

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 05th FEBRUARY 2020 at 6.00 PM IN THE COMMITTEE ROOM, THE IVERS PARISH COUNCIL

Present: Councillor Carol Gibson (in the Chair)

Councillors:

Cllrs: Geoff Bennett, Reg Gould, Chris Woolley, John Gill. Wendy Mathews and Ann Mayling.
In attendance: Martin Haley Administration Asst

104 PUBLIC PARTICIPATION:

- Mrs A Breagon [Item 108 – 8]

105 TO RECEIVE APOLOGIES FOR ABSENCE:

Apologies: None

106 DECLARATIONS OF INTEREST:

To resolve that it be noted that the participation of those Parish Councillors who are also members of the South Bucks District Council Planning Committee, in both the debate and any subsequent vote on matters contained in the agenda, was on the basis that the views expressed were preliminary views taking account of the information currently available to the Parish Council. Parish Council members who are also District Councillors reserved their final views on the applications until they were in full possession of all relevant information both for and against.

Cllr Wendy Mathews - SBDC

107 THE MINUTES:

It was RESOLVED that:

The minutes of the Planning Committee meeting held on the 07th January are approved as a correct record and the Chairman be authorised to sign the same – signed.

108 PLANNING APPLICATIONS:

No	Planning applications received:		
1	Application No./site	PL/19/4406/DE	6 Somerset Way Iver Buckinghamshire SL0 9AF
	Proposal	Consultation on Reserved Matters - PL/19/0519/OA (Outline planning application for a new dwelling in the rear garden of no. 6 Somerset Way along with amenity area, parking and vehicle turning area with access from Bathurst Close) for landscaping.	
	P. C. Comments	Noted: - See email submitted 14 th January 2020	
2	Application No./site	PL/19/4405/DE	8 Somerset Way Iver Buckinghamshire SL0 9AF
	Proposal	Consultation on Reserved Matters - PL/19/0518/OA (Outline planning application for: Construction of a new dwelling with associated amenity area, parking and vehicle access from Bathurst Close via no. 6 Somerset Way) for landscaping.	
	P. C. Comments	Noted: - See email submitted 14 th January 2020	
3	Application No./site	PL/19/2920/DE	Land at 5 Potters Cross, Iver Heath, Buckinghamshire, SL0 0BS,
	Proposal	Application for reserved matters following outline planning permission 18/00229/OUT (Construction of new dwelling with associated access) for appearance landscape design, detailed access, site layout and scale. Amended Plans	
	P. C. Comments	Objection - Outline Planning Application was for a 3 bed house now potentially 5 bedrooms over three storeys, 3 parking spaces required. See Appeal APP/N0410/W/17/3179097 paras 6 & 7 on the use of rooms as bedrooms. Potentially additional vehicle movements to/from Bangors Rd South increasing the risk of accidents. Please refer to Highways.	

