

# STOKE POGES PARISH COUNCIL

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The Village Centre

Rogers Lane

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## MINUTES

**MINUTES of the Meeting of the Planning Committee held on  
Monday 19<sup>th</sup> April 2010 at 7.30pm in the Lionel Rigby Room at the Village Centre,  
Rogers Lane, Stoke Poges**

**Present:- Cllr Gillan (Chair), Cllr Best, Cllr Thornton, Mr Duncombe**

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

**Also present:- 2 members of public**

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### **105/PL/10 Items by Members of Public Present.**

To receive comments from any members of public present about items on the agenda. Mr Daniel Lennox commented about application number 10/00302/FUL informing the Committee that he had been in touch with the architect Mr Tilbey who had confirmed that at each function on average 500 people would be expected. Mr Lennox had presented the Planning Officer Sam Dodd which a petition against the development with 295 names on it. He confirmed that 258 letters of objection had so far been received by SBDC; one of these was from Dominic Grieve MP. A letter of No Objections had been received by SBDC from the Co-Operative Retail Group, however they had asked that any permission given should clearly be for D1 use and not A3 or A4 use.

Mr Colin Hobbs commented about application number 10/00424/FUL. Mr Hobbs is the owner and resident at this property, and he explained that an original application which he had withdrawn was done so because he had taken bad advice from his architect and the extension was way too big. On advice from SBDC he had reduced the plans down to a sizable extension. He had come to listen to the comments made this evening and wanted it known that he did not want to upset any neighbours by overdeveloping the site.

### **106/PL/10 Apologies for Absence**

Apologies were received from Councillor Fletcher.

### **107/PL/10 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.

### **108/PL/10 Minutes**

**RESOLVED** to Approve the Minutes of the Planning Meeting held on 15<sup>th</sup> March 2010 which were signed by the Chairman.

### **109/PL/10 Planning Applications**

**(i) RESOLVED** to approve delegated decisions 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.

**110/PL/10 Planning Decisions, Enforcements and Appeals.  
District Decisions made since the last Planning Committee Meeting.  
See Appendix 3.**

**111/PL/10 Outstanding Enforcements  
See Appendix 4.  
Updates appended.**

**112/PL/10 Correspondence**  
The clerk informed the committee of an email received regarding a business idea for Bells Hill development. Email appended and clerks reply.

**113/PL/10 Exclusion of the Press & Public**  
Public Bodies (Admission to Meetings) Act 1960  
To **resolve** 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.  
No items.

**NOTED Next meeting date: - 17<sup>th</sup> May 2010**

**Meeting ended 9.40pm**

**Signed**

**Chairman**

**Dated**

## **APPENDIX 1 NOTED DELEGATED DECISIONS**

**10/00279/FUL**      **18 Freemans Close, Stoke Poges, Bucks, CL2 4ER**  
Single storey side/rear extension.

**Parish Comments:- No Objections**

## **APPENDIX 2 NEW PLANNING APPLICATIONS RECEIVED**

**10/00302/FUL**      **Thames House, Bells Hill, Stoke Poges, Bucks, SL2 4EH**  
Change of use from car sale workshop banqueting and conference  
Facility with supporting facilities.

**Parish Comments:** The meeting was adjourned at 8.00pm to allow Mr Lennox to make some comments. Re-convened at 8.05pm.

This application has raised considerable objection from the residents of Stoke Poges. A public meeting was held on Tuesday 23<sup>rd</sup> March 2010 where over a hundred residents were in attendance; the residents at that meeting were unanimous in their decision to oppose the application.

There is no indication on the application of the numbers of people to be accommodated within the facility. I understand that verbally the applicant has stated 500. The floor space of the banqueting hall is 1700 sq metres; this indicates the facility can accommodate numbers from 500 to 1200 people. There is to be 50 parking space accommodated within the site  
The applicant has requested opening hours up to 12:30 on weekdays 02:00hrs at weekends (including Sunday and bank holidays).

The applicant has failed to provide any details which would enable the Council to assess the impact of the proposal.

- no details of the proposed capacity of the facility;
- no environmental impact assessment
- no traffic impact assessment
- no details of sound insulation;
- No details of fume extraction.

### **1. The main planning considerations:-**

- its impact on the character and amenity of the village;
- the scale of the buildings and its relationship to the existing building and the adjacent residential properties;
- the scale of the use in terms of the numbers of people;
- impact on the adjacent properties and surround area in terms of noise, disturbance, smells and fumes;
- Traffic and parking and the related noise and nuisance caused.

