

# STOKE POGES PARISH COUNCIL

Julie Simmonds

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The Village Centre

Rogers Lane

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Buckinghamshire

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## AGENDA

**You are summoned to attend a Meeting of the Planning Committee to be held on Monday 19<sup>th</sup> January 2009 at 8pm in the Lionel Rigby Room at the Village centre, Rogers Lane, Stoke Poges**

**Julie Simmonds  
Clerk**

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- 0084/PL/08 Apologies for Absence**
- 0085/PL/08 Declarations of Interest**
- 0086/PL/08 Minutes**  
Approval of the Minutes of the Planning Meeting held on 15<sup>th</sup> December 2008 (previously circulated)
- 0087/PL/08 Items by Members of Public Present.**
- 0088/PL/08 Planning Applications**
- (i) **To approve delegated decision submitted for Planning Applications for which the response date was prior to this Committee Meeting. See Appendix 1.**
- (ii) **To consider and formulate a response to new Planning Applications received. See Appendix 2. Plus amended plans for information only.**
- 0089/PL/08 Planning Decisions, Enforcements and Appeals.**  
**District Decisions made since the last Planning Committee Meeting. See Appendix 3.**
- 0090/PL/08 Outstanding Enforcements**  
**See Appendix 4.**
- 0091/PL/08 Correspondence**
- 0092/PL/08 Exclusion of the Press & Public**  
Public Bodies (Admission to Meetings) Act 1960  
To **resolve** to exclude the press and public from the following business because publicity would prejudice the public interest by reason of the confidential nature of the business.
- Part two item:- To discuss any possible unlawful buildings or business's which have not been granted enforcement notices and therefore are not public.

## APPENDIX 1 DELEGATED DECISIONS

None

## APPENDIX 2 NEW PLANNING APPLICATIONS RECEIVED

- 08/01966/FUL**      **Flint Cottage, West End lane, Stoke Poges, Bucks, SL2 4LZ**  
Conversion of roof space to habitable accommodation including  
Installation of 6 roof lights.
- 08/02017/FUL**      **11 Penn Meadow, Stoke Poges, Bucks, SL2 4EB**  
Part two storey/part first floor side/rear extension and two storey front  
extension.
- 08/01974/FUL**      **16 Sefton Paddock, Stoke Poges, Bucks, SL2 4PT**  
Rear dormer window.
- 08/02064/FUL**      **14 Hastings Meadow, Bells Hill, Stoke Poges, Bucks, SL2 4EA**  
Detached dwelling and construction of vehicular access.
- 09/00006/FUL**      **14 Hastings Meadow, Bells Hill, Stoke Poges, Bucks, SL2 4EA**  
Single and two storey rear extension.
- 08/02027/TPO**      **Kulm, Stoke Wood, Stoke Poges, Bucks, SL2 4BA**  
1) Removal of dead trees. 2) Thinning of trees in area 1 by 60%, area 2  
by 50% and area 3 by 10%. 3) Removal of dead branches. 4) Removal of  
holly suckers. (SBDC TPO No. 6, 1993).
- 08/02035/TPO**      **Chantry Wood, Hollybush Hill, Stoke Poges, Bucks, SL2 4PX**  
Oak - Remove. (SBDC TPO No. 22, 1997).

## AMENDED PLANS FOR INFORMATION ONLY

None

## APPENDIX 3 PLANNING DECISIONS

- 08/01762/FUL**      **Spring Folly, Hollybush Hill, Stoke Poges, Bucks, SL2 4QB**  
Single storey rear extension. Part two storey part single storey side and  
front extensions.  
**Parish Comments:-** **Object. Policy EP3 (a), (b) & (c) all apply.**  
**Refusal of Planning Permission**
- 08/01830/FUL**      **28 Clevehurst Close, Stoke Poges, Bucks, SL2 4EP**  
Front Porch, Single Storey and two storey side and rear extensions.  
**Parish Comments:-** **Object, concerned at the size and scale of development. We also think**  
**that the scale of building near the boundary to 26 Clevehurst Close is**  
**un neighbourly.**  
**Full Planning Permission**
- 08/01712/FUL**      **Home Farm House, Hockley Lane, Stoke Poges, Bucks, SL2 4QF**  
Agricultural building to replace existing lean-to.  
**Parish Comments:-** **No Objections**

## **Refusal of Planning Permission**

**08/01735/OUT**

**Pinewood Nurseries**

New detached dwelling.

**Parish Comments:-**

**Object. Policy GB6 applies. We do not believe that a case has been proved for a new build in the Green Belt, on the basis of it being an agricultural dwelling, and alternative dwellings are available nearby. Refusal of Outline Planning Permission.**

**08/01790/FUL**

**Hitachi Data Systems Ltd, Sefton Park, Bells Hill, Stoke Poges**

Air conditioning plant and enclosure.

**Parish Comments:-**

The Parish Councillors have not been able to get access to the site and would hope that the officer and SBDC Planning Committee would visit this site which is in the Green Belt and contains a building of significant historical importance to the village (Sefton Park). While this site is within an area that is designated for business within the green belt, the proposed building should still be sympathetic to the surrounding buildings. The timber cladding cannot disguise what seems to be a large box-shaped building and we question whether the scale, layout, height and building form are truly in keeping with the surrounds (EP3 a, b, c, d). We also wonder whether the material - timber cladding - is in keeping (EP3 e). The landscaping may also be adversely affected (EP4 b). There may be a need for a new building to house the plant on this site, but we would question whether this is the kind of development that the district should encourage.