4	Application No./site	PL/19/4198/FA	34 Old Slade Lane Iver Buckinghamshire SL0 9DR
	Proposal	Single storey rear infill extension	
	P. C. Comments	No Objection	
5	Application No./site	PL/19/4207/FA	190 The Parkway Iver Heath Buckinghamshire SL0 0RQ
	Proposal	Part two storey, part single storey side / rear extension, front dormer and loft conversion served by rear dormer window and front rooflights	
	P. C. Comments	Reported January: Objection –To pitched roof front Dormer in Cat slide roof.This is an area of special townscape character. If permitted the character of this area requires that the dormer be flat roofed. Additional note on parking - for 4 or more bedrooms 3 spaces needed.	
6	Application No./site	PL/19/4359/FA	36 Dutton Way Iver Buckinghamshire SL0 9NY
	Proposal	Single storey rear extension, following demolition of existing conservatory.	
	P. C. Comments	No Objection	
7	Application No./site	PL/20/0012/ADJ	(Out of Area) Iver South Sewage Works Old Slade Lane Iver Buckinghamshire
	Proposal	Re-consultation from Slough Borough Council re: Proposed development of a replacement Energy from Waste (EfW) facility including a High Temperature Incinerator (HTI), provision of a new access road and new junction with the A4, visitor centre, car parking, temporary construction compound, associated works, ancillary buildings and structures (SBC Ref: P/17826/000).	
	P. C. Comments	Objection – Further comments to follow. Request SBDC to also respond to SBC re AQM. Previous comments apply. Please refer addendum on Air Quality to Cerys Williams for comment. cerys.williams@chilternandsouthbucks.gov.uk	
8	Application No./site	PL/20/0051/FA	3 The Ridings Iver Buckinghamshire SL0 9DU
	Proposal	Part two storey/part single storey side/rear extensions.	
	P. C. Comments	Note: See PL/19/0333/FA (previously approved) Objection: The new application form does not give details of the roof material. It is thatched and must be returned to thatch to match original in this area of special townscape character. No objection to installation of rooflight in rear extension. Query position of new wall of rear extension adjacent to the boundary May need party wall Agreement?	
9	Application No./site	PL/20/0077/EU	244 Swallow Street Iver Buckinghamshire SL0 0HT
	Proposal	Application for a Certificate of Lawfulness for existing: Use of land as domestic curtilage ancillary to occupancy of 244 Swallow Street, Iver, SL0 0HT	
	P. C. Comments	Objection: Contrary to GB policy - 99/00984/FUL refused permission for a change of use to residential curtilage. A similar situation exists at The Orchards 06/01174/EUC and at 34A Swallow Street where adjacent Green Belt land has no permitted development rights. That land has been used as a garden but is not included in the residential curtilage. It has no PD rights.	
10	Application No./site	PL/20/0004/VR	Old Slade Farm, 41 Old Slade Lane, Iver, Buckinghamshire, SL0 9DX,
	Proposal	Variation of Condition 2 of planning permission 15/00261/FUL (Conversion of existing barn in to five dwellinghouses with associated parking) to allow increase to roof pitch and alterations to windows including change of dormer roofs from flat to pitched	
	P. C. Comments	Objection: Change from 5 (no. 2 bed properties and 5 parking spaces) to 5 (no. 3 bed properties). No increase in parking space shown. This is in an area liable to flooding and any increase in hardstanding may exacerbate the problem.	

11	Application No./site	PL/19/4430/FA	Sevenhills Road and Part Of Southlands and Pinewood Roads To The North & East Of Pinewood Studios Iver Heath Buckinghamshire
	Proposal	Realignment, resurfacing and improvement works, with associated landscaping and engineering works to Sevenhills Road, Iver Heath. Additional vehicular access to Pinewood Studios site.	
	P. C. Comments	No Objection - Further detailed report to follow.	
12	Application No./site	PL/19/4485/FA	52 Old Slade Lane Iver Buckinghamshire SL0 9DR
	Proposal	Enlargement of existing front dormer window.	
	P. C. Comments	No Objection:	
13	Application No./site	PL/20/0115/FA	31 Syke Cluan Iver Buckinghamshire SL0 9EP
	Proposal	New replacement dwelling with associated parking	
	P. C. Comments	Objection: Overdevelopment Compass points inconsistent on different plans. Shading remains to garden at 2 St James Walk. If minded to permit ensure all works, foundations are within site boundary - Condition for hours of work and remove PDR.	
14	Application No./site	PL/20/0158/FA	5 Langley Park Road Iver Buckinghamshire SL0 9QJ
	Proposal	Front extension	
	P. C. Comments	No Objection	
15	Application No./site	PL/20/0196/EU	Land Rear Of 246 Swallow Street Iver Buckinghamshire
	Proposal	Certificate of Lawfulness for existing use : relating to the use of a mobile home as an independent dwelling.	
	P. C. Comments	Noted	
16	Application No./site	PL/19/4270/OA	The Stables Parsonage Farm Hollow Hill Lane Iver Bucks SL0 0JW
	Proposal	Outline application for change of use to three residential dwellings (Use Class C3) with some matters reserved.	
	P. C. Comments	Objection - Roof height of proposed semi detached houses in proximity to adjacent listed barn, is out of keeping. First Floor roof line could be lowered to form Chalet roof in line/similar style with Parsonage Farm dwelling to the north of the site. Refer to Historic buildings officer.	
17	Application No./site	PL/19/4335/FA	6 The Ridings Iver Buckinghamshire SL0 9DU
	Proposal	Part two / part single storey rear / side extension following demolition of existing garage and rear conservatory, porch to front	
	P. C. Comments	No Objection - Please note - Block plan and floor plan inconsistent. If permitted ensure adherence to 1m rule.	
18	Application No./site	PL/20/0149/FA	Berkshire Garden Centre Sutton Lane Slough Bucks SL3 8AH
	Proposal	Two-year temporary change of use from garden centre car park (A1 use) to B8 use for storage and distribution of stone products from 1st January to 31st October.	
	P. C. Comments	Objection – Proposed change of use will increase in HGV movements, access to which is not off the main Traffic Island, so will result in further congestion and conflict with movements in/out of Axis Park in the neighbouring Authority.	

