

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 20th AUGUST 2019
at 6.00 PM IN THE COMMITTEE ROOM, THE IVERS PARISH COUNCIL

Present: Councillor Carol Gibson (in the Chair)

Councillors:

Cllrs: Geoff Bennett, Chris Woolley, Reg Gould, Wendy Mathews and Ann Mayling.

In attendance: Martin Haley Administration Asst., and
 Mr Rajan [item 38/15 & 40]

35. TO RECEIVE APOLOGIES FOR ABSENCE:

Apologies: Cllrs. John Gill.

36. 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 W Mathews – SBDC.

37 THE MINUTES:

It was RESOLVED that:

The minutes of the Planning Committee meeting held on the 23rd July 2019 are approved as a correct record and the Chairman be authorised to sign the same – signed.

38 PLANNING APPLICATIONS:

| No | Planning applications received: | | |
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| 1 | Application No./site | PL/19/2545/CONDA | Site Of 11 Pinewood Close Iver Heath Buckinghamshire |
| | Proposal | 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) | |
| | P. C Comments | Noted – The Bats, Ecological report & license requirements, appears comprehensive. Need to confirm with Louise Fox, County Ecologist, Oxford as suggested by foa ecology, ongoing reporting mechanism for environmental monitoring & management of the site. Woodland in the shared ownership of the three new properties requires the creation of a separate entity to manage in perpetuity to ensure successful ecological establishment for the long term, with ongoing reporting mechanism for environmental monitoring & management of the site | |
| 2 | Application No./site | PL/19/2485/FA | Nedwol 7 Little Sutton Lane Iver Buckinghamshire SL3 8AN |
| | Proposal | Wall rendering of front porch area, garage area, side and rear of house (excluding the 6 metre extension). | |
| | P. C Comments | No Objection - | |
| 3 | Application No./site | PL/19/2429/FA | 11 Iver Lodge Bangors Road South Iver Buckinghamshire SL0 0AW |
| | Proposal | Front infill extension to garage | |
| | P. C Comments | Objection - Detracts from the design of Iver Lodge Close as a whole and the setting of a listed building. Introduces a bland modern element to facade. If minded to permit remove PDR | |
| 4 | Application No./site | PL/19/2130/NMA | Site Of 28 Somerset Way Iver Buckinghamshire SL0 9AF |
| | Proposal | Non Material Amendment to planning permission 18/00882/FUL (Replacement dwelling house) to allow changes to windows | |
| | P. C Comments | Noted | |

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| 5 | Application No./site | PL/19/2654/ADJ | (Out Of Area) Old Coal Depot Tavistock Road West Drayton Hillingdon |
| | Proposal | Consultation from London Borough of Hillingdon re: Proposed use of the site to provide a Civic Amenity facility at weekends only (Saturdays and Sundays - 9am to 5pm) accommodating public recycling area with a circular access arrangement, associated waste drop zones and container storage and installation of palisade fencing with gates for a five year period (Hillingdon Borough Ref: 18736/APP/2019/2343). | |
| | P. C Comments | Noted – No objection - This is understood to allow disposal of household waste every weekend for 5 years. It is already operating one weekend a month. Traffic effects expected to be neutral. Only 5 years so as not to conflict with LBH development plan.) This should reduce the impact of “fly tipping” in the Ivers. | |
| 6 | Application No./site | PL/19/2619/NMA | 43 Richings Way Iver Buckinghamshire SL0 9DB |
| | Proposal | Non Material Amendment to planning permission 18/00242/FUL (Alterations to roof incorporating replacement front dormer and rear juliet balconies.) to allow for changes to roof. | |
| | P. C Comments | Noted – No objection | |
| 7 | Application No./site | PL/19/2600/EU | Wood Lodge Wood Lane Iver Heath Buckinghamshire SL0 0LB |
| | Proposal | Application for a Certificate of Lawfulness for existing: to certify that the existing dwelling as in situ, including all existing extensions, is lawful | |
| | P. C Comments | Objection – Property has been extended. Total extensions to-date appear to be in excess of 50% in Green Belt area. If minded to allow P.D.R must be removed. | |
| 8 | Application No./site | PL/19/2639/ADJ | (Out Of Area) Land West Of Iver South Sewage Works Old Slade Lane Iver Buckinghamshire |
| | Proposal | 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. | |
| | P. C Comments | Noted – Objection – The visual impact assessment does not take into account or address the impact on residences in Richings Park (The Poynings and Old Slade Lane). Air quality assessment figures, with the prevailing South Westerly wind, does not take into consideration the work to be undertaken on the M4 Smart Motorway again will have on residents of Richings Park. | |
| 9 | Application No./site | PL/19/2564/FA | 20 Lossie Drive Iver Heath Buckinghamshire SL0 0JS |
| | Proposal | Retention of existing outbuilding (retrospective) - see decision # 19 | |
| | P. C Comments | Noted – Given the decision noted below – and past history (Refused in 2017 on GB grounds). IPC assume this is now a matter for enforcement and look forward to further information. | |
| 10 | Application No./site | PL/19/2407/FA | 59 Richings Way Iver Buckinghamshire SL0 9DB |
| | Proposal | Demolition of existing dwelling and erection of a new dwelling house | |
| | P. C Comments | Objection – Application appears to be facilitating H.M.O. With 8 bedrooms provision for parking is insufficient. Also concerned at the more accessible rear garden ‘bungalow’. Remove P.D.R | |
| 11 | Application No./site | PL/19/2390/FA | Co-operative Retail 1-3 Thornbridge Road Iver Heath Bucks SL0 0PU |
| | Proposal | Redevelopment of existing garages to form 2 nos 2 bedroom flats | |
| | P. C Comments | Objection – Cramped development which will result with little or no access to amenity space and in a service yard for existing retail use. Sunlight will not penetrate from the South East where the only windows are to non habitable rooms. Parking is inadequate and is problematic at this site already. Residents’ access to retail and services could be affected if additional vehicles are introduced. This will also generate additional road traffic in an already over trafficked area. | |
| 12 | Application No./site | PL/19/2257/FA | (Out Of Area) Sawyers Green Farm Kennel Langley Park Road Wexham Buckinghamshire SL3 6DD |
| | Proposal | Change of Use to vehicle parking for sales (Use Class Sui Generis) (Retrospective) | |
| | P. C Comments | Objection – Green Belt and no very special circumstances for the development proposed. The site currently in use is a field in the Horton Brook catchment. Horton Brook runs along the northern boundary of Sawyers Green Farm. Any Contamination from vehicles will percolate into the ground and risks contaminating the watercourse. C&RT have identified the risk to the canal and require | |

