

STOKE POGES PARISH COUNCIL

Julie Simmonds

Clerk

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The Village Centre

Rogers Lane

Stoke Poges

Buckinghamshire

SL2 4LP

AGENDA

You are summoned to attend a Meeting of the Planning Committee to be held on Monday 10th August 2009 at 7.30pm in the Lionel Rigby Room at the Village Centre, Rogers Lane, Stoke Poges

**Julie Simmonds
Clerk**

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| 028/PL/09 | Apologies for Absence |
| 029/PL/09 | Declarations of Interest |
| 030/PL/09 | Minutes
Approval of the Minutes of the Planning Meeting held on 20 th July 2009 (previously circulated) |
| 031/PL/09 | Items by Members of Public Present. |
| 032/PL/09 | 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. |
| 033/PL/09 | Planning Decisions, Enforcements and Appeals.
District Decisions made since the last Planning Committee Meeting.
See Appendix 3. |
| 034/PL/09 | Outstanding Enforcements
See Appendix 4.
Update from Cllr Thornton re: conversation with SBDC on enforcements. |
| 035/PL/09 | Correspondence
None |
| 036/PL/09 | 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 items:- To discuss any possible unlawful buildings or business's which have not been granted enforcement notices and therefore are not public. |

Next meeting date: - Monday 21st September 2009

APPENDIX 1 DELEGATED DECISIONS

- 09/00901/FUL** **14 Hastings Meadow, Bells Hill, Stoke Poges, Bucks, SL2 4EA**
Single and two storey rear extension. Detached dwelling and construction of vehicular access.
- Parish Comments:-** **Object. Policy EP3 (a), (b), (d), (f) all apply. Policy H9 too - the new property is not in keeping with the neighbouring properties on Hastings Meadow. The plot for 14A is very narrow (unsuitable for a 3-bedroom property) and we believe that joint access to this property with 14 is not in keeping with the local area. Even with the latest amendments, car parking is also an issue since there is little space. 14 and 14A will have no front garden, just a parking area which is not in keeping with the other semi-detached cottages on Hastings Meadow. We are also concerned that the plans do not show the comparative height/elevations of the properties at 14 and 14A Hastings Meadow as well as the neighbouring property in Penn Meadow. It was clear from our site visit that level of the land at 14A is significantly higher than that of 14, so the new detached property at 14A would either be significantly higher than at 14, or alternatively, if it were built at the same ground level as number 14, it would be significantly lower than the neighbouring property in Penn Meadow. We would also question how a three bed roomed house can be classed as an affordable starter home - which is what the applicant is claiming. Also we feel that this is over-development of the site and un-neighbourly.**
- 09/00893/FUL** **40 Duffield Lane, Stoke Poges, Bucks, SL2 4AD**
Front porch, first floor front/side extension, extension of existing attached Garage and replacement roof.
- Parish Comments:-** **No Objections.**

APPENDIX 2 NEW PLANNING APPLICATIONS RECEIVED

- 09/00887/FUL** **Unit 2, Giles House, Bells Hill Green, Stoke Poges, Bucks, SL2 4EW**
Installation of shop front.
- 09/00931/FUL** **Willow Oak, School Lane, Stoke Poges, Bucks, SL2 4QA**
Single storey rear extension.
- 09/00899/TPO** **The Stag, Wexham Street, Stoke Poges, Bucks, SL3 6PA**
Change of use of 3 parking spaces to hand car wash.
- 09/00954/FUL** **Lanterns, Hollybush Hill, Stoke Poges, Bucks, SL2 4PX**
Front porch. Single storey front/side extension incorporating garage. Front/side first floor side and rear extensions. Front and rear dormers.
- 09/00939/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 and use of land to the rear of Molyns Cottage as part of residential cartilage.
- 09/01000/FUL** **Land at School Lane, Stoke Poges, Buckinghamshire, SL2 4QA**
Use of land for temporary siting of mobile home.

- 09/00994/FUL** **Morumbi, Duffield Lane, Stoke Poges, Bucks, SL2 4AH**
Single storey rear extension and part conversion of existing garage to habitable accommodation.
- 09/01013/FUL** **26 Duffield Lane, Stoke Poges, Bucks, SL2 4AD**
Demolish garage. Single storey side extension.

