

STOKE POGES PARISH COUNCIL

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The Village Centre

Rogers Lane

Stoke Poges

Buckinghamshire

SL2 4LP

MINUTES

MINUTES of the Planning Committee held on Monday 17th May 2010 at 7.30pm in the Lionel Rigby Room at the Village Centre, Rogers Lane, Stoke Poges

Present:- Cllr Gillan (Chair), Cllr Carter, Cllr Thornton

In Attendance:- Mrs J Simmonds (Clerk)

Also present:- 1 member of public

- 001/PL/10** **Items by Members of Public Present.**
To receive comments from any members of public present about items on the agenda.
Mr Branley-Herker was present to listen to comments made on application number
10/00537/FUL. Mr Branley-Herker gave the committee his concerns for the development.
- 002/PL/10** **Apologies for Absence**
Mr L Duncombe
- 003/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.
- 004/PL/10** **Minutes**
RESOLVED to Approve the Minutes of the Planning Meeting held on 19th April 2010
which were signed by the Chairman.
- 005/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.
- 006/PL/10** **NOTED Planning Decisions, Enforcements and Appeals.**
District Decisions made since the last Planning Committee Meeting.
See Appendix 3.
- 007/PL/10** **NOTED Outstanding Enforcements**
See Appendix 4.
- 008/PL/10** **Correspondence**
None

009/PL/10

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: - 21st June 2010

Meeting ended at 9.00pm

Signed

Chairman

Dated

APPENDIX 1 NOTED DELEGATED DECISIONS

- 10/00524/FUL** **Norgeo, Church Lane, Stoke Poges, Bucks, SL2 4PB**
Part single, part two storey side and rear extensions.
- Parish Comments:-** **Object, Over development in green Belt. Policies GB1, GB10 and EP3 all apply. Poor design.**

APPENDIX 2 NEW PLANNING APPLICATIONS RECEIVED

- 10/00537/FUL** **Land South of Home Farm, School Lane, Stoke Poges, Bucks**
Construction of two separate blocks of live-work units comprising of 4 x two bed and 3 x three bed units.
- Parish Comments:-** **Object on the grounds of insufficient information and detail on the drawings, insufficient parking provision, very poor design and poor use of materials. Totally out of keeping with the surrounding area. Over-development of the site in the Green Belt. Policies GB1 and EP3 apply, contrary to policy E6.**
- 10/00608/TPO** **11 Penn Meadow, Stoke Poges, Bucks, SL2 4EB**
Two storey side and single storey rear extension.
- Parish Comments:-** **Object, poor design and fenestrations. Creates an unbalanced appearance. Detrimental to the character and appearance of the building and the street scene. Policy EP3 applies in particular (a) and (d).**
- 10/00625/TEMP** **Sefton Park School, School Lane, Stoke Poges, Bucks SL3 4QA**
Retention of single storey temporary prefabricated classrooms.
- Parish Comments:-** **No Objection.**

AMENDED PLANS FOR INFORMATION ONLY

APPENDIX 3 NOTED PLANNING DECISIONS

- 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.
Listed Building Consent.**
- 10/00424/FUL** **44 Freemans Close, Stoke Poges, Bucks, SL2 4ER**
Single storey front extension, first floor side extension and two storeys 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.
Full Planning Permission**

10/00413/FUL **91 Vine Road, Stoke Poges, Bucks, SL2 4DQ**
Single storey front extension and alterations to rear.
**Parish Comments:- No Objections.
Full Planning Permission**

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
Refusal of Planning Permission**

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 23rd 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.

Refusal of Planning Permission

10/00279/CLOPED 18 Freemans Close, Stoke Poges, Bucks, SL2 4ER
Single storey side/rear extension.

Certificate of Lawfulness

- 10/00442/CLOPED Penncroft, Farthing Green Lane, Stoke Poges, Bucks, SL2 4JH**
Two storey rear extension
Certificate of Lawfulness
- 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.**
Consent Granted.
- 10/00366/FUL Pine Ways, Grays Park Road, Stoke Poges, Bucks, SL2 4JG**
Front Porch.
- Parish Comments:- No Objections.**
Full Planning Permission
- 10/00365/CLUED 2 Woodbine Cottages, Gerrards Cross Road, Stoke Poges, Bucks SL2 4EL**
Use of part of outbuilding for B1 purposes
Certificate of Lawful Use.
- 10/00213/CLOPED The Manor House, Brockhurst Park, Rickmans Lane, Stoke Poges**
Part two storey, part single storey rear extension, single storey side extensions,
front, side and rear dormer windows and rooflights, replacement front porch,
alterations to the fenestration including the installation of a roof lantern and
the erection of detached outbuildings.
Certificate of Lawfulness
- 10/00263/CLOPED 34 Deans Close, Stoke Poges, Bucks, SL2 4JX**
Rear Conservatory.
Certificate of Lawfulness
- 10/00032/CLOPED Lane Lodge, Grays Park Road, Stoke Poges, Bucks, SL2 4HX**
Construction of a detached garage/store.
Certificate of Lawfulness

APPEALS

NOTED TREE PRESERVATION ORDERS

- SBD/TPO/18 Land adjacent to Lane Lodge, Grays Park Road, Stoke Poges SL2 4HX**
T1 Lane Lodge

ENFORCEMENT ACTION