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| | | surveys. This is another attempt for "Airport Parking" in the meantime the current use of the site for vehicle storage [and delivery/collection of vehicles] on car transporters is not practical nor safe for unloading/loading onto the B470. Damage has already been caused to the verge and footpath between Trenches Lane and the canal, with vehicles waiting to manoeuvre into the entrance. Activity at the entrance has already degraded a stretch of footway between the bus stop and Langley Station. Large vehicle transporters will access the site through The Ivers along roads already choked with HGVs. This is a wholly unacceptable proposal. Contrary to policy CP16 Refer to BCC Highways | |
| 13 | Application No./site | PL/19/2256/FA | (Out Of Area) Sawyers Green Farm Kennel Langley Park Road Wexham Buckinghamshire SL3 6DD |
| | Proposal | Change of use to Storage (Use Class B8) | |
| | P. C Comments | Objection – Green Belt and no very special circumstances for the development proposed. Noted on the plans "Storage for building materials and Metal Containers for Car Parts". No dimensions given but expect these to be standard 40' Shipping containers which will be out of keeping for Green Belt area. Buildings B1,B2,B3,B4 and B5 are identified for use for storage of building materials. Conveyance/delivery of Building materials will generate additional HGV traffic through the Iver's – Contrary to Core Policy 16 Again please refer to BCC Highways. Also concerned about storage and leakage into the adjacent waterways [canal to the south and Horton Brook to the north]. | |
| 14 | Application No./site | PL/19/2581/EU | Watergate Farm Cherry Tree Lane Iver Heath Iver Bucks SL0 0EE |
| | Proposal | Application for a Certificate of Lawfulness for Existing: Single storey building | |
| | P. C Comments | Noted - IPC has no information to support or refute claim. Green Belt area. This building appears more closely related to the business operation of Prestige Cars and the internal layout resembles a welfare area and storage. If, as claimed this is ancillary storage for Watergate Farmhouse that should be conditioned and PDR must be removed. The private access road is also PROW IVE/6/1. The drains and watercourses feeding into the River Colne must be protected from pollution from the industrial activity at the site. Request opinion of Environmental Officer for need for contamination report and any mitigation needed. Tree Officer for opinion of trees on site and request for TPO | |
| 15 | Application No./site | PL/18/4460/FA | 45 High Street, Iver, Buckinghamshire, SL0 9ND. |
| | Proposal | Erection of single storey building ancillary to car service and repair business. Amended plans received | |
| | P. C Comments | Noted – Revised plans still devoid of measurements and clear block plan indicating exact position, the revised proposal appears smaller and less obtrusive, the planning application gives a floor area of 132 sqm and that is not shown to have changed. For the avoidance of doubt the dimensions should be given. Whilst IPC have been assured by site owners that the points raised regarding access to the flats and delivery to the shops had been addressed, in view of the B.C.C Highways earlier findings (Jan 2019) would suggest the applicant contacts the Highways Authority to assess the traffic impact of the proposed development, otherwise this reduction in size does not overcome BCC Highways reasons for refusal. | |
| 16 | Application No./site | PL/19/2518/TP | Cedar House Main Drive Iver Buckinghamshire SL0 9DP |
| | Proposal | T1 Turkey Oak - reduce by 1.5 - 2 metres to previous lateral branches, T2 Turkey Oak - reduce top by 3 - 4 metres (TPO SBDC 8, 1952) | |
| | P. C Comments | Noted – refer to Tree Officer. | |
| 17 | Application No./site | PL/19/2727/CONDA | 2A Holmsdale Close Iver Buckinghamshire SL0 9HY |
| | Proposal | 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.) | |
| | P. C Comments | Noted – No objection. | |
| 17 (a) | Application No./site | PL/19/2814/NMA | 2A Holmsdale Close Iver Buckinghamshire SL0 9HY |
| | Proposal | Non Material Amendment to planning permission PL/19/0669/FA (Erection of detached dwelling house following demolition of brick garden wall and shed) to allow additional side window and rear roof light. | |