**Full Planning Permission**

**08/01902/FUL**

**3 Glenfields, Stoke Poges, Bucks, SL2 4LS**

Two storey side and part two/part single storey rear extensions. (Amendment To Planning Permission 07/02338/FUL)

**Parish Comments:-**

**No objections assuming that the new layout does not overlook no. 2 Glenfields. Assuming also that SBDC do not object to the additional 3 meter extension.**

**Full Planning Permission**

**08/01901/FUL**

**Karibu, Stoke Wood, Stoke Poges, Bucks, SL2 4AU**

Wooden Garden Room.

**Parish Comments:-**

**No objection as long as it is only used as an occasional room? EP3 applies.**

**Unconditional Planning Permission**

**08/01843/EUC**

**Benrath, Park Road, Stoke Poges, Bucks, SL2 4PA**

Single storey side and rear extension.

**Refusal of Certificate of Lawfulness of Proposed Use or Development.**

## **APPEALS**

None

## **TREE PRESERVATION ORDERS**

**SBD/TPO/01, 2009.**

**Little Haven, Stoke Poges Lane, Stoke Poges, Bucks, SL2 4NP  
TPO No. 1, 2009 Made on 3 trees. Objections or comment by 20<sup>th</sup>  
February 2009.**

## **ENFORCEMENT ACTION**

None

**APPENDIX 4**  
**OUTSTANDING ENFORCEMENTS**

**PART 11**  
**INVESTIGATIONS NOT YET PUBLIC AS NO ENFORCEMENT NOTICE HAS BEEN ISSUED**

**10/12/08 Update on appendix 4 cases from Tony Ralphs are as follows...**

1. **Stoke Grange, Firtree Ave 05/10314/ENF** With the recent change in legislation, it is possible that this development may become PD. The agents are in process of surveying it to see whether the dimensions of the extension comply with the new PD requirements. If it does they would then need to submit a Certificate of Lawfulness application to 'overcome' the Enforcement of the Notice
  - **Stoke Grange, Firtree Ave 05/10314/ENF.** Survey has been completed and a Certificate of Lawfulness application for a modified (lower) roof layout on the extension is expected in the next couple of weeks.
2. **Land at Farthing Green Lane/Frameworkood Road 06/10076/ENF** – a number of further site visits have been made to persuade the owner to comply with the terms of the Notice/EUC. I believe that he will comply and another SV will be made in the next couple of days to verify.
  - **Land at Farthing Green Lane/Frameworkood Road 06/10076/ENF** – latest site visit confirmed compliance with the exception of one additional car stored. Not expedient to take further action at present. Enf notice remains on the land of course to deal with any further breaches
3. **Pinewood Nurseries - Wexham Mowers**
  - (a) **Use of building**
  - (b) **Farm Shops and Signs**

**UPDATE APRIL 08** - Mr. Ralphs (SBDC) has confirmed there are breaches on the site and he will obtain Planning Officer advice relating to the way forward.

**Update 14/10/08 from Tony Ralphs**

- Pinewood Nurseries, Wexham St 07/10211/ENCU – Applications have been invited to regularise the breaches but none received to date.
- Meeting to be held w/c 17<sup>th</sup> November between SBDC and Pinewood to discuss what applications need to be submitted. Meeting postponed until January 09
- Pinewood Nurseries, Wexham St 07/10211/ENCU – Applications have been invited to regularise the breaches but none received to date. Owners are in pre-application discussions with DC officers.

**4. 06/10264/ENBEOP**

**Benrath, Park Road, Stoke Poges, Bucks, SL2 4PA**

**Alleged unauthorised single storey side extension.**

**Update 14/10/08 from Tony Ralphs**

- Benrath, Park Road 06/10264/ENBEOP – Again this case is affected by the legislation change. The owner's agent has indicated that a Certificate of Lawfulness will be submitted for a slightly modified extension which they believe will comply with the new GPDO and not require PP. We are awaiting that application.
- Benrath, Park Road 06/10264/ENBEOP – Certificate of Lawfulness for a slightly modified extension is under consideration at present – ref 08/01843/EUC. **REFUSED 24/12/08**

**5. 08/10015/ENCOND The Old Smithy, 1 & 2 Sefton Park Bungalows & The Farthings, Bells Hill, Stoke Poges, Bucks, SL2 4EG**

**Alleged breach of condition 2 of PP/01783/FUL - Visibility splays.**

5/6/08 from Ciaran Cleeve Planning Enforcement Office:- Several visits have been made the most recent being yesterday; generally the development complies with the approved plans although I believe you have concerns about the element of land adjacent to the recreation ground entranceway. I am submitting a report today and will know more as to our next step following the return of my report.

**Update 14/10/08 from Ciaran Cleeve.**

**I have submitted a final report recommending we close the case and am awaiting a final answer. On-site circumstances appear to comply with the approved plans.**

- 6. Magnolia Farm, Stoke Poges, Bucks.**  
**Unauthorised Shipping Container on site.**  
**Update 14/10/08 from Ciaran Cleeve.**  
**Investigations remain ongoing.**
- 7. West End House, (Penny Green) West End Lane, Stoke Poges, Bucks**  
**Building Work**  
**Update 14/10/08 from Ciaran Cleeve.**  
**I have spoken with the planning agent and we are involved in negotiations to determine what requires permission and ensure the relevant applications are submitted if necessary. 13/1/09 Clerk informed enforcement of spoil being dumped at this site, Mr Cleeve to investigate further.**
- 8. No 9 Vine Road, Stoke Poges, Bucks**  
**Roof conversions with dormers back and front and single storey extension. Possibly Built without planning permission.**  
**Clerk has requested enforcement to find out if this is permitted development.**  
**Update 14/10/08 from Ciaran Cleeve.**  
**A visit has been conducted; I am awaiting the return of my report although I anticipate this development as being Permitted Development.**
- 9. Framewood Manor.**  
**Alleged Unauthorised work carried out on roof was reported to SBDC on 27<sup>th</sup> October 2008.**