

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 23rd JULY 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, John Gill, Reg Gould, Wendy Mathews and Ann Mayling.

In attendance: Martin Haley Administration Asst., and

Mr Morton [item 27/24] and Ciaran Beary – Representing Iver Residents Association. [Item 27/6]

24. TO RECEIVE APOLOGIES FOR ABSENCE:

Apologies: Cllrs. Sylvia Lidgate.

25. 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. Cllr C Gibson – item 27 / 7 and Cllr G Bennett item 27 / 20.

26 THE MINUTES:

It was RESOLVED that:

The minutes of the Planning Committee meeting held on the 28th May 2019 are approved as a correct record and the Chairman be authorised to sign the same – signed.

27. PLANNING APPLICATIONS:

No	Planning applications received:		
1	Application No./site	PL/19/2207/FA	Esso Tesco Express Garage 4 - 6 Uxbridge Road Iver Heath Buckinghamshire SL0 0LR
	Proposal	Single storey side extension to provide additional storage space. Reconfiguration of fencing and relocation of existing AC unit.	
	P. C Comments	No Objection	
2	Application No./site	PL/19/2198/SA	Hillcroft Slough Road Iver Heath Buckinghamshire SL0 0EA
	Proposal	Application for a Certificate of Lawfulness for proposed: Single-storey side extension See accompanying plans.	
	P. C Comments	No Objection - Subject to Green Belt Policy. Please remove P D R.	
3	Application No./site	PL/19/2194/PNE	Hillcroft Slough Road Iver Heath Buckinghamshire SL0 0EA
	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 extension (depth extending from existing rear wall 8m, maximum height 4m, eaves height 2.475m)	
	P. C Comments	Noted – Subject to Green Belt Policy, note previous extended property – Please remove P. D. R.	
4	Application No./site	PL/19/2127/SA	Romily Slough Road Iver Heath Buckinghamshire SL0 0EA
	<i>Proposal</i>	Certificate of Lawfulness for proposed: Single storey side extension.	
	P. C Comments	No Objection - Subject to Green Belt Policy. Please remove P. D. R.	

5	Application No./site	PL/19/2145/PNE	Romily Slough Road Iver Heath Buckinghamshire SL0 0EA
	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 extension (Dimension D 8.0m, MH 3.7m, EH 2.16 m)	
	P. C Comments	Noted - previously extended property – Please remove P.D.R.	
6	Application No./site	PL/19/2135/FA	Evreham Lodge 100 High Street Iver Buckinghamshire SL0 9PJ
	Proposal	The demolition of existing building, construction of 8 residential units contained within three blocks, conversion of 'coach house' to a residential unit with associated access, parking and landscaping.	
	P. C Comments	Objection – Please see separate submission [appendix A] Submitted to SBDC 24 th July 2019	
7	Application No./site	PL/19/2033/FA	206 & 208 Swallow Street Iver Buckinghamshire SL0 0HS
	Proposal	Demolition of outbuilding and erection of single storey front and part two storey/part single storey rear extension (No 206) and erection of single storey ground and first floor extensions (No 208)	
	P. C Comments	No Objection	
8	Application No./site	PL/19/2182/KA	St Peters Church Thorney Lane North Iver Buckinghamshire SL0 9JU
	Proposal	Works to trees in accordance with a submitted schedule - all within a Conservation Area	
	P. C Comments	Noted – Under management of Iver Parish Council – no further comment.	
9	Application No./site	PL/19/2247/SA	5 Leacroft Road Iver Buckinghamshire SL0 9QP
	Proposal	Application for certificate of lawfulness for proposed: Loft conversion incorporating reardormer and juliet balcony. Roof alteration from hipped roof to flat roof and internal alteration.	
	P. C Comments	Noted – No Objection	
10	Application No./site	PL/19/2235/FA	Brinlee 57 Bathurst Walk Iver Buckinghamshire SL0 9EE
	Proposal	Single storey front extension	
	P. C Comments	No Objection – Incorrect description of work to be undertaken. If minded to permit application – please remove P.D.R"	
11	Application No./site	PL/ 19/1602/FA	Oakdene Church Road Iver Heath Buckinghamshire SL0 0RD
	Proposal	Partial demolition of existing garage, construction of part two storey part single storey rear extension, loft conversion with roof light and internal alterations. Amended plans received	
	P. C Comments	Objection – No material change made – previous comments/objections still apply. The parking arrangement are still impractical. Vehicles must be able to exit in forward gear. Remove P. D. R.	
12	Application No./site	PL/19/1405/PNE	Ruscombe House 7A North Park Iver Buckinghamshire SL0 9DH
	Proposal	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 (dimensions D 8.0m, MH 3.03m, EH 3.3m)	
	P. C Comments	Noted – Objection overdevelopment of Plot This is excessive, reducing private amenity space.	
13	Application No./site	PL/19/2300/FA	Burnage 75 Old Slade Lane Iver Buckinghamshire SL0 9DX
	Proposal	Demolition of existing dwelling, new dwelling including outbuildings, parking and boundary wall.	
	P. C Comments	Objection – Plans do not indicate any bathrooms or sanitary facilities on site. Only note made is for the inclusion a “a bath” in the corner of each bedroom! Rear garden outbuilding, is it already built? If minded to approve application – please remove P.D.R.	
14	Application No./site	PL/19/2259/FA	Hallowhill House Slough Road Iver Heath Buckinghamshire SL0 0EA
	Proposal	Erection of two replacement coach houses, revised parking and amenity layout and amendments to the design of the barn conversion approved under planning reference 10/01415/FUL (involving the demolition of the 2 coach houses).	
	P. C Comments	No Objection - In view of appeal decision to allow conversion of outbuilding to residential in 2010 it's hard to see why this wouldn't be allowed. It's intensification of buildings in GB. Trees will be removed and there's no information on replanting. Refer to Tree Officer. Can't see any information on the size of the “barn”. However , if permitted – please remove P.D.R.	