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| | P. C Comments | Noted – No Objection | |
| 18 | Application No./site | PL/19/2779/TP | Fairleigh 6 Love Lane Iver Buckinghamshire SL0 9QZ |
| | Proposal | 1 x multi-stemmed Poplar tree - Fell (TPO 11, 1957) | |
| | P. C Comments | Noted - refer to Tree Officer to clarify existing T. P. O | |
| 19 | Application No./site | PL/19/2572/SA | 19 Evreham Road Iver Buckinghamshire SL0 0AH |
| | Proposal | Application for a Certificate of Lawfulness for proposed: Vehicular access, brick post and boundary wall. | |
| | P. C Comments | Noted - regret loss of verge and loss of on street parking. | |
| 20 | Application No./site | PL/19/2501/HB | Stable Barn Hollow Hill Lane Iver Buckinghamshire SL0 0JJ |
| | Proposal | Listed building application for retention of stair in the second floor. (Retrospective) | |
| | P. C Comments | Noted. - IPC not qualified to comment (There appears to be an element of consensus between the Historic Buildings officer and the report from Cliveden Conservation that harm has been caused by the unauthorised development. The difference of opinion is in whether the harm will be will remedied by removing it.) | |
| 21 | Application No./site | PL/19/2789/RM | Thorney Business Park Thorney Lane North Iver Buckinghamshire |
| | Proposal | 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 | |
| | P. C Comments | Noted - The site is identified for housing and employment in the Emerging C&SB Local Plan. Likely to be visible from Bathurst Walk properties. | |
| 22 | Application No./site | PL/19/0616/FA | 66, 68, 70 & 72 High St, Iver, Buckinghamshire, SL0 9NG |
| | Proposal | 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. Amended Plans Received | |
| | P. C Comments | Objection – Noted reduction in footprint and reduction of no of units. Regret loss of retail unit. Insufficient and impractical parking. Appearance attempts to replicate Elze, No 60 adjacent. in style and fenestration. Welcome ecological surveys and report on bat and bird activity. Permission may be needed to locate additional bat and bird boxes off site to allow most favourable translocation of animals. Swan Meadow could be suitable in addition to those sites identified. If minded to permit remove P.D.R. | |
| 23 | Application No./site | PL/19/2696/EU | Flowerland, Norwood Lane, Iver Heath, Buckinghamshire, SL0 0EW |
| | Proposal | Certificate of Lawfulness for an existing use of the land for the siting of residential caravans for workers. | |
| | P. C Comments | Noted – If permitted should only be for the current two units in use on site. Concerned at comment in sworn statement that units are often moved or used on shared basis – are the units connected to main services? Other unregulated uses on site – builders yard in area labelled open storage on plan, and adjacent car wash facility. Neither of these require residential accommodation. Concerned about drainage contamination. | |

