

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 15th OCTOBER 2019
at 6.00 PM IN THE COMMITTEE ROOM, THE IVERS PARISH COUNCIL

Present: Councillor Carol Gibson (in the Chair)

Councillors:

Cllrs: Reg Gould, Chris Woolley, John Gill and Ann Mayling.

In attendance: Martin Haley Administration Asst and Charles Boileau – [item 60 – 18]

57. TO RECEIVE APOLOGIES FOR ABSENCE:

Apologies: Cllrs. Nigel Harlow and Wendy Mathews.

58. 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 Ann Mayling [Item 60 – 5]

59 THE MINUTES:

It was RESOLVED that:

The minutes of the Planning Committee meeting held on the 17th September are approved as a correct record and the Chairman be authorised to sign the same – signed.

60 PLANNING APPLICATIONS:

No	Planning applications received:		
1	Application No./site	PL/19/3229/ADJ	[Out Of Area] Former Sipson Garden Centre Sipson Road Sipson
	Proposal	Consultation from London Borough of Hillingdon re: Reinstatement of Garden Centre (Use Class A1) with replacement buildings, outdoor areas, hard-standing, associated car parking and landscaping. New community centre (Use Class D1) with associated parking and landscaping (RE-CONSULTATION ON SUPPORTING INFORMATION)	
	P. C. Comments	Noted - I.P.C welcome the opportunity to comment on this out of area proposal [inclusion of the reference number in the proposed description would be appreciated] and as stated in the earlier consultation have no objection. 67666/APP/2019/1245 Again the ecological survey which recommended further appraisal and measures to mitigate habitat destruction in the Colne Valley must be followed through. Condition to regulate the proportion of unconnected retail [non-horticultural] sales to horticultural products to cut back on potential H.G.V. Movements.	
2	Application No./site	PL/19/3219/FA	40 Wellesley Avenue Iver Buckinghamshire SL0 9BN
	Proposal	Erection of replacement dwelling	
	P. C. Comments	No Objection - Overdevelopment. 40 & 42 both original bungalows. 40 already dwarfed by 38 and replacement of 40 will dwarf 42.	
3	Application No./site	PL/19/3163/SA	38 Stonecroft Avenue Iver Buckinghamshire SL0 9QF
	Proposal	Certificate of Lawfulness for proposed: Loft conversion, convert existing hip roof into a gable roof adding dormer to the rear, single storey rear infill extension, connecting new foul water and stormwater drainage to existing drain on site.	
	P. C. Comments	No Objection -	
4	Application No./site	PL/19/3161/FA	31 Syke Cluan Iver Buckinghamshire SL0 9EP
	Proposal	Demolition of existing dwelling and erection of new dwelling with associated parking	
	P. C. Comments	Objection - Overdevelopment, bulky, Out Of Keeping, unneighbourly and overshadowing to 2 St James's Walk. Overlooking both neighbours.	

