

STOKE POGES PARISH COUNCIL

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The Village Centre

Rogers Lane

Stoke Poges

Buckinghamshire

SL2 4LP

MINUTES

MINUTES of the Meeting of the Planning Committee held on Monday 16th February 2009 at 8pm in the Lionel Rigby Room at the Village centre, Rogers Lane, Stoke Poges

Present:- Cllr L Gillan (Chair), Cllr M Fletcher, Mr L Duncombe

In Attendance:- Mrs J Simmonds (Clerk)

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- 0093/PL/09 Apologies for Absence**
Apologies were received from Cllr S Best, Cllr C Thornton, Cllr K Webber.
- 0094/PL/09 Declarations of Interest**
The whole committee and the clerk declared an interest in application number 09/00118/TEMP as the application was made by the Parish Council, no comments were made.
- 0095/PL/09 Minutes**
RESOLVED to Approve the Minutes of the Planning Meeting held on 19th January 2009 which were signed by the Chairman.
- 0096/PL/09 Items by Members of Public Present.**
There were none present.
- 0097/PL/09 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.
- 0098/PL/09 NOTED Planning Decisions, Enforcements and Appeals.**
District Decisions made since the last Planning Committee Meeting.
See Appendix 3.
- 0099/PL/09 NOTED Outstanding Enforcements**
See Appendix 4.
- 0100/PL/09 Correspondence**
None
- 0101/PL/09 Time permitting the committee will look through the new permitted development rights**
All members needed to be present for this item.
- 0102/PL/09 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.

Next meeting date:- 16th March 2009 - NOTED

Signed

Chairman

Dated

APPENDIX 1 NOTED DELEGATED DECISIONS

09/00036/FUL **Harrison House, Fir Tree Avenue, Stoke Poges, Bucks, SL2 4NN**
Construction of vehicular access.
Parish Comments:- **Object Policy TR5, however we believe that this is a highways issue.**

APPENDIX 2 NEW PLANNING APPLICATIONS RECEIVED

09/00045/FUL **Land South of Home Farm, School Lane, Stoke Poges**
Redevelopment of site to provide 2 detached dwellings.
Parish Comments:- **Object, Overdevelopment of Site. Policies GB1, GB3 and EP3 apply.**

09/00073/FUL **Home Farm House, Hockley Lane, Stoke Poges, SL2 4QF**
Agricultural building to replace existing lean-to.
Parish Comments:- **No Objections.**

09/00121/FUL **29 Hazell Way, Stoke Poges, Bucks, SL2 4DD**
Two storey rear extension. Dormer windows to side and rear elevations.
Parish Comments:- **No Objections assuming that the extension does not overshadow the neighbouring properties or affect the outlook or amenity of the neighbours.**

09/00119/FUL **Hawthorne House, West End Lane, Stoke Poges, Bucks SL2 4NA**
Outbuilding to house games room in rear garden.
Parish Comments:- **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.**

09/00118/TEMP **Bells Hill Recreation Ground, Bells Hill, Stoke Poges, Bucks**
Retention of portable buildings for use as changing rooms. (Renewal of Temporary PP 02/00514/TEMP)
No comments

AMENDED PLANS FOR INFORMATION ONLY

None

NOTED APPENDIX 3 PLANNING DECISIONS

- 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.
WITHDRAWN
- 09/00006/FUL** **14 Hastings Meadow, Bells Hill, Stoke Poges, Bucks, SL2 4EA**
Single and two storey rear extension.
- Parish Comments:-** **No Objections.**
WITHDRAWN
- 08/01867/FUL** **Home Farm House, Hockley Lane, Stoke Poges, Bucks, SL2 4QF**
Erection of replacement dwelling.
- Parish Comments:-** **We believe that since 1963 there has been a infill extension between the original house and the garage of a difference construction. We would therefore query whether the original building was 247.5sqm and whether the 50% increase is correct? Does the original garage floor space count? No objections assuming it complies with GB1, GB10, GB11 and EP3.**
Full Planning Permission
- 08/01918/FUL** **3 Martins Plain, Stoke Poges, Bucks, SL2 4PH**
Two storey front and part two storey/part first floor side extensions.
- Parish Comments:-** **We note very minor alterations to the roof pitch but we still believe that our previous comments apply which were:- Object, we would query whether this has had a previous extension which would affect the 50% rule. These are extensive alterations, policy GB1 applies in particular sub paragraphs (h)(i), (h)(ii), (h)(iii). We also believe policies GB10 & EP3 apply.**
Full Planning Permission
- 08/01917/FUL** **Little Haven, Stoke Poges Lane, Stoke Poges, Bucks, SL2 4NP**
Replacement dwelling and detached carport.
- Parish Comments:-** **Object, we are not convinced that the inclusion of permitted development is relevant to the 50% rules of development within the green belt. Policy**

GB11 applies we do not believe the scale is fitting? Policy EP3 also applies. We object to the removal of any established trees and would ask that the arboriculturalist looks before any are removed. We would also like to point out that the address is incorrect and is not Stoke Poges Lane but should be Church Lane.

Refusal of Planning Permission

08/01974/FUL 16 Sefton Paddock, Stoke Poges, Bucks, SL2 4PT

Rear dormer window.

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

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?
Refusal of Planning Permission**

08/01787/TPO Willows, Stoke Court Drive, Stoke Poges, Bucks, SL2 4LU

Oak (T1) - Reduce lower crown by 2 metres, reduce upper crown by 1 metre. (SBDC TPO No. 2, 1963)

**Parish Comments:- No Objections subject to the arboriculturalist's report.
Consent Granted**

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
Refusal of Planning Permission**

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.
Consent Refused.**

08/01967/EUC Hollybush House, Hollybush Hill, Stoke Poges, Bucks, SL2 4QN

Front porch and first floor rear extension.

Certificate of Lawfulness of Proposed Use or Development

08/02072/EUC The Cottage, Stoke Grange, Fir Tree Avenue, Stoke Poges, SL2 4NN

Single storey side extension incorporating a reduction in height of existing Roof to below 4 metres.

Certificate of Lawfulness of Proposed Use or Development

08/02019/EUC Bells Hill Shopping Centre, Bells Hill, Stoke Poges, Bucks

Temporary Site Access

Certificate of Lawfulness of Proposed Use or Development

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.

Consent Granted.

APPEALS

None

TREE PRESERVATION ORDERS

None

ENFORCEMENT ACTION

None