## **2. Policy EP3 –The use, Design and Layout of Development**

*The Policy states that Development will only be permitted where its scale and use are compatible with the character and amenities of the site adjoining the development and locality in general.*

*It states further that the use of any building should be compatible with the use of adjacent land and buildings and with the character and amenities of the locality in general.*

*Permission will not be granted for uses which would be or which would have the potential to be, detrimental to the character and amenities of nearby properties or the locality in general by reason of noise, vibration, smell, pollution, disturbance, visual intrusion, the impact of traffic or other nuisance.*

The proposal is for a banqueting facility; whilst the applicant has failed to provide details of numbers being catered for; the banqueting room is 1700 square metres which could facilitate from 500 up to 1200 people”.

The area generally is characterised by its quiet residential semi rural nature. The site is situated on Bells Hill Road between the Village Hall and the new Bells Hill development. The rear of the site is on Bells Hill Green. The Bells Hill Development is primarily residential; it also houses a pharmacy; and a number of retail units at ground floor level with residential above. On the opposite side of Bells Hill Green are residential terraced houses. Bolds Court, is adjacent to the rear of the site, this is sheltered housing for elderly residents. .

The scale of the facility to be provided is out of scale with the character and appearance of the Village.

- It is not a village facility primarily It will attract people from outside the area
- There is Insufficient on-site parking to accommodate the predicted number of vehicles which will come into the area
- It will result in a substantial and disproportionate increase in traffic and parking in residential streets and will adversely affect the character and amenity of the area
- The Development is situated on Bells Hill Road ; this is the Main arterial route which runs through the Village; it links Slough (to the south) to Gerrards Cross and the M40 (to the north); in the absence of on-site parking visitors would be forced to park in surrounding residential streets; furthermore some patrons may be tempted to park on the main road causing obstruction of this main thoroughfare, giving rise to potential hazards; any such use would be exacerbated and conflict with the two pedestrian crossings on Bells hill located either end of the entrance to the site.
- The character of village is that there is little street parking; most residential properties have garages or have been adapted with the provision of hard standing facilitated by footway crossovers which further restrict on-street parking.
- The roads and streets are narrow and most will only accommodate parking on one side of the street. These features are particularly characteristic of the streets surrounding the development more particularly Bells Hill Green and Pennylets Green. These are residential streets comprising detached and semi detached housing. The increased parking would be detrimental to the visual amenity and character of the Village. Furthermore it would give rise to noise nuisance and disturbance to the residential occupiers by reasons of persons leaving and returning to their vehicles particularly in the evening and late at night.

- There is potential for users of the facility; to park on the grass verges conveniently located opposite the site adjacent to Sefton Paddock and Sefton Park; this would cause damage to the grassed verges and have a detrimental impact on the rural setting of this part of the village.
- The proposed development is located next to the Village Hall which provides a local facility. The creation of a similar recreation facility albeit on a far larger scale will result in an intensification of use which would be harmful to the general amenity of the locality.
- The proximity of residential housing more particularly the flats in the adjacent residential redevelopment; the houses and flats in Bells Hill Green; and the elderly residents in Bolds Court is likely to result in noise nuisance and disturbance to the occupiers of these residential properties.
- The current law on smoking within public buildings will result patrons coming out of the building into the open areas in order to smoke. It is likely that many of these will have consumed alcohol, this combination has the potential give rise to substantial noise and disturbance to the occupiers of the neighbouring residential properties; and has the potential to result in an increase in anti-social behaviour and activities in the vicinity.

For the above reasons it is the Parish Council's view that the current application would result in serious injury to the residential amenity of the local residents and the character and amenity of the area and general locality. In this respect the application fails to comply with Council Policy EP3

### **3. Policy TR5 – Accesses, Highway Works and Traffic Generation**

*In considering proposal involving the generation of additional traffic the District council will have regard to their effect on safety, congestion and environment.*

*Development will only be permitted where:-*

- (c) *traffic movements, or the provision of transport infrastructure, would not have an adverse effect on the amenities of nearby properties on the use, quality or character of the locality in general, including rural lanes.*

The applicant has provided no Traffic impact assessment.

A figure of 50 parking spaces; to accommodate between 500 and 1200 users is clearly insufficient. In the absence of any Public transport all users are likely to use cars. The increase in traffic and parking generated by the proposed use will adversely affect the amenities of the occupiers of nearby residential properties by reason of noise and disturbance, as refer to previously.