19	Application No./site	PL/20/0215/TP	Gamekeepers Pinewood Road Iver Heath Buckinghamshire SL0 0NJ
	Proposal	T1 - Oak -reduce back by 2-3m (SBDC TPO No 20, 2010)	
	P. C. Comments	Noted - Information provided seems inadequate. Please refer to Tree Officer.	
20	Application No./site	PL/20/0222/TP	Iver Heath Fields Off Sevenhills Road Iver Heath Buckinghamshire
	Proposal	Clear overhanging branches of Trees on Southwest boundary of access track. TPO (SBDC TPO 03/1950 and 23/2009)	
	P. C. Comments	Noted - Please refer to Tree Officer	
21	Application No./site	PL/19/3219/FA	40 Wellesley Avenue Iver Buckinghamshire SL0 9BN
	Proposal	Consultation on amendment to PL/19/3219/FA - 40 Wellesley Avenue Iver Buckinghamshire SL0 9BN	
	P. C. Comments	Objection - Mock Tudor finish with decorative brickwork. Dark tiles & facing bricks is overbearing and out of keeping with the townscape. If minded to permit require condition to require more appropriate colour scheme and ensure installation of bat and bird boxes.	
22	Application No./site	PL/20/0294/SA	Ad Astra Langley Park Road Iver Buckinghamshire SL0 0JQ
	Proposal	Application for a Certificate of Lawfulness for proposed: Loft conversion including rear and side dormers and roof windows and single storey rear extension with roof lanterns	
	P. C. Comments	No Objection – Query on plans as existing and proposed elevations are inconsistent. Clarification sought but no objection in principle.	
23	Application No./site	PL/20/0297/FA	16 Wellesley Avenue Iver Buckinghamshire SL0 9BN
	Proposal	Two storey front infill extension	
	P. C. Comments	No objection – Subject to 1m rule being observed.	
24	Application No./site	PL/20/0044/NMA	19 - 21 Bathurst Walk Iver Buckinghamshire SL0 9DQ
	Proposal	Non Material Amendment to planning permission PL/19/0983/VRC (Variation of condition 2 of Planning Permission 17/01562/FUL (Redevelopment of site to provide a block containing 19 apartments with associated access, landscaping and hardstanding) to allow removal of bin store from the building and erection of an external bin store) to allow for: bringing the front door forward to align with the front elevation, removal of side door, removal of timbered front gable and removal of front gable roof to window, addition and changes to front/ rear/side roof lights, change to roof line of side wing, removal of timber brackets and internal changes	
	P. C. Comments	No Objection – Change of front door. Objection - Proposed changes and removal of roof gable and the timber features that reflect the character of the nearby shopping parade with apartments above. The result of the proposed changes to the facade introduces a bland, inconsistent style in a tight village centre.	

109 To Receive & note on Decision Notices - planning applications received:

			Decision	PC Objection Notes
1	PL/19/3011/FA	St Andrews Wood Lane, Iver Heath, Bucks, SL0 0LD	Refused	Objection – Green Belt, Access through residential area, not temporary but ongoing storage risk water table contamination
	Change of use to short term car parking storage (Retrospective) (Use Class Sui Generis)			
2	PL/19/2781/FA	15 Colne Orchard Iver Buckinghamshire SL0 9NA	Conditional Permission	Objection – Loss of on street parking due width of access [6mtrs]
	Provision of vehicular access.			

