

# STOKE POGES PARISH COUNCIL

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The Village Centre

Rogers Lane

Stoke Poges

Buckinghamshire

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## MINUTES

### MINUTES of the Meeting of the Planning Committee held on Monday 20<sup>th</sup> April 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, Mr L Duncombe

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

**Also present:-** 3 members of public

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- 0113/PL/09 Apologies for Absence**  
Apologies were received from Cllr K Webber, Cllr C Thornton
- 0114/PL/09 Declarations of Interest**  
Cllr Fletcher declared an interest in application 09/00329/FUL as living next door but one to the property.
- 0115/PL/09 Minutes**  
**RESOLVED** to approval of the Minutes of the Planning Meeting held on 16<sup>th</sup> March 2009 which were signed by the chairman.
- 0116/PL/09 Items by Members of Public Present.**  
Three members of public were present to listen to comments made on application 09/00329/FUL. Mr Mark Wells spoke saying that all three points on which the previous application was refused have been addressed in the new application. 1) Bulk, Height & Size - now 1.5 meters lower, floor area reduced by 50%, South elevation reduced. 2) Parking spaces - the reduced floor area reduces the requirement for parking spaces and now fits the guidelines. 3) Crime prevention - 2 visits have been made from Crime Prevention and they are now happy.
- 0117/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.
- 0118/PL/09 NOTED Planning Decisions, Enforcements and Appeals.**  
**District Decisions made since the last Planning Committee Meeting.**  
See Appendix 3. **RESOLVED** to agree to send further comments to appeals if required.
- 0119/PL/09 NOTED Outstanding Enforcements**  
See Appendix 4.
- 0120/PL/09 Correspondence**

None

**0121/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:- 18<sup>th</sup> May 2009**

**Meeting ended at 10.10pm**

**Signed**

**Chairman**

**Dated**

## APPENDIX 1 NOTED DELEGATED DECISIONS

- 09/00237/CLUED**     **Stoke Park Farm, Park Road, Stoke Poges, Bucks, SL2 4PG**  
Application for Certificate of Lawfulness for existing: Mixed use for residential and worship.
- Parish Comments:-** **No Objections, we support the continued use of the property for prayer and meditation as well as residential use.**
- 09/00265/FUL**     **Little Haven, Stoke Poges Lane, Stoke Poges, Bucks, SL2 4NP**  
Detached dwelling, carport & replacement fence, gates & piers to front Boundary. Construction of vehicular access.
- Parish Comments:-** **Object, Over Development contrary to the GB policies. We are unclear what the original house size is? Therefore we cannot work out what constitutes 50% extra!**
- 09/00280/FUL**     **7 Cherry Orchard, Stoke Poges, Bucks, SL2 4PY**  
Detached double garage and wood store. Construction of vehicular access.
- Parish Comments:-** **No Objections on building. Could highways look at the access issues? Under policy TR5?**

## APPENDIX 2 NEW PLANNING APPLICATIONS RECEIVED

- 09/00281/FUL**     **Rotherglen, Gerrards Cross Road, Stoke Poges, Bucks SL2 4EJ**  
Single storey front extension, first floor side and part single/part first floor rear extensions.
- Parish Comments:-** **Object policy EP3 applies. Over development and far too close to Rotherfield - un-neighbourly.**
- 09/00278/FUL**     **7 Fircroft Close, Stoke Poges, SL2 4DS**  
First floor side and rear extension and single storey side extension.
- Parish Comments:-** **Object not in keeping with existing building and neighbouring Property. We think that the velux windows look into neighbouring Properties number 6 & 8. Policy EP3 (a), (b) & (d) applies.**
- 09/00295/LBC**     **2 Framewood Manor, Framewood Road, Stoke Poges, SL2 4QR**  
Listed Building Application for: Internal alterations.
- Parish Comments:-** **We would defer to the SBDC Planning Officers decision on Listed Building status.**
- 09/00198/CLUED**     **Framewood Nursery, Hollybush Hill, Stoke Poges, SL2 4QN**  
Application for Certificate of Lawfulness for Existing continued use of land at Framewood Nursery for residential purposes.
- Parish Comments:-** **This is a complicated issue we have no objection to it being regularised as a Dwelling but because it's in the Green Belt they have already clearly had**
- their 50% increase so under no circumstances should any further building take place.**
- 09/00377/TPO**     **Bait Ul Zahra, Lakeside Drive, Stoke Poges, Bucks, SL2 4LX**  
T1-Hornbeam-20% crown thin. T2-Plane-15% crown thin. T3-Oak-20% crown thin. (SBDC TPO No. 2, 1963 and No. 4, 1962).

**Parish Comments:- We would refer this to the aboriculturalist to decide.**

**09/00292/CAN**

**Manor House, Park Road, Stoke Poges, Bucks, SL2 4PG**

- 1) Removal of all Salix whips of 3-5 years of age, located around the lake.
- 2) Crown lifting by 3 metres and reduction of Box by 25% to reshape, located in the front garden of West Lodge.
- 3) Reduce Ilex by a third and removal of all saplings between the two Ilex specimens, located in the area of 'first vista'.
- 4) Removal of three Sambucas nigra and 50% reduction of Ilex aquafolium, located in the area of 'second vista'.
- 5) Removal of lowest limb from one of the two Prunus trees and selective lateral reduction of two Prunus, located in area of 'third vista'. (Stoke Park Conservation Area).

**Parish Comments:- We would refer this to the aboriculturalist to decide.**

**09/00361/FUL**

**West End Cottage, West End Lane, Stoke Poges, Bucks SL2 4NE**

Replacement detached dwelling incorporating basement, detached garage and Construction of vehicular access.

