

STOKE POGES PARISH COUNCIL

Julie Simmonds

Clerk

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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 March 2009 at 8pm in the Lionel Rigby Room at the Village centre, Rogers Lane, Stoke Poges

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

In Attendance:- Mrs J Simmonds (Clerk)

- 0103/PL/09 Apologies for Absence**
Apologies were received from Cllr K Webber
- 0104/PL/09 Declarations of Interest**
Cllr Gillan declared an interest in application 09/000111/FUL as she knows the builders.
- 0105/PL/09 Minutes**
RESOLVED to approve the Minutes of the Planning Meeting held on 16th February 2009 which were signed by the chairman.
- 0106/PL/09 Items by Members of Public Present.**
There were none present.
- 0107/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.
- 0108/PL/09 NOTED Planning Decisions, Enforcements and Appeals.**
District Decisions made since the last Planning Committee Meeting.
See Appendix 3.
- 0109/PL/09 NOTED Outstanding Enforcements**
See Appendix 4.
- 0110/PL/09 Correspondence**
None
- 0111/PL/09 Time permitting the committee will look through the new permitted development rights**
There was not enough time.
- 0112/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.

NOTED:- Next meeting date:- 20th April 2009

Meeting ended at 9.30pm

Signed

Chairman

Dated

APPENDIX 1

NOTED DELEGATED DECISIONS

- 09/00122/FUL** **Woodlands, Hoolybush Hill, Stoke Poges, Bucks, SL2 4QN**
Construction of a two storey triple garage with accommodation on first floor and a single storey rear extension.
- Parish Comments:-** **Object Previous Comments apply which were:-**
‘Object Policy GB1 applies. The separate accommodation is a precursor for a new dwelling. This would appear to be over a 50% increase. Over-development in the Green Belt’.
In addition to these comments Policy EP3 applies, we also note that elements of previous extensions have been included in the original measurements of the floor area when they should NOT have been included??
- 09/00141/FUL** **23 Freemans Close, Stoke Poges, Bucks, SL2 4ER**
Single Storey Rear Extension.
- Parish Comments:-** **No Objections so long as not un-neighbourly and the window on the east elevation in the utility room is obscured.**

APPENDIX 2

NEW PLANNING APPLICATIONS RECEIVED

- 09/00111/FUL** **Flint Cottage, West End Lane, Stoke Poges, Bucks, SL2 4LZ**
Conversion of roof space to habitable accommodation including installation of 5 rooflights.
- Parish Comments:-** **No objection so long as this is not overlooking the neighbours and Frosted glass is used for any windows.**
- 09/00130/FUL** **14 Hastings Meadow, Bells Hill, Stoke Poges, Bucks, SL2 4EA**
Erection of detached two storey dwelling and part single storey/part two storey rear extension.
- Parish Comments:-** **Our previous comments 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 3-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 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.

- 09/00149/FUL** Wharncliffe House, Grays Park Road, Stoke Poges, Bucks SL2 4JG
Front & rear dormers.
- Parish Comments:-** Object, policies EP3 (d), GB10 (d) & H11 (a) all apply. We do not believe that these dormers harmonise with the rest of the building.
- 09/00102/CLUED** The Cricket Club, Stoke Green, Stoke Poges, Bucks, SL2 4HT
Application for a Certificate of Lawfulness for existing:- Use of club house for social functions.
- Parish Comments:-** The Parish Council Planning Committee support this application for a Certificate of Lawfulness to continue as they have been doing to provide Social functions ancillary to their functions as a cricket club.
- 09/00247/TEMP** Little Oaks, West End Lane, Stoke Poges, Bucks, SL2 4ND
Two storey front extension.
- Parish Comments:-** No Objections

AMENDED PLANS FOR INFORMATION ONLY

None

APPENDIX 3 NOTED PLANNING DECISIONS

- 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. Application Refused.
- 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
WITHDRAWN

APPEALS

None

TREE PRESERVATION ORDERS

None

ENFORCEMENT ACTION

None