3	PL/19/4192/CONDA	34 and 35 The Ridgeway Iver Buckinghamshire SL0 9JQ	Condition Accepted	Noted – No objection
		Application for approval of details reserved by condition 3 on planning permission PL/19/1497/FA - Redevelopment of the site of 34 and 35 to provide a part two/ part three/ four storey fine arts secure storage and logistics facility with ancillary offices. Servicing to a ground floor undercroft area incorporating landscaping. Security access controls and lorry, car and cycle parking.'		
4	PL/19/3897/SA	11 Holmsdale Close Iver Buckinghamshire SL0 9HY	Cert of law proposed dev or use issued	Noted – Regret loss of on street parking
		Application for a Certificate of Lawfulness for proposed: Vehicular access		
5	PL/19/4267/PNE	7 Swallowdale Iver Heath Buckinghamshire SL0 0EU	Prior Approval Not Required	No Objection
		Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: Single storey rear extension (depth from rear wall 4.67m, maximum height 2.85m, eaves height 2.75m)		
6	PL/19/4219/RM	Pinewood Road Iver Heath Buckinghamshire	Prior Approval Given	Noted
		The installation of a 20m monopole with an open head frame housing 6 no. antennas and 2 no. 0.3mm microwave dishes, the installation of 1 no. equipment cabinet and ancillary equipment.		
7	PL/19/4175/TP	Fagins 57 Wood Lane Close Iver Heath Bucks SL0 0LH	Conditional Permission	No Objection – Query if work is a result of oast building on plot?
		T1 Sycamore - reduce height by 2-3 metres and shape/reduce the lower crown by 1.5 metres. (SBDC TPO No 6/2006).		
8	PL/19/4129/VRC	16 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ	Conditional Permission	Noted – No Objection
		Variation of condition 5 of planning permission 18/00911/FUL(Proposed first floor side extension and rear two storey extension. Demolition of twin garages.) to allow for : an additional first floor window to the side elevation.		
9	PL/19/4141/SA	45 Syke Ings Iver Buckinghamshire SL0 9ES	Cert of law proposed dev or use issued	Objection - No details of any sanitary facilities on plans.
		Certificate of Lawfulness for proposed outbuilding		
10	PL/19/4074/SA	12 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ	Cert of law proposed dev or use issued	Noted – No Objection
		Certificate of Lawfulness for proposed: Loft conversion with dormer windows		
11	PL/19/4067/SA	173 High Street Iver Buckinghamshire SL0 9QB	Cert of law proposed dev or use issued	Objection - Query plan indicated neighbours window will be blocked
		Application for a Certificate of Lawfulness for proposed: Single storey rear infill extension		
12	PL/19/4033/SA	66 Swallow Street Iver Buckinghamshire SL0 0HQ	Cert of law proposed dev or use issued	Noted – Query re location of tree in relation to proposed driveway.
		Widening of existing vehicular access and formation of new hardstanding		
13	PL/19/4025/FA	5 Leacroft Road Iver Buckinghamshire SL0 9QP	Conditional Permission	No Objection – Re application regret loss of hip to gable roof
		First floor rear extension, hip to gable loft conversion and alterations to windows and doors		
14	PL/19/3983/TP	4 Hawthorn Mews Main Drive Iver Buckinghamshire SL0 9DP	Conditional Permission	Objection – refer to Tree Officer due information given on application form
		T1 Horse Chestnut - 2m crown reduction. (SBDC TPO 08, 1952).		
15	PL/19/3870/FA	Hawkswood Wood Lane Iver Heath Buckinghamshire SL0 0LG	Conditional Permission	No Objection
		Single storey side extension, demolition of outbuilding, changes to doors and windows and removal of chimney		
16	PL/19/3462/VRC	43 Langley Park Road Iver Buckinghamshire SL0 9RE	Conditional Permission	Noted
		Variation of Condition 17 of planning permission PL/19/2101/VRC (Redevelopment of site for two detached dwellinghouses and vehicular accesses.) to allow for : the installation of rooflights to facilitate habitable loft space, changes to rear doors/windows and roof alterations on the front elevation.		
17	PL/19/3369/FA	Indian Nights Restaurant 75 Slough Road Iver Heath Buckinghamshire SL0 0DW	Conditional Permission	Noted – No Objection
		Single storey side and first floor rear extensions. Conversion of first floor to two dwelling units with associated works. Change of use of ground floor from A3 Use Class (Restaurants and Cafes) to A2 Use Class (Financial and Professional Services).		
18	PL/19/2807/FA	36A Bathurst Walk Iver Buckinghamshire SL0 9BH	Conditional Permission	Objection – Insertion of window in front gable will effect the Townscape landscape of the square.
		Loft conversion with insertion of window in front gable and rooflights to all elevations		

110 TO RECEIVE AND NOTE AMENDED, ADDITIONAL OR WITHDRAWN PLANS

- PL/19/3887/FA - Highlands Slough Road Iver Heath Buckinghamshire SL0 0DZ
Two storey front and side extensions, single storey rear extensions and alterations to the existing fenestration. **Withdrawn**
- PL/19/3427/EU - 246 Swallow Street Iver Buckinghamshire SL0 0HT
Certificate of Lawfulness for existing use relating to the use of the land for the siting of a mobile home. **Withdrawn**