39 DECISIONS NOTICES

| | | | Decision | PC Objection Notes |
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| 1 | PL/19/1917/CONDA | 34 The Ridgeway Iver Buckinghamshire SL0 9JQ | Condition Accepted | Noted |
| | Application for approval of details reserved by condition 8 on planning permission 18/00650/FUL - Redevelopment of the site to provide a three storey storage facility with ancillary offices at part second floor and with associated landscaping, security access controls, lorry parking and servicing to ground floor 'under-croft' area and associated car and cycle parking. | | | |
| 2 | PL/19/1883/FA | 134 High Street Iver Buckinghamshire SL0 9PT | Conditional Permission | No Objection – additional outbuilding noted. |
| | Part first floor/ part two storey side extension, single storey rear extension and porch. | | | |

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| 3 | PL/19/1885/FA | 6 Thorney Lane South Iver Buckinghamshire SL0 9AE | Conditional Permission | No Objection |
| | | First floor rear extension incorporating dormer. | | |
| 4 | PL/19/1876/FA | 12 Wood Lane Close Iver Heath Bucks SL0 0LJ | Refuse Permission | No Objection |
| | | Part single, part first floor rear extension with roof lantern | | |
| 5 | PL/19/1862/FA | 20 The Close Iver Heath Buckinghamshire SL0 0HE | Conditional Permission | No Objection |
| | | Single storey rear extension | | |
| 6 | PL/19/1866/SA | 10 Iver Lodge Bangors Road South Iver Bucks SL0 0AW | Cert of lawfulness proposed dev or use issued | No Objection |
| | | Certificate of Lawfulness for proposed: extension to existing vehicular access and 2 parking spaces. | | |
| 7 | PL/19/1600/EU | Unit 2 Calves Lane Farm Bellswood Lane Iver Buckinghamshire SL0 0LU | Cert of Law - existing use - granted | Objection – Query stated past use and suitability for residential use by agricultural staff |
| | | Application for certificate of lawfulness for Existing: Construction of building and its residential use by agricultural worker(s) employed on the holding, such occupation being of a seasonal and temporary nature and ancillary to the agricultural use of Calves Lane Farm. | | |
| 8 | PL/19/0983/VRC | 19 & 21 Bathurst Walk Iver Buckinghamshire SL0 9DQ | Conditional Permission | Objection – Query waste management proposals. |
| | | 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. | | |
| 9 | PL/18/2605/FA | Jasmine Cottage Wood Lane Iver Heath Bucks SL0 0LA | Conditional Permission | No Ojection |
| | | Part retention of side extensions and the erection of a roof in a modified form, following the part demolition of existing unauthorised extensions and demolition of the garage | | |
| 10 | PL/19/2145/PNE | Romily Slough Road Iver Heath Bucks SL0 0EA | Prior Approval Not Required | Noted –Previously extended - Please remove P.D.R. |
| | | 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 (Dimension D 8.0m, MH 3.7 m, EH 2.16 m) | | |
| 11 | PL/19/1773/CONDA | Site Of 11 Pinewood Close Iver Heath Buckinghamshire | Condition Accepted | Noted – Eco/bat survey protection and replacement habitat requested. |
| | | Application for approval of details reserved by condition 11 on planning permission PL/18/4837/FA - Demolition of existing property and the replacement with three new detached dwellings (Retrospective) | | |
| 12 | PL/19/2182/KA | St Peters Church Thorney Lane North Iver Bucks SL0 9JU | TPO shall not be made | Noted |
| | | T27 Lime - 1.5m Crown Reduction, T28 Lime - 2 to 3m Crown Reduction, T30 Copper Beech - Crown Lift by 2.5m, T31 Field Maple - 1 to 1.5m Clearance from Overhead Services, T37 Sycamore - Fell, T40 Cedar - Crown Lift, G44 2 x Sycamores - Fell one and 1.5 to 2m Crown Reduction, G46 2 x Sycamore and 1 x Ash - 2 to 3m Crown Reduction, G60 Plum - Clearance from Light. (Iver Conservation Area). | | |
| 13 | PL/19/2194/PNE | Hillcroft Slough Road Iver Heath Bucks SL0 0EA | Prior Approval Not Required | Noted |
| | | 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 extending from existing rear wall 8m, maximum height 4m, eaves height 2.475m) | | |
| 14 | PL/19/1602/FA | Oakdene Church Road Iver Heath Bucks SL0 0RD | Conditional Permission | Objection - overdevelop |
| | | Partial demolition of existing garage, construction of part two storey part single storey rear extension, loft conversion with roof light and internal alterations. | | |
| 15 | PL/19/2089/FA | 11 Post Meadow Iver Heath Buckinghamshire SL0 0DU | Conditional Permission | No Objection |
| | | Part two, part single storey rear, single storey side and porch extensions and demolition of garage and carport | | |
| 16 | L/19/2101/VRC | 43 Langley Park Road Iver Buckinghamshire SL0 9RE | Conditional Permission | Noted |
| | | Variation of condition 3 of planning permission 17/00462/FUL (Redevelopment of site for two detached dwellinghouses and vehicular accesses) to allow a change to the roof tiles. | | |
| 17 | PL/19/1969/FA | 92 Swallow Street Iver Buckinghamshire SL0 0HQ | Conditional Permission | Objection – Overdevelopment of plot – insufficient parking |
| | | First floor rear extension and hip to gable roof extension with rooflights and rear dormer | | |
| 18 | PL/19/1646/FA | 3 Potters Cross Iver Heath Buckinghamshire SL0 0BS | Conditional Permission | Objection – Highway issue re access on to Bangors Road South. |
| | | Addition of first floor and two storey front extension to convert outbuilding into dwellinghouse, erection of garage, subdivision of plot and formation of vehicular access onto Bangors Road South. | | |
| 19 | PL/19/2564/FA | 20 Lossie Drive Iver Heath Buckinghamshire SL0 0JS | Declined to Determine | N/A |
| | | Retention of existing outbuilding (retrospective) | | |
| 20 | PL/19/1405/PNE | Ruscombe House 7A North Park Iver Buckinghamshire SL0 9DH | Prior Approval Not Required | Noted – Objection overdevelopment of plot. |
| | | Notification under the Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class a 4 for a proposed single storey rear extension (depth extending from rear wall 8.0m, maximum height 303m, eaves height 3.3m) | | |

