

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

MINUTES

**Minutes of the Meeting of the Planning Committee held on
Monday 18th May 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, Mr M Fletcher.
In Attendance:- Mrs J Simmonds**

MINUTES

- 001/PL/09 Apologies for Absence**
Apologies were received from Cllr K Webber
- 002/PL/09 Declarations of Interest**
Cllr Gillan declared and interest in Application number 09/00576/CLUED being the next door neighbour and a consultee.
- 003/PL/09 Minutes**
RESOLVED to approve the Minutes of the Planning Meeting held on 20th April 2009 which were signed by the Chairman.
- 004/PL/09 Items by Members of Public Present.**
There were none.
- 005/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. of which there were none.
 - (ii) **RESOLVED** to consider and formulate a response to new Planning Applications received. See Appendix 2. Plus amended plans for information only.
- 006/PL/09 NOTED Planning Decisions, Enforcements and Appeals.**
District Decisions made since the last Planning Committee Meeting.
See Appendix 3.
Clerk asked to find out why three applications had been approved as listed under Appendix 3.
- 007/PL/09 NOTED Outstanding Enforcements**
See Appendix 4.
- 008/PL/09 Correspondence**
NOTED Letters received from the Selsdon Consultancy
NOTED Reply from Chairman of SPPC

RESOLVED to approve that Cllr Thornton after consultation with Cllr Webber would contact Tony Ralphs head of enforcement to find out exactly what is happening with the enforcement notice on land at Farthing Green Lane, once established a letter to the Selsdon Consultancy would be sent by the clerk from the Parish Council.

NOTED Letter from Hillingdon BC re: adoption of RAF Uxbridge SPD

NOTED Email from SBDC with some changes to Development Control Team areas

009/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.

RESOLVED to agree that Cllr Thornton after consultation with Cllr Webber would speak to Tony Ralphs head of enforcement to find out why the clerk is continually told that information about investigations which may or may not lead to an enforcement notice being issued, is confidential and that only limited information can be given to her. Also Cllr Thornton will ask why all outstanding investigations are not notified to the Parish Council.

NOTED Next meeting date:- 15th June 2009 - **RESOLVED** to agree to trial starting the Planning meetings at 7.30pm for six months subject to approval from Full Council on 8th June 2009.

Meeting ended at 9.15pm

Signed

Chairman

Dated

**APPENDIX 1
DELEGATED DECISIONS
NONE**

**APPENDIX 2
NEW PLANNING APPLICATIONS RECEIVED**

- 09/00471/FUL** **Farnham Park Golf Course, Park Road, Stoke Poges, Bucks**
Construction of new golf course facilities including clubhouse and Greenkeepers building with ancillary car parking. Access off Parsonage Lane for greenkeepers maintenance vehicles.
- Parish Comments:-** **No Objections, however the Parish Council is aware of crime in the present car park and cars being broken into and would hope that crime prevention has been considered in these plans.**
- 09/00560/FUL** **Dunsley House, Fir Tree Avenue, Stoke Poges, Bucks, SL2 4NN**
Alterations, pitched roof and chimney.
- Parish Comments:-** **No Objections.**
- 09/00561/FUL** **35 Freemans Close, Stoke Poges, Bucks, SL2 4ER**
First floor front/side extension.
- Parish Comments:-** **No Objections.**
- 09/00456/VC** **Bells Hill Shopping Centre, Bells Hill, Stoke Poges, Bucks**
Variation of condition 2 of planning permission 06/00266/FUL to Eliminate library floor space and replace with retail floor space.
- Parish Comments:-** **Object on the grounds that we do not want to lose the amenity space for a library in this village under any circumstances.**
- 09/00576/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.
Cllr Gillan left the room whilst these comments were formed.
- Parish Comments:-** **No Objections**

**AMENDED PLANS FOR INFORMATION ONLY
NONE**

**APPENDIX 3
PLANNING DECISIONS**

- 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.**
Full Planning Permission

- 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.**
Full Planning Permission
- Clerk to ask why this was given permission when previously refused.**
- 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!**
Refusal of Planning Permission
- 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 arboriculturalist to decide.**
No TPO required.
- 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.**
Full Planning Permission
- Clerk to find out why this was permitted when clearly it is un-neighbourly and overdevelopment.**
- 09/00320/CLOPED** **Kulm, Stoke Wood, Stoke Poges, Bucks, SL2 4BA**
Two storey front extension incorporating triple garage.
Certificate of Lawfulness
- 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.**
Listed Building Consent
- 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.

Full Planning Permission

Clerk to find out why this was granted.

- 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?**
Refusal of Planning Permission
- 09/00209/CLOPED** **Hollybush House, Hollybush Hill, Stoke Poges, Bucks, SL2 4QN**
Rear dormer extension
Refusal of Certificate of Lawfulness
- 09/00198/CLUED** **Framework Nursery, Hollybush Hill, Stoke Poges, SL2 4QN**
Application for Certificate of Lawfulness for Existing continued use of land at Framework 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.**
Certificate of Lawful Use or Development
- 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.**
Full Planning Permission

APPEALS

- 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 28th April 2009
Written Reps sent by SPPC
NOTED Informal Hearing 7th July 2009 at 10.00am at SBDC offices.

TREE PRESERVATION ORDERS

None

ENFORCEMENT ACTION

