

# STOKE POGES PARISH COUNCIL

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The Village Centre

Rogers Lane

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## AGENDA

**You are summoned to attend a Meeting of the Planning Committee to be held on Monday 18<sup>th</sup> May 2009 at 8pm in the Lionel Rigby Room at the Village centre, Rogers Lane, Stoke Poges**

**Julie Simmonds  
Clerk**

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|------------------|---|
| <b>001/PL/09</b> | <b>Apologies for Absence</b>  |
| <b>002/PL/09</b> | <b>Declarations of Interest</b>   |
| <b>003/PL/09</b> | <b>Minutes</b><br>Approval of the Minutes of the Planning Meeting held on 20 <sup>th</sup> April 2009 (previously circulated)   |
| <b>004/PL/09</b> | <b>Items by Members of Public Present.</b>  |
| <b>005/PL/09</b> | <b>Planning Applications</b><br><br>(i) <b>To approve delegated decision submitted for Planning Applications for which the response date was prior to this Committee Meeting. See Appendix 1.</b><br>(ii) <b>To consider and formulate a response to new Planning Applications received. See Appendix 2. Plus amended plans for information only.</b>   |
| <b>006/PL/09</b> | <b>Planning Decisions, Enforcements and Appeals.</b><br><b>District Decisions made since the last Planning Committee Meeting.</b><br><b>See Appendix 3.</b>   |
| <b>007/PL/09</b> | <b>Outstanding Enforcements</b><br><b>See Appendix 4.</b>   |
| <b>008/PL/09</b> | <b>Correspondence</b><br><b>To note Letters received from the Selsdon Consultancy (appended)</b><br><b>To note Reply from Chairman of SPPC (appended)</b><br><b>Letter from Hillingdon BC re: adoption of RAF Uxbridge SPD (appended)</b><br><b>Email from SBDC with some changes to Development Control Team areas (appended)</b>  |
| <b>009/PL/09</b> | <b>Exclusion of the Press &amp; Public</b><br>Public Bodies (Admission to Meetings) Act 1960<br>To <b>resolve</b> 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.<br><br>Part two item:- To discuss any possible unlawful buildings or business's which have not been granted enforcement notices and therefore are not public. |

**Next meeting date:- 15<sup>th</sup> June 2009**

**APPENDIX 1**  
**DELEGATED DECISIONS**  
NONE

**APPENDIX 2**  
**NEW PLANNING APPLICATIONS RECEIVED**

- 09/00471/FUL**      **09/00471/FUL**  
Construction of new golf course facilities including clubhouse and Greenkeepers building with ancillary car parking. Access off Parsonage Lane for greenkeepers maintenance vehicles.
- 09/00560/FUL**      **Dunsley House, Fir Tree Avenue, Stoke Poges, Bucks, SL2 4NN**  
Alterations, pitched roof and chimney.
- 09/00561/FUL**      **35 Freemans Close, Stoke Poges, Bucks, SL2 4ER**  
First floor front/side extension.
- 09/00456/VC**      **Bells Hill Shopping Centre, Bells Hill, Stoke Poges, Bucks**  
Variation of condition 2 of planning permission 06/00266/FUL to Eliminate library floor space and replace with retail floor space.
- 09/00576/CLUED**      **Molyns Cottage, Park Road, Stoke Poges, Bucks, SL2 4PE**  
Application for a certificate of lawfulness for existing: Occupation not in compliance of condition 4 of planning permission ER/2288/71.

**AMENDED PLANS FOR INFORMATION ONLY**  
NONE

**APPENDIX 3**  
**PLANNING DECISIONS**

- 09/00361/FUL**      **West End Cottage, West End Lane, Stoke Poges, Bucks SL2 4NE**  
Replacement detached dwelling incorporating basement, detached garage and Construction of vehicular access.  
**Parish Comments:-** **No objection provided this is not over 50% of the original building. The Block Pavier must be permeable, because West End Lane is liable to flooding.**  
**Full Planning Permission**
- 09/00413/FUL**      **Hawthorne House, West End Lane, Stoke Poges, Bucks, SL2 4NA**  
Outbuilding to house games room in rear garden.  
**Parish Comments:-** **Our previous comments still apply which were:- Object Policies EP3 Use Design and Layout paragraphs (a), (b), (c) and (f) all apply along with policy EP4. This will severely affect the neighbouring property called The Copse.**  
**Full Planning Permission**
- 09/00265/FUL**      **Little Haven, Stoke Poges Lane, Stoke Poges, Bucks, SL2 4NP**  
Detached dwelling, carport & replacement fence, gates & piers to front Boundary. Construction of vehicular access.