5	Application No./site	PL/19/3162/FA	24 Pinewood Green Iver Heath Buckinghamshire SL0 0QP
	Proposal	Part two storey/part single storey side and rear extensions	
	P. C. Comments	Objection - There is no block plan to show the proposed extension in relation to 22. The rear extension at first floor will overshadow number 22. Unneighbourly and overdevelopment of plot.	
6	Application No./site	PL/19/3153/FA	59 Richings Way Iver Buckinghamshire SL0 9DB
	Proposal	Demolition of existing bungalow and erection of new two storey dwelling	
	P. C. Comments	No Objection – Ensure adequate parking on site. Please confirm back garden building remains ancillary to main house.	
7	Application No./site	PL/19/3085/EU	Unit 2A Calves Lane Farm Bellswood Lane Iver Bucks SL0 0LU
	Proposal	Certificate of lawfulness for existing change of use to B8 Light industrial	
	P. C. Comments	Objection – Whilst, IPC has no information to confirm or refute the claim that this building has been used as a workshop and store for more than 10 years. There is no record at the DVSA that HGVs have ever been stored at Calves Lane Farm. It has no planning permission as a vehicle operating centre and such use would be unacceptable on a narrow rural road that is part of National CR 61, “The Beeches Way” and a pedestrian, equestrian and cycle route to Langley Park. Bellswood Lane is not suitable for H.G.V movements and the road is now breaking up. Please condition to prevent the use of the site for HGVs.	
8	Application No./site	PL/19/2943/FA	100 Pinewood Green Iver Heath Buckinghamshire SL0 0QH
	Proposal	Single storey rear extension	
	P. C. Comments	No Objection -	
9	Application No./site	PL/19/2800/EU	1 Bangors Cottages Norwood Lane Iver Heath Bucks SL0 0EP
	Proposal	Certificate of lawfulness for existing use of an anexe building	
	P. C. Comments	Objection - Whilst I.P.C have no information to confirm or refute the claim that the annexe has been in residential used for over 4 years. The extensions to the main house may have been overdevelopment The site/location plan is inaccurate and does not indicate the subdivision of the plot to separate 1 Bangors Cottages from the property now claimed to have been rented continuously since 2014. 15/01205/GPDE for rear ext. used old plans without garage/summerhouse shown and therefore showing original curtilage The only apparently accurate plan is with 06/00207/EUC and there is no indication of parking space used or available to both host and proposed separate property. There is now on street parking with a bus stop opposite. A current plan is needed to show access and parking for what is likely to become a separate dwelling. If minded to permit remove PDR.	
10	Application No./site	PL/19/3246/TP	Grove House Bangors Road South Iver Buckinghamshire SL0 0AD
	Proposal	(T1) Sycamore - Fell or Reduce to leave a 25ft triple monolith The identifier T1 is as per the site plan	
	P. C. Comments	No Objection -	
11	Application No./site	PL/19/3283/CONDA	17 The Poynings Iver Buckinghamshire SL0 9DS
	Proposal	Application for approval of details reserved by condition 5 on planning permission PL/19/1965/FA. (Demolition of existing dwelling and construction of one new dwelling)	
	P. C. Comments	Noted - Ecological enhancement strategy. Looks satisfactory but who will measure and monitor the work to be implemented?	
12	Application No./site	PL/19/3307/PNE	St Just Love Lane Iver Buckinghamshire SL0 9QT
	Proposal	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: single storey rear extensions (depth extending from the original rear wall of 6.0 metres, maximum height 2.706 metres, eaves height 2.706 metres)	
	P. C. Comments	Noted –	

