to the lawful use of the property for residential purposes

No apparent breach but site being monitored.

19/0134/COMP - Maxwell Haus, The Common, Chipperfield: Works not in accordance with planning permission 18/1885/RSP: Greenhouse higher than approved

Officer has advised that a new planning application is required as the greenhouse has not been erected in accordance with the relevant planning permission.

19/0145/COMP – Great Winch, Little Windmill Hill, Chipperfield: Material Change Of Use to B & B

No apparent breach as all occupiers share facilities. Further site visit required.

19/0177/COMP – Silverfields, Bucks Hill, Kings Langley: Replacement outbuilding (not for a purpose incidental to the enjoyment of the dwelling) and alterations to garage

Outbuilding requires planning permission (tied into 19/0830/FUL).

19/0179/COMP - Stables At Wingfield Farm, Dawes Lane, Sarratt: Unauthorised works to stable building

Site visit required.

19/0209/COMP – 25 Church Lane, Sarratt: Unauthorised Outbuilding/Structure

Site visit required.

19/0206/COMP – The Mulberry Bush, Dawes Lane, Sarratt: Unauthorised Use Of Land For Camping ·& Non-Agricultural Use

Discussions are on-going with the Council's legal department concerning the development.

19/0208/COMP – Newton Cottage, Poles Hill, Sarratt: Construction of front boundary walls and alterations to ground levels to frontage including the extension of the driveway

Works require planning permission. Formal letter to be sent out.

[Return to agenda](#)



Appeal Decision

Site visit made on 5 August 2019

by **Richard Aston BSc (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: Friday, 30 August 2019

Appeal Ref: APP/P1940/D/19/3233691

Long Roofs, Commonwood, Sarratt WD4 9BA

• The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.

• The appeal is made by Mr and Mrs Perry against the decision of Three Rivers District Council.

• The application Ref 19/0437/FUL, dated 5 March 2019, was refused by notice dated 7 June 2019.

• The development proposed is 2 dormers to the south east elevation.

Decision

1. The appeal is dismissed.

Main Issue

2. The appeal site lies within the Green Belt but the Council concluded that the proposal should not be regarded as being inappropriate development. On the evidence before me I have no reasons to disagree. The Council refused the application on the grounds of its effect on the character and appearance of the host property and area and accordingly, that is the main issue in this appeal.

Reasons

3. The name of this single storey property, 'Long Roofs', gives a clear indication of its form, character and appearance, derived in this case from a long expanse of terracotta clad mono pitched roof, the full extent of which faces onto Commonwood Common on the edge of this attractive rural hamlet and next to Commonswood House, a 'Locally Important Building' constructed in a mock Tudor style.

4. Despite being set down from the ridge and in from the sides, the flat box projecting form and appearance of the dormers would be wholly unsympathetic to the pitched and uninterrupted form and appearance of the roof and the prevailing domestic vernacular of such additions within the locality. Such unsympathetic additions would appear unduly dominant and visually jarring given the prominence of the roof slope within the streetscene and the eye would be unacceptably drawn to them on the approach into this part of the settlement.

5. Further, having observed at my visit that pitched roof dormers were under construction on the rear roof slope, the introduction of such a markedly different roof form would result in an inappropriate mix of dormer styles on the

host property. Although they would not necessarily be seen together, in such a context this would not represent a high standard of design.

6. For these reasons, the proposal would cause harm to the character and appearance of the host property and area. It would therefore conflict with Policy CP12 of the Three Rivers Core Strategy 2011 and Policy DM1 and Appendix 2 of the Development Management Policies Local Development Document 2013. When taken as a whole and amongst other things these require a high quality of design having regard to context whilst enhancing the amenities and quality of an area and not leading to a deterioration in the quality of the built environment.

Other Matters

7. Although the Council have referred me to Policy DM3, this appears to relate to actual works to locally listed buildings and is not therefore relevant to my determination of this appeal. I acknowledge that a positive recommendation was given by officers but was overturned by the relevant committee. However, the Council's administration and determination of the proposal are not matters for me to address and it is the decision of the Council that I must have regard to as opposed to a recommendation from one of its officers. Members are not bound by that view and are entitled to take a different one, especially on one which involves subjective matters of planning judgement, as is the case here.

Conclusion

8. For the reasons set out above, the harm and conflicts are such that the proposal would conflict with the development plan, when read as a whole. Material considerations, including the National Planning Policy Framework do not indicate that the proposal should be determined other than in accordance with the development plan.

9. Having considered all other matters raised, I therefore conclude that the appeal should be dismissed.

Richard Aston

INSPECTOR

[Return to agenda](#)

List of Payments made between 01/08/2019 and 30/08/2019

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
01/08/2019	TBS Hygiene	101169	180.96		Dog waste
01/08/2019	SARRATT VILLAGE HALL	101171	270.46		Room hire
01/08/2019	J Dawes	101172	1,707.90		August wages
Total Payments			2,159.32		

[Return to agenda](#)