

STOKE POGES PARISH COUNCIL

Julie Simmonds

Clerk

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The Village Centre

Rogers Lane

Stoke Poges

Buckinghamshire

SL2 4LP

MINUTES

You are summoned to attend a Meeting of the Planning Committee to be held on Monday 10th August 2009 at 7.30pm in the Lionel Rigby Room at the Village Centre, Rogers Lane, Stoke Poges

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

In Attendance:- Mrs J Simmonds (Clerk)

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- 028/PL/09 Apologies for Absence**
Apologies were received from Cllr K Webber
- 029/PL/09 Declarations of Interest**
Cllr Gillan declared an interest in application 09/00939/CLUED as a neighbour and left the room during the discussion and decision.
- 030/PL/09 Minutes**
RESOLVED to approve the Minutes of the Planning Meeting held on 20th July 2009 which were signed by the chairman.
- 031/PL/09 Items by Members of Public Present.**
There were none.
- 032/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.
- 033/PL/09 NOTED Planning Decisions, Enforcements and Appeals.**
District Decisions made since the last Planning Committee Meeting.
See Appendix 3.
- 034/PL/09 NOTED Outstanding Enforcements**
See Appendix 4.
Update from Cllr Thornton re: conversation with SBDC on enforcements.
- 035/PL/09 Correspondence**
None
- 036/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 items:- To discuss any possible unlawful buildings or business's which have not been granted enforcement notices and therefore are not public.

Next meeting date: - Monday 21st September 2009 - NOTED

Meeting ended at 8.40pm

Signed

Chairman

Dated

APPENDIX 1 DELEGATED DECISIONS

- 09/00901/FUL** **14 Hastings Meadow, Bells Hill, Stoke Poges, Bucks, SL2 4EA**
Single and two storey rear extension. Detached dwelling and construction of vehicular access.
- Parish Comments:-** **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. Even with the latest amendments, car parking is also an issue since there is little space. 14 and 14A will have no front garden, just a parking area 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. 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.**
- 09/00893/FUL** **40 Duffield Lane, Stoke Poges, Bucks, SL2 4AD**
Front porch, first floor front/side extension, extension of existing attached Garage and replacement roof.
- Parish Comments:-** **No Objections.**

APPENDIX 2 NEW PLANNING APPLICATIONS RECEIVED

- 09/00887/FUL** **Unit 2, Giles House, Bells Hill Green, Stoke Poges, Bucks, SL2 4EW**
Installation of shop front.
- Parish Comments:-** **No Objections**
- 09/00931/FUL** **Willow Oak, School Lane, Stoke Poges, Bucks, SL2 4QA**
Single storey rear extension.
- Parish Comments:-** **No Objections**
- 09/00899/TPO** **The Stag, Wexham Street, Stoke Poges, Bucks, SL3 6PA**
Change of use of 3 parking spaces to hand car wash.
- Parish Comments:-** **Object. We believe that the noise from the machinery to neighbouring properties and the increase in traffic movements are not acceptable.**
- 09/00954/FUL** **Lanterns, Hollybush Hill, Stoke Poges, Bucks, SL2 4PX**
Front porch. Single storey front/side extension incorporating garage. Front/side first floor side and rear extensions. Front and rear dormers.
- Parish Comments:-** **We do not object in principal however we feel that this is a poor design and policies EP3 (b) and (d) therefore apply.**

- 09/00939/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 and use of land to the rear of Molyns Cottage as part of residential cartilage.
- Parish Comments:-** **No Objections**
- 09/01000/FUL** **Land at School Lane, Stoke Poges, Buckinghamshire, SL2 4QA**
Use of land for temporary siting of mobile home.
- Parish Comments:-** **Object. Inappropriate use of Green Belt Land. Policy GB1 applies.**
- 09/00994/FUL** **Morumbi, Duffield Lane, Stoke Poges, Bucks, SL2 4AH**
Single storey rear extension and part conversion of existing garage to habitable accommodation.
- Parish Comments:-** **No Objections.**
- 09/01013/FUL** **26 Duffield Lane, Stoke Poges, Bucks, SL2 4AD**
Demolish garage. Single storey side extension.
- Parish Comments:-** **No Objections**

NOTED AMENDED PLANS FOR INFORMATION ONLY

None

NOTED APPENDIX 3 PLANNING DECISIONS

- 09/00715/CLUED** **Stoke Park Farm, Park Road, Stoke Poges, Bucks, SL2 4PG**
Application for a Certificate of Lawfulness for existing: Ancillary residential use of outbuilding.
- Parish Comments:-** **No Objections to ancillary use only but must not be approved as a separate unit.
Certificate of Lawful Use or Development**
- 09/00712/TPO** **7 Fircroft Close, Stoke Poges, Bucks,**
Group of large Fir trees - crown thin by 25%. Large Fir Tree - crown lift by 25%. (SBDC TPO No. 12, 1974).
- Parish Comments:-** **No Objections subject to the arboriculturalist's decision.
Consent Granted in Part, and some parts Refused.**
- 09/00668/FUL** **36 Pennylets Green, Stoke Poges, Bucks, SL2 4BT**
Single storey rear extension incorporating garage.
- Parish Comments:-** **No Objections
Refusal of Planning Permission**
- 09/00732/FUL** **Norgeo, Church Lane, Stoke Poges, Bucks, SL2 4PB**
Two storey side/rear extensions.

Parish Comments:- **Object:-** Object, We suspect that this has already been extended and would now exceed allowances permitted under the Green Belt rules:- i.e. 50% of the original build. Contrary to policies GB10 and EP3.
Full Planning Permission

09/00754/FUL **Kulm, Stoke Wood, Stoke Poges, Bucks, SL2 4BA**
Two storey front incorporating basement and triple garage.

Parish Comments:- **Objection if this requires the removal of any trees needs to be assessed by the arboriculturalist. If this application is considered, we would expect a condition made that the garage is used as a garage only and not in future converted to habitable accommodation.**
Full Planning Permission

09/00771/FUL **Spring Folly, Hollybush Hill, Stoke Poges, Bucks, SL2 4QB**
Part two storey/part single storey side/front and single storey rear Extensions.

Parish Comments:- **We are concerned that the building on the eastern boundary would affect the light on the neighbouring property Coppellia. Policies EP5 & H9 apply.**
Full Planning Permission

09/00733/CLOPED **Netherwood, Grays Park Road, Stoke Poges, Bucks, SL2 4JG**
Internal alterations
Certificate of Lawfulness of Proposed Use or Development

NOTED 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.
Appeal Allowed.

NOTED TREE PRESERVATION ORDERS

None

NOTED ENFORCEMENT ACTION

None