13	Application No./site	PL/19/3320/FA	St Just Love Lane Iver Buckinghamshire SL0 9QT
	Proposal	Single storey side, front porch extensions, enlargement of rear dormer, remodelling of roof and removal of chimney breasts	
	P. C. Comments	No Objection -	
14	Application No./site	PL/19/3289/FA	108 High Street Iver Buckinghamshire SL0 9PR
	Proposal	Demolition of existing garage, porch and w/c. Erection of garden room and w/c to south facing elevation. Internal alterations and alterations to windows to south elevation.	
	P. C. Comments	Objection - Plans and elevations all wrongly labelled. Alterations are to the easterly facing elevation. There should be a tree survey as demolition and re-building of the garden room is very close to a mature tree. There are also bats known to commute and forage in the area, discovered at 100 High Street. The old garage should be inspected prior to demolition.	
15	Application No./site	PL/19/3290/HB	108 High Street Iver Buckinghamshire SL0 9PR
	Proposal	Application for listed building consent to demolish existing garage, porch and w/c. Erection of garden room and w/c to south facing elevation. Internal alterations and alterations to windows to south elevation.	
	P. C. Comments	Noted – Objection as the site consists of Georgian property to the front of the site and the subsequent Victorian additions to the rear it is essential that the external features of the new build are compatible with each of the adjacent wings. I. P. C is concerned in particular that: 1. Externally the Garden Room should be of compatible design to the Victorian wing of the house; the proposed curved wall is totally out of character. 2. Externally the rebuilt WC should be compatible with the Georgian wing of the house; the proposed radiused wall is not in keeping with the rest of the listed building. 3. The replacement ground floor windows with French windows in the Victorian wing should incorporate glazing bars to match the rest of the house.	
16	Application No./site	PL/19/3282/CONDA	19 and 21 Bathurst Walk Iver Buckinghamshire SL0 9DQ
	Proposal	Application for approval of details reserved by condition 19 on planning permission 17/01562/FUL. (Redevelopment of site to provide a block containing 19 apartments with associated access, landscaping and hardstanding.)	
	P. C. Comments	Noted	
17	Application No./site	PL/19/3392/NMA	Elizabeth Court 19 - 21 Bathurst Walk Iver Buckinghamshire SL0 9DQ
	Proposal	Non-Material amendment to planning permissions PL/19/0983/VRC and 17/01562/FUL (Redevelopment of site to provide a block containing 19 apartments with associated access, landscaping and hardstanding) to allow: Changes to ground floor layout including relocation of front door and incorporation of storage space into Flat 3.	
	P. C. Comments	Noted – Objection, this again is an attempt to increase the number of rooms/units. This is more than NMA in that the former storeroom shown as a study may potentially become a bedroom. There is a reduction from 23 to 22 parking spaces. Please refer to Waste Management concerning move of Bin Storage/collection issues.	
18	Application No./site	PL/19/3321/FA	The Beeches Swan Road Iver Buckinghamshire SL0 9LA
	Proposal	Change of use of land to 3 static Caravans and 2 touring Caravans for members of the Gypsy Traveller community, with 6 parking spaces and related infrastructure	
	P. C. Comments	Objection - Strong objection to this development in Green Belt and the increase in associated paraphernalia. No very special circumstances are advanced. Caravans are already on site with no provision for waste collection or sewage disposal other than via the existing bungalow. Narrow unadopted road is PROW and is unsuitable for increased traffic. Require a survey to establish that proposed connection to main sewer is feasible. Also concerned about drainage and increased water runoff from the increased area of hardstanding. Surface water must not flow to surrounding land or properties. Land slopes away from Swan Road and down to the northeast towards the Colne Brook. The site plan shows buildings with no indication whether these are on site and to be retained, or to be installed. The building subject of 15/00864/FUL appears to be retained, there needs	

		to be clarity regarding use of the buildings shown. The site is barely adequate for the use proposed. If this is proposed as family accommodation the site needs to be secured to prevent children and animals running into the road.	
19	Application No./site	PL/19/3345/CONDA	Hollybush Bangors Road North Iver Heath Buckinghamshire SL0 0BG
	Proposal	Application for approval of details reserved by conditions 2, 3, 4, 9, 17 & 21 on planning permission PL/19/0574/FA. (Demolition of existing dwelling and erection of 1 x semi-detached pair of dwellings and one detached dwelling with new vehicular access.)	
	P. C. Comments	Objection - Metal railings to front are out of keeping. Note - Drawing DRG No: 013400 indicates a hedge. Please verify proposals. Tree officer has concerns that work on site has begun without the recommended tree protection measures. No confidence that arboriculturalist's advice will be implemented!	
20	Application No./site	PL/19/3401/TP	17 Old Slade Lane Iver Buckinghamshire SL0 9DY
	Proposal	4 sycamores - fell (SBDC TPO 8 of 1952)	
	P. C. Comments	Objection - No supporting tree survey/report. Refer to tree officer.	
21	Application No./site	PL/19/3369/FA	Indian Nights Restaurant 75 Slough Road Iver Heath Bucks SL0 0DW
	Proposal	Single storey side and first floor rear extensions. Conversion of first floor to two dwelling units with associated works.	
	P. C. Comments	No Objection -	
22	Application No./site	PL/19/3418/TP	21 North Park Iver Buckinghamshire SL0 9DH
	Proposal	Oak - tip reduce whole crown by approximately 3m, crown lift to approx 7m, clean out and thin crown by 30%, remove 50% of epicormic growth to main crown break (SBDC TPO 3 of 1989	
	P. C. Comments	No Objection – Subject to monitoring - refer to Tree Officer	
23	Application No./site	PL/19/3428/SA	Hawkswood Wood Lane Iver Heath Buckinghamshire SL0 0LG
	Proposal	Application for a Certificate of Lawfulness for proposed: Detached outbuilding	
	P. C. Comments	No Objection - Unclear whether site drawing indicates position of proposed outbuilding or of existing buildings. Condition to ensure ancillary to main house.	
24	Application No./site	PL/19/2920/DE	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.) Appearance landscape design, detailed access, site layout and scale	
	P. C. Comments	No Objection - Refer to tree officer. Is it possible to condition the engagement of a retained arboriculturalist as recommended in GHA method statement?	
25	Application No./site	PL/19/3444/SA	52 Old Slade Lane Iver Buckinghamshire SL0 9DR
	Proposal	Application for a Certificate of Lawfulness for proposed: Single storey rear extension, infill front porch, demolish side dormer and erect new dormer, extend front dormer and changes/alterations to windows and doors	
	P. C. Comments	No Objection - Note the presence of a ditch/drain onsite. Construction must not fill or impede flow.	
26	Application No./site	PL/19/3427/EU	246 Swallow Street Iver Buckinghamshire SL0 0HT
	Proposal	Certificate of Lawfulness for existing use relating to the use of the land for the siting of a mobile home.	
	P. C. Comments	Objection - May 2009 granted permission for replacement bungalow. Mobile installed as temporary accommodation until bungalow was built. There would not have been a tenant until after the bungalow was occupied. IPC has no information to confirm or refute claims.	