**Parish Comments:- No objection provided this is not over 50% of the original building. The Block Pavier must be permeable, because West End Lane is liable to flooding.**

**09/00413/FUL**

**Hawthorne House, West End Lane, Stoke Poges, Bucks, SL2 4NA**

Outbuilding to house games room in rear garden.

**Parish Comments:- Our previous comments still apply which were:- 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.**

**09/00329/FUL**

**St. Andrews Church Centre, Rogers Lane, Stoke Poges, Bucks, SL2 4LN**

Erection of two storey extension. Construction of new vehicular access and Additional car parking.

**Parish Comments:- No objections to size and scale of the building. Our concerns are the turning space where spaces 1,2,3&4 are now. The ingress and egress is also a concern. We are concerned about the dangers when cars are both coming in and out at the same time. Concerns that the fencing along side property 124a screens the house sufficiently and the lighting on the side of the building should be suitable.**

**09/00422/FUL**

**Chantry Wood, Hollybush Hill, Stoke Poges, Bucks, SL2 4PX**

Part two/part single storey front extension incorporating garage. Two storey Side and rear extension.

**Parish Comments:- No objections subject to 1<sup>st</sup> floor side windows being obscured.**

**09/00426/FUL**

**Vanbrugh House, Fir Tree Avenue, Stoke Poges, Bucks, SL2 4NN**

Single storey side/rear extension to form swimming pool, changing and plant Room.

**Parish Comments:- No Objections to the change but we question that the windows in the East Elevation do not overlook the neighbouring property.**

## **NOTED AMENDED PLANS FOR INFORMATION ONLY**

**06/00266/FUL**

**Bells Hill Shopping Centre, Bells Hill, Stoke Poges, Bucks,**

Amendment:- This is a minor amendment to shift library from west to east side of retail building.

**09/00130/FUL**      **14 Hastings Meadow, Bells Hill, Stoke Poges, Bucks, SL2 4EA**  
Amendment:- Correcting discrepancies on original plans.

### **APPENDIX 3**

### **NOTED PLANNING DECISIONS**

**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.**  
**Full Planning Permission**

**09/00222/CLOPED**      **20 Clevehurst Close, Stoke Poges, Bucks, SL2 4EP**  
Outbuilding for use as games and exercise room.  
**Certificate of Lawfulness of Proposed Use or Development**

**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.**  
**Full Planning Permission**

**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.**  
**Full Planning Permission**

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

**09/00122/FUL**      **Woodlands, Hollybush 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??**  
**Full Planning Permission**

**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  
Temporary Planning Permission

- 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.**  
**Refusal of Planning Permission**
- 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.**  
**Certificate of Lawful use or Development**
- 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**  
**Refusal of Planning Permission**
- 09/00247/TEMP** Little Oaks, West End Lane, Stoke Poges, Bucks, SL2 4ND  
Two storey front extension.  
**Parish Comments:-** **No Objections**  
**Full Planning Permission**
- 09/00237/CLUED** Stoke Park Farm, Park Road, Stoke Poges, Bucks, SL2 4PG  
Application for Certificate of Lawfulness for existing: Mixed use for residential and worship.  
**Parish Comments:-** **No Objections, we support the continued use of the property for prayer and meditation as well as residential use.**  
**Certificate of Law use or Development**
- 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.  
Full Planning Permission**

## NOTED APPEALS

**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  
Appeal - Written Reps by 27<sup>th</sup> April 2009**

**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 28<sup>th</sup> April 2009**

**09/00073/FUL Home Farm House, Hockley Lane, Stoke Poges, SL2 4QF**  
Agricultural building to replace existing lean-to.

**Parish Comments:- No Objections.  
Refusal of Planning Permission  
Appeal - Written Reps by 14<sup>th</sup> May 2009**

**08/01184/FUL Feltrim, Gerrards Cross Road, Stoke Poges, SL2 4ET**  
Redevelopment of site to provide one building containing 5 apartments with bin store and bicycle shelter. Construction of vehicular access.

**Parish Comments:-** The Parish Council strongly OBJECTS to this application. Our previous comments still apply as well as the following:-  
The proposed building is still only 4.9 metres from its boundary with 4 Clevehurst Close (which we feel is still too close), a detached bungalow which it will dominate. It is larger in area and footprint than the existing house. The area so far has been free of substantial redevelopment schemes involving apartments, apart from the long standing conversion of Fircroft Court (next door but one) and this proposal would be a precursor to further redevelopment to provide blocks of flats. The proposal is un-neighbourly.  
This proposed block of flats is in an area characterised by detached family houses and adjacent to a bungalow. Furthermore, it is a two and a half storey building inappropriate in this location.  
In lowering the ridge on the south side, there would now be a clear line of sight directly into 4 Clevehurst Close. We object to the balcony on the top of this part of the building.  
The proposal is contrary to Policy EP3 (a) (b) (c) (d) (f) and H9 (iii) (a) (b). The Parish Council also requests that if there are no Tree Preservation Orders on trees on the site, then TPO's should be put in place as soon as possible.  
Concern has been expressed regarding the amount of hard standing instead of the existing gravel and potential problems with rainwater run-off.

All changes to the previous plans are cosmetic only. The plans remain un-neighbourly.

**Refusal of Planning Permission**

**APPEAL ALLOWED**

## **TREE PRESERVATION ORDERS**

**None**

## **ENFORCEMENT ACTION**

**None**