The nature of the use as a banqueting or conference facility means that the users are likely to be arriving and leaving at the same time. This has the potential to cause major road congestion as traffic access and egress the site interfering with the local road networks and encouraging traffic onto the surrounding residential streets in order to avoid the congestion. Furthermore, the location of the site adjacent to the pedestrian crossing and pedestrian lights on Bells Hill would compromise the safety of the elderly and children using these crossings.

The Pedestrian cut through from Bells Hill Green to Rogers Lane is regularly accessed by children and parents on their way to and from the local school.

Deliveries to and from the site have not been considered.

#### **4. Policy TR7 – Parking Provision**

*Development will only be permitted only where:-*

- *It complies with the parking standards set out in Appendix6; and*
- *Parking provision is made on land owned or controlled by the applicant and the proposals would not reduce the level of parking provision serving other development; and*
- *Parking provision is made on the development site or, where this is not possible, on other land in the immediate vicinity provided that it is likely to be used to meet parking needs associated with the development; and*
- *It would not be likely to result in non-residential on-street parking in residential areas.*

The applicant has stated that the development will provide 50 car parking spaces although he has provided no plan to show how these will be accommodated and if there is sufficient space to provide that level of parking. Notwithstanding, that the development does not provide sufficient parking either on site or adjacent sites for the scale of development proposed; the people attending the facility will be forced to park on grass verges and in the adjacent residential streets. This will adversely affect the character and amenity of the area and locality in general, and disrupt the quiet tranquillity by reason of congestion, noise and disturbance. In this respect the proposal does not comply with Policy TR7.

#### **5. Policy R2 – Provision of Leisure and Recreation Facilities in the Developed Areas**

*The Policy states that the proposal to provide leisure or recreational facilities within the developed area, through redevelopment, change of use or extension will only be permitted where:-*

- (a) *The proposed use would be compatible with and would not adversely affect the character or amenities of nearby properties or the locality in general.*
- (b) *The development would be in accordance with EP3*
- (c) *The proposal would comply with Policy TR7 Parking provision*

For the reasons previously stated the development and its use do not comply with any of the 3 conditions of Policy R2 for the provision of leisure and recreation facilities. There are a number of leisure facilities within Stoke Poges and the surroundings which provide Banqueting and conference facilities to meet local needs.

The provision of a further facility capable of numbers on such a scale; in proximity to similar recreational facilities at the Village Hall and St Andrews Hall (which in itself is currently being extended) would result in an intensification of Class D2 uses which would result in harm to the character and amenity of the area and locality in general and on this basis the application should be refused.

I would be pleased if you would confirm that this application will go to the South Bucks district Planning Committee for determination, and advise me of the date it is to be heard.

Furthermore, I would be grateful if you could provide the Parish Council with a copy of the Committee report at the earliest opportunity.

**10/00341/TPO**      **Pine Ways, Grays Park Road, Stoke Poges, Bucks, SL2 4JG**  
T2 Lawsen Cypress - Fell. T4 Scots pine - Fell. T5 Scotts Pine - Fell, T7  
Scotts Pine - Fell. (SBDC TPO NO. 13 1990)

**Parish Comments:- Object. We think that the arboriculturalist should visit this site and not**

**go on what the plans show. There will be a Substantial loss of visual amenity of Grays Park Road frontage.**

- 10/00366/FUL Pine Ways, Grays Park Road, Stoke Poges, Bucks, SL2 4JG**  
Front Porch.  
**Parish Comments:- No Objections.**
- 10/00408/TPO Morumbi, Duffield Lane, Stoke Poges, Bucks, SL2 4AH**  
T1 Oak x 2 - Crown life up to 6m. T2 Oak - Crown lift up to 6. (SBDC TPO No. 18, 1997).  
**Parish Comments:- No Objections subject to the arboriculturalists report.**
- 10/00384/FUL 27 Freemans Close, Stoke Poges, Bucks, SL2 4ER**  
T23 Oak - Reduce and shape by 15-20%. (SBDC TPO No. 12, 2003)  
**Parish Comments:- No Objections subject to the arboriculturalists report.**
- 10/00427/FUL Mullions, West End Lane, Stoke Poges, Bucks, SL2 4ND**  
Two storey side and rear extension and construction and basement.  
**Parish Comments:- Object. Overdevelopment of site, not in keeping with the surrounding area. Inappropriate porch and window detailing, too bulky, too high. Policy EP3 applies.**
- 10/00306/FUL MH House, Lakeside Drive, Stoke Poges, Bucks, SL2 4LX**  
Construction of a 2m high front and rear boundary walls and front entrance gates.  
**Parish Comments:- Object. Completely out of keeping. Policies EP3 and EP4 (b) apply.**
- 10/00413/FUL 91 Vine Road, Stoke Poges, Bucks, SL2 4DQ**  
Single storey front extension and alterations to rear.  
**Parish Comments:- No Objections.**
- 10/00424/FUL 44 Freemans Close, Stoke Poges, Bucks, SL2 4ER**  
Single storey front extension, first floor side extension and two storey side extension.  
**Parish Comments:- The meeting was adjourned at 8.15pm to allow Mr Hobbs to make some comments. Re-convened at 8.20pm. No Objections.**
- 10/00365/CLUED 2 Woodbine Cottages, Gerrards Cross Road, Stoke Poges, Bucks SL2 4EL**  
Application for a Certificate of Lawfulness for existing: Change of use for B1 purposes.  
**Parish Comments:- No Objections.**
- 10/00380/VC Land North of Muddy Lane Off, Stoke Poges Lane, Stoke Poges, Bucks**  
Application for variation of conditions 2 and 3 of planning permission 09/01366/FUL to allow formation of a low earth bund and drainage ditch, and an all weather artificial grass surface.  
**Parish Comments:- Noted**
- 10/00308/LBC Stoke Place, Stoke Green, Stoke Poges, Bucks, SL2 4HT**  
Listed building application for replacement of glazed panels and doors with glazed folding sliding doors.  
**Parish Comments:- Object to the use of steel for proposed material, out of keeping for a**