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

			Decision	PC Objection Notes
1	PL/19/2581/EU	Watergate Farm Cherry Tree Lane Iver Heath Iver Buckinghamshire SL0 0EE	Certificate of Lawful Development Oper	Noted – IPC has no information to either support or refute the application
		Application for a Certificate of Lawfulness for Existing: Single storey building		
2	PL/19/2545/CONDA	Site Of 11 Pinewood Close Iver Heath Buckinghamshire	Condition Accepted	Noted – Accepted subject to ongoing Bat survey & protection and management of the shared land
		Application for approval of details reserved by condition 12 on planning permission PL/18/4837/FA. (Demolition of existing property and the replacement with three new detached dwellings (Retrospective)		
3	PL/19/2485/FA	Nedwol 7 Little Sutton Lane Iver Bucks SL3 8AN	Conditional Permission	No Objection
		Wall rendering of front porch area, garage area, side and rear of house (excluding the 6 metre extension).		
4	PL/19/2390/FA	Co-operative Retail 1-3 Thornbridge Road Iver Heath Buckinghamshire SL0 0PU	Refuse Permission	Objection Cramped location parking access for deliveries
		Redevelopment of existing garages to form 2 two-bedroom flat		
5	PL/19/1497/FA	34 and 35 The Ridgeway Iver Buckinghamshire SL0 9JQ	Conditional Permission	No Objection
		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.'		
6	PL/18/4491/FA	16 Coopers Row Iver Heath Buckinghamshire SL0 0HW	Conditional Permission	Objections – No of rooms Bedrooms/Office ? Parking subdivision of land loss of on street parking & protection of trees
		Subdivision of plot and erection of detached dwelling.		
7	PL/18/4490/FA	14 Coopers Row Iver Heath Buckinghamshire SL0 0HW	Conditional Permission	Objections – Parking, Land access and overshadowing
		Single storey rear extension, loft conversion incorporating a rear dormer, replacement porch and fenestration alterations.		
8	PL/19/2727/CONDA	2A Holmsdale Close Iver Buckinghamshire SL0 9HY	Condition Accepted	Noted – No objection
		Application for approval of details reserved by condition 2 on planning permission PL/19/0669/FA. (Erection of detached dwelling house following demolition of brick garden wall and shed.)		
9	PL/19/3023/NMA	20 The Close Iver Heath Buckinghamshire SL0 0HE	Accepted	Noted
		Non-material amendment to planning permission PL/19/1862/FA (Single storey rear extension) to allow removal of roof light from single storey rear extension		
10	PL/19/2256/FA	[Out of Area] Sawyers Green Farm Kennel Langley Park Road Wexham Buckinghamshire SL3 6DD	Refused	Objection - Green Belt policy, traffic, pollution risk
		Change of use to Storage (Use Class B8)		
11	PL/19/2257/FA	[Out of Area] Sawyers Green Farm Kennel Langley Park Road Wexham Buckinghamshire SL3 6DD	Refused	Objection - Green Belt policy, traffic, pollution risk
		Change of Use to vehicle parking for sales (Use Class Sui Generis) (Retrospective)		
12	PL/19/2891/PNE	Wood Cottages 4 Slough Road Iver Heath Bucks SL0 0DR	Prior Approval Refused	Noted – Belived to be previously extended.
		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 6.0m, maximum height 3.0m, eaves height 2.9m)		
13	PL/19/0616/FA	66, 68, 70 & 72 High Street Iver Bucks SL0 9NG	Conditional Permission	Objection – Revised plans noted Regret loss of Heritage site, retail unit and concerns re Bats, Parking & Access.
		Demolition of existing buildings and redevelopment of site to provide 8 dwellings (6 flats and 2 houses), re-positioning of site access, provision of 9 parking spaces and associated amenity space, cycle and refuse storage and landscaping.		
14	PL/19/1777/FA	14 Bathurst Walk Iver Buckinghamshire SL0 9AZ	Conditional Permission	No Objection
		New vehicle access		
15	PL/19/2300/FA	Burnage 75 Old Slade Lane Iver Bucks SL0 9DX	Refused	Objection - lack of clarity re sanitary facilities & existing development
		Demolition of existing dwelling and construction of one new dwelling and boundary wall.		
16	PL/19/2778/TP	10 Copse Wood Iver Heath Buckinghamshire SL0 0PT	Conditional Permission	
		T16 Corsican Pine - Crown thinning by 15% (including crossing branches) and up to 2/2.5 metre reduction on side lateral branches from oak and long limbs in neighbouring garden. (SBDC TPO 01, 1965).		
17	PL/19/2779/TP	Fairleigh 6 Love Lane Iver Buckinghamshire SL0 9QZ	Consent not needed	Noted – refer to tree officer
		Poplar - Fell. (TPO 11, 1957).		
18	PL/19/2789/RM	Thorney Business Park Thorney Lane North Iver Buckinghamshire	Prior Approval Given	Noted – Site identified for housing & employment in emerging Chiltern & South Bucks plan. May be visible to Bathurst properties
		Installation of 20m lattice tower supporting 12 antennas and 4 dishes, the installation of 5 cabinets and a meter cabinet within a fenced equipment compound, and ancillary development		