- PL/19/4115/FA - 48 Langley Park Road Iver Buckinghamshire SL0 9QR
Three storey rear extension following demolition of existing conservatory, loft conversion and alterations to windows **Withdrawn**
- PL/19/3948/SA - 30 Wellesley Avenue Iver Buckinghamshire SL0 9BN
Certificate of Lawfulness for proposed: Ancillary building. **Withdrawn**
- PL/19/2800/EU - 1 Bangors Cottages Norwood Lane Iver Heath Buckinghamshire SL0 0EP
Certificate of lawfulness for existing use of annexe building. **Withdrawn**
- PL/18/3217/FA - Iver Food & Wine 80 High Street Iver Buckinghamshire SL0 9PJ.
Part change of use from A1 to A1 and A5 (pizza takeaway). **Withdrawn**
- PL/19/2920/DE - Land at 5 Potters Cross, Iver Heath, Buckinghamshire, SL0 0BS,
Application for reserved matters following outline planning permission **Amended Plans**

111 TO RECEIVE AND NOTE APPEALS AND ENFORCEMENT NOTICES:

- PL/19/2135/FA - Evreham Lodge, 100 High Street, Iver, Bucks, SL0 9PJ
Demolition of Lodge and erection of 8 residential units contained within three blocks, conversion of 'coach house' to residential unit.
Appeal against Decision Notice – **Appeal Allowed**
- PL/17/02187/FUL - Land adjacent to Sutton Court Farm, Sutton Lane, Slough, Bucks.
An appeal to the Secretary of State has been made against the enforcement notice. Ref APP/NO410/C/19/3238206.
- 17/10120/ENBEOP 20 Lossie Drive, Iver Heath – Appeal against Enforcement Notice issued by SBDCf or the erection of an outbuilding without permission.
- PL/19/2372/FA 2 Glaisyer Way, Iver Heath, Detached single storey dwelling with associated amenity, parking and vehicular access and 1.8m high boundary fence.
Appeal against refusal of permission
- EN/19/0602 St James Farm Bangors Road South – Planning Application [retrospective] Pending.

112 THE IVERS NEIGHBOURHOOD PLANNING GROUP

- No update report made. Clerk has sent 6 invitations to tender to Consultants to assist with progressing the project. 2 Consultants have now declined due work levels – the Consultant approached to give the **presentation made at BAMLK** detailed last month declined to assist.

113 UNRESOLVED UNAUTHORISED DEVELOPMENT

- Iver Gardens – Matter cleared
- Dudley Wharf - No further progress.
- Lossie Nurseries - Suspected Airport parking and Vehicle storage reported to enforcement – Site now cleared and appear to be used by horses. Car washing business re-established on site.
- Land at Meadow Cottage - Work started at site – Enforcement to visit – to check that workers on site are complying with conditions and aware of need for tree protection during site preparation
- St James Farm - Free range egg production has ceased. Enforcement aware and expecting a planning application for change of use for storage and mechanical, repair business.

114 TO RECEIVE AND COMMENT ON CORRESPONDENCE:

- Email from SBDC – Land at Meadow Cottage – see above – noted
- Email to Peter Edwards - Advising Consultant of date/time of Local Plan Hearing.

115 CHAIRMANS REPORT

- New Planning Authority - Copy of recent presentation made by BCC to be circulated to members concerning new area planning team replacing SBDC/CDC. **On Sharepoint**
 - Both objector and supporters will have opportunity to speak
 - Town and Parish Councils will have separate provision to speak/present at meetings of the new Planning Authority.
- CIL - Now approved new applications over 100 sq mts [unless exempt due self build – conditions apply] will be liable for C.I.L and apportionment of grant will apply to valid applications from 17th February. We will need to monitor check application. Expected income to the Parish to be 15% of the levy raised

- Local Plan - Two Inspectors have been appointed to examine SBDC/CDC local Plan – the hearing will be held at the Crowne Plaza Hotel Gerrards Cross on the 17th March.

Next meeting to take place on Tuesday **03rd March 2020 at 6.00pm.**

There being no further business to discuss, the Chairman closed the meeting at 7.25 pm.

Signed.....Chairman

Dated.....