## Listed Building.

- 10/00322/FUL**      **The Lanes Golf Course, Stoke Road, Stoke Poges, Bucks, SL2 4NJ**  
Construction of ball stop netting around the existing driving range.  
**Parish Comments:-** **No Objections**
- 10/00470/FUL**      **Glenwood, Fir Tree Avenue, Stoke Poges, Bucks, SL2 4NN**  
Side Conservatory  
**Parish Comments:-** **No Objections so long as not over the 50% GB1 rules.**
- 10/00506/FUL**      **Prestbury House, Templewood Lane, Stoke Poges, Bucks, SL2 4DA**  
Construction of pool house over existing swimming pool.  
**Parish Comments:-** **Object. Contrary to Green Belt policy GB1 which applies. Intrusive to properties in Stoke Wood. Over development of site policy EP3 applies.**

## AMENDED PLANS FOR INFORMATION ONLY

None

### APPENDIX 3 NOTED PLANNING DECISIONS

- 10/00203/FUL**      **Pattroyan, Farthing Green Lane, Stoke Poges, Bucks, SL2 4JJ**  
Single storey side/ rear extension. (Amendment to Planning Application 09/00600/FUL).  
**Parish Comments:-** **No objections assuming it is not affecting the neighbouring property. Full Planning Permission**
- 10/00174/FUL**      **Hascard Grange, Hollybush Hill, Stoke Poges, Bucks, SL2 4QN**  
Infill Orangery to side elevation.  
**Parish Comments:-** **No objections assuming the house has not been enlarged by more than 50% of the original dwelling already. WITHDRAWN**
- 10/00230/FUL**      **Vicarage Cottage, Park Road, Stoke Poges, Bucks, SL2 4PE**  
Rear conservatory and boundary fence/side dormer window.  
**Parish Comments:-** **No objections. The plans do not show where the dormer window is? Full Planning Permission**
- 10/00265/FUL**      **Manor House, Park Road, Stoke Poges, Bucks, SL2 4PG**  
Construction of outdoor pool, pool house and detached garage.  
**Parish Comments:-** **Subject to the usual Listed Building Consents we have no objections. Full Planning Permission**
- 10/00249/FUL**      **Nuffield Health and Fitness, Wexham Street, Stoke Poges, SL3 6NB**  
External changes to entrance façade including timber cladding, replacement Entrance canopy, additional lighting and raised decking area to side entrance.  
**Parish Comments:-** **No Objections. Please note that the drawings show a lack of detail on the fenestrations to the windows and the external façade**

## **Full Planning Permission**

**10/00087/CLOPED Penncroft, Farthing Green Lane, Stoke Poges, Bucks, SL2 4JH**  
Part single storey/part two storey rear extension.  
**Certificate of Lawfulness**

**10/00095/CLOPED Benrath, Park Road, Stoke Poges, Bucks SL2 4PA**  
Erection of detached garage/gym  
**Certificate of Lawfulness Part Consent/Part Refusal**

## **APPEALS**

**None**

## **NOTED TREE PRESERVATION ORDERS**

**SBD/TPO/11 Land at Lakeside Drive, and Stoke Court Drive**  
**Various Trees.**

## **ENFORCEMENT ACTION**