**Parish Comments:- Object, Over Development contrary to the GB policies. We are unclear what the original house size is? Therefore we cannot work out what constitutes 50% extra!**

**Refusal of Planning Permission**

**09/00292/CAN**

**Manor House, Park Road, Stoke Poges, Bucks, SL2 4PG**

- 1) Removal of all Salix whips of 3-5 years of age, located around the lake.
- 2) Crown lifting by 3 metres and reduction of Box by 25% to reshape, located in the front garden of West Lodge.
- 3) Reduce Ilex by a third and removal of all saplings between the two Ilex specimens, located in the area of 'first vista'.
- 4) Removal of three Sambucas nigra and 50% reduction of Ilex aquafolium, located in the area of 'second vista'.
- 5) Removal of lowest limb from one of the two Prunus trees and selective lateral reduction of two Prunus, located in area of 'third vista'. (Stoke Park Conservation Area).

**Parish Comments:- We would refer this to the arboriculturalist to decide.  
No TPO required.**

**09/00281/FUL**

**Rotherglen, Gerrards Cross Road, Stoke Poges, Bucks SL2 4EJ**

Single storey front extension, first floor side and part single/part first floor rear extensions.

**Parish Comments:- Object policy EP3 applies. Over development and far too close to Rotherfield - un-neighbourly.  
Full Planning Permission**

**09/00320/CLOPED**

**Kulm, Stoke Wood, Stoke Poges, Bucks, SL2 4BA**

Two storey front extension incorporating triple garage.

**09/00295/LBC**

**2 Framewood Manor, Framewood Road, Stoke Poges, SL2 4QR**

Listed Building Application for: Internal alterations.

**Parish Comments:- We would defer to the SBDC Planning Officers decision on Listed Building status.  
Listed Building Consent**

**09/00278/FUL**

**7 Fircroft Close, Stoke Poges, SL2 4DS**

First floor side and rear extension and single storey side extension.

**Parish Comments:- Object not in keeping with existing building and neighbouring Property. We think that the velux windows look into neighbouring Properties number 6 & 8. Policy EP3 (a), (b) & (d) applies.  
Full Planning Permission**

**09/00280/FUL**

**7 Cherry Orchard, Stoke Poges, Bucks, SL2 4PY**

Detached double garage and wood store. Construction of vehicular access.

**Parish Comments:- No Objections on building. Could highways look at the access issues?  
Under policy TR5?  
Refusal of Planning Permission**

**09/00209/CLOPED**

**Hollybush House, Hollybush Hill, Stoke Poges, Bucks, SL2 4QN**

Rear dormer extension

**09/00198/CLUED**

**Framewood Nursery, Hollybush Hill, Stoke Poges, SL2 4QN**

Application for Certificate of Lawfulness for Existing continued use of land at Framewood Nursery for residential purposes.

**Parish Comments:-** This is a complicated issue we have no objection to it being regularised as a Dwelling but because it's in the Green Belt they have already clearly had their 50% increase so under no circumstances should any further building take place.

**Certificate of Lawful Use or Development**

**09/00426/FUL**

**Vanbrugh House, Fir Tree Avenue, Stoke Poges, Bucks, SL2 4NN**

Single storey side/rear extension to form swimming pool, changing and plant Room.

**Parish Comments:-** No Objections to the change but we question that the windows in the East Elevation do not overlook the neighbouring property.

**Full Planning Permission**

## **APPEALS**

**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.**

**Appeal - Written Reps by 28<sup>th</sup> April 2009**

**Written Reps sent by SPPC**

**Informal Hearing 7<sup>th</sup> July 2009 at 10.00am at SBDC offices.**

## **TREE PRESERVATION ORDERS**

**None**

## **ENFORCEMENT ACTION**

**None**

