

# STOKE POGES PARISH COUNCIL

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The Village Centre

Rogers Lane

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## MINUTES

**Minutes of the Meeting of the Planning Committee held on  
Monday 19<sup>th</sup> January 2009 at 8pm in the Lionel Rigby Room at the Village centre,  
Rogers Lane, Stoke Poges**

**Present:- Cllr L Gillan (Chair), Cllr S Best, Cllr M Fletcher, Cllr C Thornton**

**In Attendance:- Mrs J Simmonds (Clerk)**

**Also Present:- 3 members of public.**

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- 0084/PL/08 Apologies for Absence**  
Apologies were received from Cllr Webber and Mr Duncombe.
- 0085/PL/08 Declarations of Interest**  
Cllr Gillan declared a personal interest in application 08/01966/FUL as she is known to the builder.
- 0086/PL/08 Minutes**  
**RESOLVED** to Approve the Minutes of the Planning Meeting held on 15<sup>th</sup> December 2008
- 0087/PL/08 Items by Members of Public Present.**  
The three members of public were here to listen to the comments made on application number 08/02017/FUL, and gave their objections before the discussion took place.
- 0088/PL/08 Planning Applications**
- (i) **RESOLVED** to approve delegated decision submitted for Planning Applications for which the response date was prior to this Committee Meeting. See Appendix 1.
  - (ii) **RESOLVED** to consider and formulate a response to new Planning Applications received.  
See Appendix 2. Plus amended plans for information only.
- 0089/PL/08 NOTED Planning Decisions, Enforcements and Appeals.**  
**District Decisions made since the last Planning Committee Meeting.**  
See Appendix 3.
- 0090/PL/08 NOTED Outstanding Enforcements**  
See Appendix 4.
- 0091/PL/08 Correspondence**  
None
- 0092/PL/08 Exclusion of the Press & Public**  
Public Bodies (Admission to Meetings) Act 1960  
**RESOLVED** 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 - None

Next Meeting Date:- 16<sup>th</sup> February 2009 - **NOTED**

Meeting ended at:- 9.20pm

Signed

Chairman

Dated

# APPENDIX 1

## NOTED 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.
- Parish Comments:-** **A site visit by SBDC is required to ascertain if this falls into Permitted Development, as we think this may fall into the new category of PD.**
- 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.
- Parish Comments:-** **Object. Policy H11 (a), (b), (c) & (e). Also Policy H9 (a). The floor plan should show Landscaping and Parking but it does not? It is over dominant? We would question the materials and accuracy of the drawing, the wall and garage is missing? Also we question what will happen to the porch of the neighbouring property no 12?**
- 08/01974/FUL**      **16 Sefton Paddock, Stoke Poges, Bucks, SL2 4PT**  
Rear dormer window.
- Parish Comments:-** **No Objections.**
- 08/02064/FUL**      **14 Hastings Meadow, Bells Hill, Stoke Poges, Bucks, SL2 4EA**  
Detached dwelling and construction of vehicular access.
- Parish Comments:-** **Object our previous comments still apply which were:-**  
**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 4-bedroom property) and we believe that joint access to this property with 14 is not in keeping with the local area. Car parking is also an issue since there is little space and it would mean that 14 and 14A had no front garden - 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 (less of an issue). We would also question how a four bed roomed house can be classed as an affordable starter home - which is what the applicant is claiming.**
- 09/00006/FUL**      **14 Hastings Meadow, Bells Hill, Stoke Poges, Bucks, SL2 4EA**  
Single and two storey rear extension.
- Parish Comments:-** **No Objections.**
- 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).

**Parish Comments:-** We would hope that the arboriculturalist will check these and put TPO's on other trees if necessary. There were no drawings attached so we cannot comment further. We object to this being turned into an amenity space.

**08/02035/TPO** Chantry Wood, Hollybush Hill, Stoke Poges, Bucks, SL2 4PX  
Oak - Remove. (SBDC TPO No. 22, 1997).

**Parish Comments:-** We would reply on the arboriculturalist. The drawings mention T14 & T15 no mention of T22??? If the tree is removed we would ask that there would be a replacement.

## AMENDED PLANS FOR INFORMATION ONLY

None

### APPENDIX 3 NOTED 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 unneighbourly.  
**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

## **NOTED 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.**