40 TO RECEIVE AND NOTE AMENDED, ADDITIONAL OR WITHDRAWN PLANS

- PL/18/4460/FA - **AMENDMENT** - 45 High Street, Iver, Buckinghamshire, SL0 9ND.
Amended plans received.
- PL/19/0616/FA - **AMENDMENT** - 66, 68, 70 & 72 High Street, Iver, Bucks, SL0 9NG
Amended plans received.

- PL/19/2202/NMA - **WITHDRAWN** - 16 Syke Cluan Iver Buckinghamshire SL0 9EH
Non-material amendment to planning permission PL/19/0351/VRC (Variation of condition 5 of planning permission PL/18/3827/FA) to allow amended plans) to allow changes to layout.
- 18/00406/FUL - **WITHDRAWN** - Land West Of Mansion Lane Iver Buckinghamshire.
Installation of security fence and bund to boundary (Retrospective).
- PL/19/1606/FA - **WITHDRAWN** - Iver Heath Junior School Iver Heath Bucks SL0 0DA
Installation of 2m high fence at the front of the school incorporating gate for pedestrian and wheelchair access.

41 TO RECEIVE AND NOTE APPEALS AND ENFORCEMENT NOTICES:

- PL/18/2261/FA - **Notice of Appeal** - Evreham Lodge, 100 High Street, Iver, Bucks, SL0 9PJ,
Ref: APP/N0410/W/19/3227377 – Written Representations – 10th Sept 2019

42 THE IVERS NEIGHBOURHOOD PLANNING GROUP

- No update report made as no meetings held.

43 UNRESOLVED UNAUTHORISED DEVELOPMENT

- 17/10209/ENCU - Ongoing activity at Stokes Cottage – Noted
- 17/10112/ENCU - New and ongoing activity at Lossie Nurseries - feedback from enforcement noted

44 TO RECEIVE AND COMMENT ON CORRESPONDENCE

- Letter from Slough B.C – Planning Application Ref P/17826/000 [*Written comments by 27th Aug 2019*]
Land west of the Iver South Sludge Dewatering Centre, south of M4.
Proposed development of a replacement Energy Waste facility.
- Email from SB/CDC - Update on activities at Poveys Yard.
- Email from P Torrent - Feedback on Planning Exhibition 27th July – Policy SP BP11 North of Iver Station.
- Email from P Rowell - Iver Scout Hut – request for Scout Hut Pole Store – Proposals noted and comments from SBDC planning advise – permission not required, for store and signage above the door.
Advertising consent maybe required for the 3 logo’s to be fixed over the obscured window panels.

45 CHAIRMANS REPORT

- Heathrow Exhibition – Richings Park Thursday 22 August, IPC to attend.
- Heathrow Airport Expansion Consultation [open until 13th September 2019] noted.
- Trial of new take off / landing approaches continue – residents need to file Noise Complaints to the Airport.
- Heathrow West – Have requested meeting with IPC – arranged for 17th September at 16.45

Next meeting to take place on **Tuesday 17th September 2019 at 6.00pm.**

There being no further business to discuss, the Chairman closed the meeting at 7.31 pm.

Signed.....Chairman

Dated.....