

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 18th January 2010 at 7.30pm in the Lionel Rigby Room at the Village Centre,
Rogers Lane, Stoke Poges**

Present:- Cllr Gillan (Chair), Cllr Best, Cllr Fletcher, Cllr Thornton.

In Attendance:- Mrs J Simmonds (Clerk)

Also Present:- Mr Sam Dodd (Planning Officer from South Bucks District Council)

076/PL/09 Items by Members of Public Present.

There were none.

077/PL/09 Apologies for Absence

Apologies were received from Mr Lee Duncombe

078/PL/09 Declarations of Interest

Members to declare any personal interest in any item of business as defined in the Code of Conduct 2007. If that interest is a prejudicial interest as defined in the Code, the member should withdraw from the meeting for that item.

There were none.

079/PL/09 Minutes

RESOLVED to Approve the Minutes of the Planning Meeting held on 14th December 2009 which were signed by the Chairman.

080/PL/09 Visit from Mr Sam Dodd Planning Officer from South Bucks District Council

Mr Dodd kindly attended this meeting to answer general questions from the committee about how the District Council determine their decisions on the Planning Applications. Discussions included what criteria should we use in our comments to held SBDC make their decision, Green Belt rules, Conditions, Boundary Treatments, Permitted Development, Certificate of Lawfulness, Parish Council Comments, Neighbouring properties being informed of applications, Enforcements. At the end of the discussion the Parish Council offered their help to District as a point of contact if they have any queries on any applications in the area. Mr Dodd said that we in turn could contact him at any time if we had any queries at all. Mr Dodd left at 8.45pm

081/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.

082/PL/09 NOTED Planning Decisions, Enforcements and Appeals.
District Decisions made since the last Planning Committee Meeting.
See Appendix 3.

083/PL/09 NOTED Outstanding Enforcements
See Appendix 4.

084/PL/09 Correspondence
None

085/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.
None

NOTED Next meeting date: - 15th February 2010

Meeting ended at 9.45pm

Signed

Chairman

Dated

APPENDIX 1 DELEGATED DECISIONS

None

APPENDIX 2 NEW PLANNING APPLICATIONS RECEIVED

- 09/01645/FUL** **Stoke Place, Stoke Green, Stoke Poges, Bucks, SL2 4HT**
Refurbishment of Garden Cottage, demolition of outbuildings, new Colonnade of guest bedrooms.
- Parish Comments:-** **No Objections subject to the conservation officers agreement that this is in keeping with the original William and Mary building. The vehicular access to the rear needs to be maintained into the inner paddock. All of the architectural features to the wall, gates, openings etc should be retained at all times.**
- 09/01644/LBC** **Stoke Place, Stoke Green, Stoke Poges, Bucks, SL2 4HT**
Listed Building Consent for:-Refurbishment of Garden Cottage, demolition of outbuildings, new colonnade of guest bedrooms.
- Parish Comments:-** **No Objections subject to the conservation officers agreement that this is in keeping with the original William and Mary building. The vehicular access to the rear needs to be maintained into the inner paddock. All of the architectural features to the wall, gates, openings etc should be retained at all times.**
- 09/01718/FUL** **28 Pennylets Green, Stoke Poges, Bucks, SL2 4BT**
Part single storey/part two storey rear extension, extension to porch and alterations to fenestration.
- Parish Comments:-** **No Objections.**
- 09/01738/ADV** **Pinewood Nurseries, Wexham Street, Stoke Poges, Bucks, SL3 6NB**
Two metal non-illuminated post signs.
- Parish Comments:-** **No Objections but we would like to ask that any other illegal signage is removed.**
- 09/01742/FUL** **Pinewood Nurseries, Wexham Street, Stoke Poges, Bucks, SL3 6NB**
Retrospective change of use to display retail products related to gardening and horticulture.
- Parish Comments:-** **No Objections so long as the products are kept to gardening and horticulture.**
- 09/01746/TPO** **Sefton Park, Bells Hill, Stoke Poges, Bucks, SL2 4JS**
Remove lowest branch on Beech Tree (SBDC TPO No. 12, 1998)
- Parish Comments:-** **No Objections subject to the arboriculturalists report.**
- 09/01682/FUL** **Glenwood, Fir Tree Avenue, Stoke Poges, Bucks, SL2 4NN**
Front and rear dormers.
- Parish Comments:-** **Object, visually the dormer windows are not in keeping with the scale and design of the original windows and they look top heavy. Policy EP3 applies.**
- 09/01665/TPO** **Firs Field, Duffield Lane, Stoke Poges, Bucks**

