

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 19th July 2010 at 7.30pm in the Lionel Rigby Room at the Village Centre, Rogers Lane, Stoke Poges

Present:- Cllr Gillan (Chair), Cllr Carter, Cllr Hawkins, Cllr Taylor and Mr Duncombe

In Attendance:- Mrs Julie Simmonds(Clerk)

Also Present:- Mr & Mrs Farren

- 020/PL/10** **Items by Members of Public Present.**
To receive comments from any members of public present about items on the agenda.
Mr & Mrs Farren gave their objections regarding application number 10/00988/FUL.
- 021/PL/10** **Apologies for Absence**
Apologies were received from Cllr Thornton
- 022/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.
Cllr Carter declared an interest in applications 10/00941/FUL and 10/00998/FUL as a direct neighbour to both properties and a consultee. Cllr Carter did not take part in either discussion or decision on these applications.
- 023/PL/10** **Minutes**
RESOLVED to approve the Minutes of the Planning Meeting held on 21st June 2010 which were signed by the Chairman.
- 024/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.
- 025/PL/10** **NOTED Planning Decisions, Enforcements and Appeals.**
District Decisions made since the last Planning Committee Meeting.
See Appendix 3.
- 026/PL/10** **NOTED Outstanding Enforcements**
See Appendix 4.
- 027/PL/10** **NOTED Correspondence**
None

028/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.

Clerk has requested updates for this meeting which were read out by the Chairman. Updates Including in the minutes.

NOTED Next meeting date: - 9th August 2010

It was agreed that this meeting would go ahead if necessary. The clerk would not be present due to Annual leave, but Cllr Thornton has agreed to send the comments into SBDC, and the clerk will type up the minutes on her return.

Meeting ended at 9.45pm

Signed

Chairman

Dated

APPENDIX 1 DELEGATED DECISION

APPENDIX 2 NEW PLANNING APPLICATIONS RECEIVED

- 10/00880/FUL** **Rough Hey, Templewood Lane, Stoke Poges, Bucks, CL2 4AN**
Replacement detached dwelling and detached triple garage.
(Amendment to pp 05/00639/FUL)
- Parish Comments:-** **We would query whether or not this was the same plan as application 05/00639/FUL. We would ask if the aboriculturalist has been consulted about the many trees to be removed as there is no reference to this in the paperwork. Are there TPO's on some of the trees?**
- 10/00909/FUL** **Dower House, Stoke Court Drive, Stoke Poges, Bucks, SL2 4LU**
Replacement single storey side/rear extension and detached double garage.
- Parish Comments:-** **No Objections**
- 10/00960/TPO** **28 Freemans Close, Stoke Poges, Bucks, SL2 4ER**
Reduce Red Oak by 15-20% (SBDC TPO NO. 12 2003)
- Parish Comments:-** **No Objections subject to the aboriculturalists report.**
- 10/00825/VC** **Land at Home Farm, School Lane, Stoke Poges, Bucks**
Retention of altered road layout and landscaping.
- Parish Comments:-** **The Parish Council cannot comment as it is completely unclear from the drawings what and where the road layout is?**
- 10/00941/FUL** **51 Rogers Lane, Stoke Poges, Bucks, SL2 4LE**
Two storey side extension.
- Parish Comments:-** **No Objections**
- 10/00981/ADV** **Stoke Poges Village Centre, 129 Rogers Lane, Stoke Poges, SL2 4LP**
Externally illuminated projecting post sign.
- Parish Comments:-** **No Objections.**
- 10/00998/FUL** **53 Rogers Lane, Stoke Poges, Bucks, SL2 4LG**
Rear Conservatory.
- Parish Comments:-** **No Objections.**
- 10/00988/FUL** **Benrath, Park Road, Stoke Poges, Bucks, SL2 4PA**
Front porch, single storey side extension and two front dormers.
- Parish Comments:-** **Object. Over Development of Site. Not in keeping. This is a historic house which is being developed in and unsympathetic manor. We would question whether the 50% Green Belt rule applies as it is impossible to tell from the plans as they are not clear enough. We believe the 2nd floor plan is inaccurate and as such we do not have accurate representation of the 2nd floor.
Policies EP3 (a), (d) & (e) apply and GB10 apply.**

NOTED AMENDED PLANS FOR INFORMATION ONLY

10/00963/NMA **29 Hazell Way, Stoke Poges, Bucks, SL2 4DD**
Increase width of dormer window, change rear dormer hipped roof to Gable (Non Material Amendment to PP 09/00121)

APPENDIX 3 PLANNING DECISIONS

10/00963/NMA **29 Hazell Way, Stoke Poges, Bucks, SL2 4DD**
Increase width of dormer window and alterations thereto, change rear Dormer hipped roof to gable and insertion of additional roof light in North elevation. (Non Material Amendment to PP 09/00121/FUL)

Parish Comments:-

Refusal of Non Material Amendment

10/00427/FUL **Mullions, West End Lane, Stoke Poges, Bucks, SL2 4ND**
Replacement detached dwelling.

Parish Comments:- **Object previous comments still apply:- Object. Overdevelopment of site, not in keeping with the surrounding area. Inappropriate porch and window detailing, too bulky, too high. Policy EP3 applies.**
Refusal of Planning Permission

10/00218/FUL **Netherwood, Grays Park Road, Stoke Poges, Bucks, SL2 4JG**
Change of use from residential to C2 - supporting living services

Parish Comments:- **Object.**

The application is insufficient to make a decision.

There is no information provided on the following;

The number of residents to be accommodated (there are 9 bedrooms on the first floor; the 4 on the ground floor which Sam is led to believe is for staff)

There are to be 2 members of staff at night; but no indication of staff levels during the day.

No details have been provided on the nature of the residents or the level of support; i.e elderly; drug dependant etc

The development is not sustainable:-

No details of environmental or traffic impact;

In the absence of any details of the type of resident it is not possible to even guess whether there are any parking implications, for either residents, staff, visitors or tradesmen; There is no off-site/ street parking around or near the site;

Contrary to information provided by the applicant-

- * There are no local facilities within 3 miles of the development;
- * There is a post office and a pharmacy within the village, approx half a mile away.
- * The nearest shops are in Farnham Common and Slough both area approximately 3 miles.
- * There is no local transport; the bus service runs intermittently, at best hourly at peak times.
- * There are no restaurants or takeaways within 3 miles.

The development results in a loss of residential; and the applicant has not demonstrated a need for this type of care home

Refusal of Planning Permission

10/00660/FUL **Glenwood, Fir Tree Avenue, Stoke Poges, Bucks, SL2 4NN**
Detached triple garage.
Object, overdevelopment in Green Belt. Policies GB1 & EP3 apply.
Refusal of Planning Permission

10/00672/FUL **Village Hall, 129 Rogers Lane, Stoke Poges, Bucks, SL2 4LP**
Playground shelter canopy.
Parish Comments:- No Objections.
Full Planning Permission

10/00659/FUL **Glenwood, Fir Tree Avenue, Stoke Poges, Bucks, SL2 4NN**
Entrance gate and wall.
Parish Comments:- No Objection.
Full Planning Permission

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).
Refusal of Planning Permission

10/00639/CLOPED **139 Vine Road, Stoke Poges, Bucks, SL2 4DH**
Single storey rear extension and conversion of garage into habitable accommodation.
Certificate of Lawfulness

APPEALS

None

TREE PRESERVATION ORDERS

None

ENFORCEMENT ACTION

None