

STOKE POGES PARISH COUNCIL

Julie Simmonds

Clerk

theclerk@stokepogeparishcouncil.gov.uk

01753 644803 (Office)



www.stoke-poges.com

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 21st September 2009 at 7.30pm in the Lionel Rigby Room at the Village Centre, Rogers Lane, Stoke Poges

**Julie Simmonds
Clerk**

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| 037/PL/09 | Apologies for Absence |
| 038/PL/09 | Declarations of Interest |
| 039/PL/09 | Minutes
Approval of the Minutes of the Planning Meeting held on 10 th August 2009 (previously circulated) |
| 040/PL/09 | Items by Members of Public Present. |
| 041/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. |
| 042/PL/09 | Planning Decisions, Enforcements and Appeals.
District Decisions made since the last Planning Committee Meeting.
See Appendix 3. |
| 043/PL/09 | Outstanding Enforcements
See Appendix 4. |
| 044/PL/09 | Correspondence
None |
| 045/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 19th October 2009

APPENDIX 1 DELEGATED DECISIONS

NONE

APPENDIX 2 NEW PLANNING APPLICATIONS RECEIVED

- 09/01076/FUL** **7 Cherry Orchard, Stoke Poges, Bucks, SL2 4PY**
Detached double garage/woodstore
- 09/01058/TPO** **Chantry Wood, Hollybush Hill, Stoke Poges, Bucks, SL2 4PX**
T13 Lime - Reduce by 20%. T14 Oak - Reduce by 25%. (SBDC TPO No. 22, 1997)
- 09/01099/FUL** **45 Vine Road, Stoke Poges, Bucks, SL2 4DW**
Single storey rear extension and detached garage.
- 09/01147/FUL** **108 Rogers Lane, Stoke Poges, Bucks, SL2 4LL**
First floor rear extension and alterations to existing ground floor extension.
- 09/01161/TPO** **The Nonsense House, West End Lane, Stoke Poges, Bucks, SL2 4NE**
T1 Oak - crown lift 3 boughs. (SBDC TPO No. 7, 1988).

AMENDED PLANS FOR INFORMATION ONLY

None

APPENDIX 3 PLANNING 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.

Full Planning Permission

09/00887/FUL **Unit 2, Giles House, Bells Hill Green, Stoke Poges, Bucks, SL2 4EW**
Installation of shop front.

Parish Comments:- **No Objections**
Full Planning Permission

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.

Parish Comments:- **No Objections**
Refusal of Certificate of Lawfulness

09/00875/RC **Molyns Cottage, Park Road, Stoke Poges, Bucks, SL2 4PE**
Removal of condition 4 of planning permission ER/2288/71.
Cllr Gillan left the room for the discussion and decision.

Parish Comments:- **No Objections**
Approval of Removal of Condition

09/00854/FUL **7 Chapel Cottages, Chapel Lane, Stoke Poges, Bucks, SL2 4QL**
Side Conservatory.

Parish Comments:- **No Objection assuming it complies with GB rules.**
Full Planning Permission

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.

Parish Comments:- **We do not object in principal however we feel that this is a poor design and policies EP3 (b) and (d) therefore apply.**
Full Planning Permission

09/00899/TPO **The Stag, Wexham Street, Stoke Poges, Bucks, SL3 6PA**
Change of use of 3 parking spaces to hand car wash.

Parish Comments:- **Object. We believe that the noise from the machinery to neighbouring properties and the increase in traffic movements are not acceptable.**
Full Planning Permission

09/00862/FUL **32 Decies Way, Stoke Poges, Bucks, SL2 4EF**
Rear Conservatory.

Parish Comments:- **No Objections**
Full Planning Permission

09/00865/TPO **6 Fircroft Close, Stoke Poges, Bucks, SL2 4DS**
T1 Spruce - prune back branches by 30%. T2 Spruce - prune back by 30%. T3 Spruce - crown lift by removing 4 lower branches. T4 Spruce - prune back by 25%. (SBDC TPO No. 12, 1974)

Parish Comments:- **No Objections however we would be guided by arboraculturalist from SBDC.**
Consent Granted in Part

- 09/01089/ADJ** Penn Wood Primary School and Nursery School, Penn Road, Slough, Bucks, SL2 1PH
Erection of twelve residential units including means of access.
Slough Borough Council Gave No Objections.
- 09/00871/CLOPED** Paddock Views, 38 Duffield Lane, Stoke Poges, Bucks, SL2 4AD
Conversion of garage to habitable accommodation and the rendering and painting of the exterior of the dwelling.
Certificate of Lawfulness
- 09/00855/CLOPED** Kulm, Stoke Wood, Stoke Poges, Bucks, SL2 4BA
Single storey rear extension.
Certificate of Lawfulness
- 09/00864/CLOPED** Pattroyan, Farthing Green Lane, Stoke Poges, Bucks
Rear Dormer
Certificate of Lawfulness
- 09/00809/FUL** Pypers Plot, Park Road, Stoke Poges, Bucks, SL2 4PJ
Redevelopment of site to provide detached dwelling with detached garage.
Parish Comments:- No objections assuming that the calculations of 50% above the original buildings are correct.
Full Planning Permission
- 09/00853/TPO** Laneside, 1 Stoke Court Drive, Stoke Poges, Bucks, SL2 4LT
Two storey front extension, two storey side and rear extension. Conversion of garage into habitable accommodation, extension to roof to provide habitable accommodation and construction of an attached garage.
(Amendment to Planning Permission 08/01026/FUL).
Parish Comments:- Object Over-development of site, not in keeping. Policy EP3 (a) (b) (c) (d) & (f) all apply
Full Planning Permission.

APPEALS

TREE PRESERVATION ORDERS

None

ENFORCEMENT ACTION

None

APPENDIX 4
OUTSTANDING ENFORCEMENTS