AMENDED PLANS FOR INFORMATION ONLY

None

APPENDIX 3 PLANNING DECISIONS

- 09/00715/CLUED** **Stoke Park Farm, Park Road, Stoke Poges, Bucks, SL2 4PG**
Application for a Certificate of Lawfulness for existing: Ancillary residential use of outbuilding.
- Parish Comments:-** **No Objections to ancillary use only but must not be approved as a separate unit.**
Certificate of Lawful Use or Development
- 09/00712/TPO** **7 Fircroft Close, Stoke Poges, Bucks,**
Group of large Fir trees - crown thin by 25%. Large Fir Tree - crown lift by 25%. (SBDC TPO No. 12, 1974).
- Parish Comments:-** **No Objections subject to the arboriculturalist's decision.**
Consent Granted in Part, and some parts Refused.
- 09/00668/FUL** **36 Pennylets Green, Stoke Poges, Bucks, SL2 4BT**
Single storey rear extension incorporating garage.
- Parish Comments:-** **No Objections**
Refusal of Planning Permission
- 09/00732/FUL** **Norgeo, Church Lane, Stoke Poges, Bucks, SL2 4PB**
Two storey side/rear extensions.
- Parish Comments:-** **Object:- Object, We suspect that this has already been extended and would now exceed allowances permitted under the Green Belt rules:- i.e. 50% of the original build. Contrary to policies GB10 and EP3.**
Full Planning Permission
- 09/00754/FUL** **Kulm, Stoke Wood, Stoke Poges, Bucks, SL2 4BA**
Two storey front incorporating basement and triple garage.
- Parish Comments:-** **Objection if this requires the removal of any trees needs to be assessed by the arboriculturalist. If this application is considered, we would expect a condition made that the garage is used as a garage only and not in future converted to habitable accommodation.**
Full Planning Permission

09/00771/FUL **Spring Folly, Hollybush Hill, Stoke Poges, Bucks, SL2 4QB**
Part two storey/part single storey side/front and single storey rear
Extensions.

Parish Comments:- **We are concerned that the building on the eastern boundary would affect the light on the neighbouring property Coppellia. Policies EP5 & H9 apply.**
Full Planning Permission

09/00733/CLOPED **Netherwood, Grays Park Road, Stoke Poges, Bucks, SL2 4JG**
Internal alterations
Certificate of Lawfulness of Proposed Use or Development

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 28th April 2009
Written Reps sent by SPPC
NOTED Informal Hearing 7th July 2009 at 10.00am at SBDC offices.
Appeal Allowed.

TREE PRESERVATION ORDERS

None

ENFORCEMENT ACTION

None

APPENDIX 4
OUTSTANDING ENFORCEMENTS

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

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/Framewood 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/Framewood 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

2/7/09 Email received from Lynn Reardon Head of Legal Services at SBDC (appended)

3. Pinewood Nurseries - Wexham Mowers (Officer Tony Ralphs)

(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 17th 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 (Officer Tony Ralphs)

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. Magnolia Farm, Stoke Poges, Bucks. (Officer Ciaran Cleeve)

Unauthorised Shipping Container on site.

Update 14/10/08 from Ciaran Cleeve.

Investigations remain ongoing.

13/7/09 No records exist at Land Registry relating to the legal ownership of the land in question; this in itself would limit any action we could take as enforcement action has to be taken against the land owner, also the presence of a shipping container is not necessarily considered to be development especially in light of the fact it is not connected to on-site utilities or permanently fixed to the ground. This case has reached a stall point as no further information has been received about either the ownership of the land in question or the nature of the use of the container. If you have any further information that may help me with this case it would be greatly appreciated, in the meantime I will make a file note that we need to have a fresh look at this case and make some further enquiries to see if I can discover the site owners identity.

7. West End House, (Penny Green) West End Lane, Stoke Poges, Bucks (Officer Ciaran Cleeve)

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.

13/7/09 Various steps have been taken to address the development and dumping of waste. These have thus far been unsuccessful however, I am due to revisit the site shortly and will be pressing the owners once more for compliance. I will be submitting a report following my next site visit seeking advice as to the expediency of further enforcement action. I believe it is likely we would seek to issue a notice although obviously this is dependent on several factors and is currently merely my opinion.

8. No 9 Vine Road, Stoke Poges, Bucks (Officer Ciaran Cleeve)

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.

13/7/09 I had originally made a visual inspection and found the extensions to be within Permitted Development. I have since been led to believe this *may* not be the case and will therefore be arranging a site visit shortly for the purposes of taking measurements to ensure the property has not breached PD regulations

9. Framewood Manor.

Alleged Unauthorised work carried out on roof was reported to SBDC on 27th October 2008.

**10. Home Farm, School Lane, Stoke Poges, Bucks
3 Houses**

**11. Dog & Pot, Rogers Lane, Stoke Poges, Bucks (Officer Claire Thomson)
Unauthorised take away food outlet. Arctic Lorry where driver sleeps in outbuilding**

19/6/09 In regards to the takeaway van at the Dog and Pot it was considered that this requires planning permission and an application was invited. As you pointed out an application was submitted but was unable to be registered. Our admin team chased up the submission of the missing requirements but eventually the

application was returned. I was also in contact with the owner to chase up the submission of a valid application.

A new application has now been received however unfortunately it was not able to be registered again. I anticipate that this will be validated shortly. The Parish Council will be notified of the application number in any case. Once the application is fully registered it will then give people who have an interest in the site an opportunity to make representations.

In regards to the HGV vehicles which are alleged to be parked on site, I did notice one vehicle on the site back in December but since writing to the owner I have not seen any further vehicles of this nature during any subsequent visits or whilst driving past the site. We have no evidence that this is continuing therefore on this basis there is no action to be taken.

In regards to the allegation that somebody is sleeping in an outbuilding overnight, I have visited the site and checked all of the outbuildings and no breach is occurring.

- 12. Bells Hill Shopping Centre, Bells Hill, Stoke Poges, Bucks (Officer Claire Thompson). (09/10114/ENBEOP)
Alleged unauthorised development-electricity substation.**