

STOKE POGES PARISH COUNCIL

Julie Simmonds

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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 21st September 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, Cllr C Thornton, Mr L Duncombe
In Attendance:- Julie Simmonds (Clerk)**

- 037/PL/09 Apologies for Absence**
Apologies were received from Cllr K Webber.
- 038/PL/09 Declarations of Interest**
There were none
- 039/PL/09 Minutes**
RESOLVED to approve the Minutes of the Planning Meeting held on 10th August 2009 which were signed by the Chairman.
- 040/PL/09 Items by Members of Public Present.**
There were none.
- 041/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. There were none. 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.
- 042/PL/09 NOTED Planning Decisions, Enforcements and Appeals.**
District Decisions made since the last Planning Committee Meeting.
See Appendix 3.
The clerk was asked to find out if a planning officer could attend one of our planning meetings to answer a few questions and try to help our councillors to understand the decision making process. Cllr Thornton to write a short report for the next meeting to show differences between our decisions and the District's decisions.
- 043/PL/09 NOTED Outstanding Enforcements**
See Appendix 4.
- 044/PL/09 NOTED Correspondence**
Noted letter from SBDC regarding the electricity sub-station at Bells Hill (appended).
- 045/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.

NOTED Next meeting date: - Monday 19th October 2009

Meeting ended at 8.25pm.

Signed

Chairman

Dated

APPENDIX 1 DELEGATED DECISIONS

NONE

APPENDIX 2 NEW PLANNING APPLICATIONS RECEIVED

- 09/01076/FUL** **7 Cherry Orchard, Stoke Poges, Bucks, SL2 4PY**
Detached double garage/woodstore
Parish Comments:- **No Objections.**
- 09/01058/TPO** **Chantry Wood, Hollybush Hill, Stoke Poges, Bucks, SL2 4PX**
T13 Lime - Reduce by 20%. T14 Oak - Reduce by 25%. (SBDC TPO No. 22, 1997)
Parish Comments:- **Subject to the arboriculturalists report we have no objections. We would however ask that you check that the Oak Tree is not being undermined by other means as this has already had a removal refused, and we have notified you of damage made to this tree by a lorry. Also the paperwork refers to a Lime tree but the drawing says Elm tree??**
- 09/01099/FUL** **45 Vine Road, Stoke Poges, Bucks, SL2 4DW**
Single storey rear extension and detached garage.
Parish Comments:- **No Objections.**
- 09/01147/FUL** **108 Rogers Lane, Stoke Poges, Bucks, SL2 4LL**
First floor rear extension and alterations to existing ground floor extension.
Parish Comments:- **No Objections, however we are concerned about the effect of sunlight and daylight on the neighbouring property number 110, Policy EP5 applies, also appendix 8 (3.1) and (7.1) apply predominately light. Also as this is a two storey extension we would ask if a 1 meter gap is needed?**
- 09/01161/TPO** **The Nonsense House, West End Lane, Stoke Poges, Bucks, SL2 4NE**
T1 Oak - crown lift 3 boughs. (SBDC TPO No. 7, 1988).
Parish Comments:- **Subject to the arboriculturalists report we have no objections.**

NOTED AMENDED PLANS FOR INFORMATION ONLY None

NOTED APPENDIX 3 PLANNING 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.

Full Planning Permission

**09/00887/FUL Unit 2, Giles House, Bells Hill Green, Stoke Poges, Bucks, SL2 4EW
Installation of shop front.**

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

**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
Refusal of Certificate of Lawfulness**

**09/00875/RC Molyns Cottage, Park Road, Stoke Poges, Bucks, SL2 4PE
Removal of condition 4 of planning permission ER/2288/71.
Cllr Gillan left the room for the discussion and decision.**

**Parish Comments:- No Objections
Approval of Removal of Condition**

**09/00854/FUL 7 Chapel Cottages, Chapel Lane, Stoke Poges, Bucks, SL2 4QL
Side Conservatory.**

**Parish Comments:- No Objection assuming it complies with GB rules.
Full Planning Permission**

**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.
Full Planning Permission**

**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.
Full Planning Permission**

09/00862/FUL 32 Decies Way, Stoke Poges, Bucks, SL2 4EF

- Rear Conservatory.
- Parish Comments:- No Objections
Full Planning Permission**
- 09/00865/TPO 6 Fircroft Close, Stoke Poges, Bucks, SL2 4DS**
T1 Spruce - prune back branches by 30%. T2 Spruce - prune back by 30%. T3 Spruce - crown lift by removing 4 lower branches. T4 Spruce - prune back by 25%. (SBDC TPO No. 12, 1974)
- Parish Comments:- No Objections however we would be guided by arboriculturalist from SBDC.
Consent Granted in Part**
- 09/01089/ADJ Penn Wood Primary School and Nursery School, Penn Road, Slough, Bucks, SL2 1PH**
Erection of twelve residential units including means of access.
Slough Borough Council Gave No Objections.
- 09/00871/CLOPED Paddock Views, 38 Duffield Lane, Stoke Poges, Bucks, SL2 4AD**
Conversion of garage to habitable accommodation and the rendering and painting of the exterior of the dwelling.
Certificate of Lawfulness
- 09/00855/CLOPED Kulm, Stoke Wood, Stoke Poges, Bucks, SL2 4BA**
Single storey rear extension.
Certificate of Lawfulness
- 09/00864/CLOPED Pattrayan, Farthing Green Lane, Stoke Poges, Bucks**
Rear Dormer
Certificate of Lawfulness
- 09/00809/FUL Pypers Plot, Park Road, Stoke Poges, Bucks, SL2 4PJ**
Redevelopment of site to provide detached dwelling with detached garage.
- Parish Comments:- No objections assuming that the calculations of 50% above the original buildings are correct.
Full Planning Permission**
- 09/00853/TPO Laneside, 1 Stoke Court Drive, Stoke Poges, Bucks, SL2 4LT**
Two storey front extension, two storey side and rear extension. Conversion of garage into habitable accommodation, extension to roof to provide habitable accommodation and construction of an attached garage. (Amendment to Planning Permission 08/01026/FUL).
- Parish Comments:- Object Over-development of site, not in keeping. Policy EP3 (a) (b) (c) (d) & (f) all apply
Full Planning Permission.**

APPEALS

None

TREE PRESERVATION ORDERS

None

ENFORCEMENT ACTION

None