1 x Alder and 2 x Oak - Crown lift to remove lower obtrusive branches overhanging gardens to approx 7-9 m from ground. (SBDC TPO No 01, 1999).

Parish Comments:- No Objections subject to the arboriculturalists report.

09/01691/FUL **Stratton Cottage, Hollybush Hill, Stoke Poges, Bucks, SL2 4PX**
Part single storey/part first floor/part two storey front side and rear extensions.

Parish Comments:- No Objections

09/01617/FUL **The Lanes Golf Course, Stoke Road, Stoke Poges, Bucks, SL2 4NJ**
Gold Ball Fencing.

Parish Comments:- No Objections

NOTED AMENDED PLANS FOR INFORMATION ONLY

09/01649/NMA **Sefton End, Farthing Green Lane, Stoke Poges, Bucks, SL2 4JQ**
Alterations to extension. (Non material amendment to planning permission 07/00698/FUL)

APPENDIX 3 NOTED PLANNING DECISIONS

09/01501/FUL **Allerds, Stoke Wood, Stoke Poges, Bucks, SL2 4AU**
Alterations to garage including external staircase to access first floor.

Parish Comments:- No Objections.
Full Planning Permission

09/01522/FUL **11 Penn Meadow, Stoke Poges, Bucks, SL2 4EB**
Two storey side/rear extension.

Parish Comments:- Object, the plans are completely inaccurate, windows are missing, also the existing garage and wall at the front of the house are missing. Policies H11 (a), (c) & (e) and H9 (a) all apply. The current owner has placed tarmac over the Green verge at the front of the property and is currently driving over Bucks County Council Land.
Refusal of planning Permission

09/01465/CLOPED **The Manor House, Brockhurst park, Rickmans Lane, Stoke Poges, Bucks, SL2 4AF**
Application for a certificate of lawfulness for proposed: Single storey Side extensions and two storey rear extension.
Application withdrawn.

09/01502/VC **St. Andrews Church Centre, Rogers Lane, Stoke Poges, Bucks**
Variation of condition 4 of planning permission 09/00329/FUL to allow vehicular access work to be carried out at a later stage.

Parish Comments:- No Objections.
Approval of Variation of Condition

09/01419/FUL **Jasmine Lodge, School Lane, Stoke Poges, Bucks, SL2 4QA**
Replacement dwelling and detached garage. Construction of vehicular Access. Air source heat pump in rear garden (Amendment to Planning Permission 07/01671/FUL).

Parish Comments:- Subject to the conservatory not encroaching on the 50% rule we have

**no objections. The planning information given does not allow us to comment on any impact which this may have on neighbouring properties.
Full Planning Permission**

**09/01482/CLOPED Harrison House, Fir Tree Avenue, Stoke Poges, Bucks, SL2 4NN
Detached garaged.
Certificate of Lawfulness of Proposed Use or Development**

**09/01481/CLOPED Harrison House, Fir Tree Avenue, Stoke Poges, Bucks, SL2 4NN
Single storey rear extension.
Certificate of Lawfulness of Proposed Use or Development**

**NOTED APPEALS
NOTED TREE PRESERVATION ORDERS
NOTED ENFORCEMENT ACTION
None**