62 TO RECEIVE AND NOTE AMENDED, ADDITIONAL OR WITHDRAWN PLANS

- PL/19/2796/VRC - 7 Richings Way Iver Buckinghamshire SL0 9DA
Variation of condition 5 of planning permission PL/18/4387/FA

63 TO RECEIVE AND NOTE APPEALS AND ENFORCEMENT NOTICES:

- None

64 THE IVERS NEIGHBOURHOOD PLANNING GROUP

- No update report made as no meetings held.

65 UNRESOLVED UNAUTHORISED DEVELOPMENT

- Ongoing cases relating to airport parking,

66 TO RECEIVE AND COMMENT ON CORRESPONDENCE:

- Letter from SBDC – Planning Enforcement Application – Lawful development certificate for existing use or operation in breach of a planning condition - PL/19/2800/EU – 1 Bangors Cottages Norwood Lane Iver Heath Buckinghamshire SL0 0EP
Noted as Objection above – see item no 9
- Email from BECG - Heathrow West Consultation. Minutes of presentation to meeting with IPC 17th September – Date to be arranged in November for follow up.
Minutes circulated to members.
- Email from Waldon - Proposed telecommunication upgrade – Sutton End Farm, Off Sutton Lane, Brands Hill, Langley South, SL3 8AJ.
Noted – OS plan shows incorrect location of site.
- Email from B & MK Neighbourhood Planning Health and Well Being Article – Legal update.
Assoc of Local Council
- Request for change of Date or time of Planning Meeting – 4th February 2020.
- Request noted subject to agreement of Full Council – rescheduled 05th February 18.00 prior to Policy and Finance Committee Meeting.

67 CHAIRMANS REPORT

- Key Worker Housing – Details circulation for consultation regarding use of ZEDpods [or similar] for use on “brownfield” sites.

Next meeting to take place on **Tuesday 12th November 2019 at 6.00pm.**

There being no further business to discuss, the Chairman closed the meeting at 7. 10 pm.

Signed.....Chairman

Dated.....