15	Application No./site	PL/19/2336/FA	To The Rear Of Richings Park Library 38 Bathurst Walk Iver Buckinghamshire SL0 9BH
	Proposal	Erection of new dwelling	
	P. C Comments	Objection – Cramped overdevelopment of plot. Given similar developments to the rear of Bathurst Walk, the access is already severely impacted, waste bins are frequently left on the main road to ease vehicle access to the rear.	
16	Application No./site	PL/19/2324/CONDA	Land Between M25 and Thorney Lane South Iver Buckinghamshire
	Proposal	Application for approval of details reserved by condition 2, 3, 4, 5, 6, 7, 8, 10 and 12 on planning permission 17/00428/FUL - Construction of 250 vehicle commuter car park together with associated landscaping	
	P. C Comments	Noted – No objections in principle, as IPC welcomes the development. However, object to the height and low number of lighting columns. The proposal will cause light pollution, would prefer greater number of units at reduced height. Routing - Construction Traffic Management Plan proposals – not possible due weight/width restrictions on Thorney Mill Lane. Noted & welcome proposals re Archaeology, Off site works - pedestrian Zebra 30mph crossing and footway improvements, Altered access to TRS, Visibility splays, Walls and fencing.	
17	Application No./site	PL/19/2199/FA	Land Adjacent To 23A Colne Orchard Iver Buckinghamshire SL0 9NA
	Proposal	Erection of detached dwelling (retrospective)	
	P. C Comments	Objection – Cramped overdevelopment of plot adjacent to 23A Colne Orchard. This will result in loss of privacy being overlooked from Chequers Orchard. Note also insufficient car parking space for size of development. Does not meet guidelines regarding parking provision.	
18	Application No./site	PL/18/4491/FA	16 Coopers Row, Iver Heath, Bucks, SL0 0HW.
	Proposal	Sub-division of plot and erection of detached dwelling. Amended plans received.	
	P. C Comments	Objection - This is only acceptable if condition possible to prevent the “office” becoming a 4th bedroom, otherwise still insufficient provision for off street parking. If permitted - Remove P.D.R	
19	Application No./site	PL/19/2202/NMA	16 Syke Cluan Iver Buckinghamshire SL0 9EH
	Proposal	Non-material amendment to planning permission PL/19/0351/VRC (Variation of condition 5 of planning permission PL/18/3827/FA (Part two storey/part first floor front/side/rear extension and front porch extension, changes to fenestration. Roof extension with rear facing dormer and rooflights. Conversion of garage to habitable accommodation) to allow amended plans) to allow changes to layout	
	P. C Comments	Noted – No objection.	
20	Application No./site	PL/19/2372/FA	2 Glaisyer Way Iver Heath Buckinghamshire SL0 0RX
	Proposal	Detached single storey dwelling with associated amenity, parking and vehicular access and 1.8m high boundary fence.	
	P. C Comments	Objection – to style size and location of additional detached unit on the site. Out of keeping, cramped no amenity space.	
21	Application No./site	PL/19/2315/FA	40 Pinewood Green Iver Heath Buckinghamshire SL0 0QG
	Proposal	Garage conversion into habitable room (retrospective)	
	P. C Comments	Objection – Regret further loss off street parking, now 5 Bedroom property no evidence of adequate on site parking for 4 vehicles.	
22	Application No./site	PL/19/1887/PNE	225 The Parkway Iver Heath Buckinghamshire SL0 0RQ
	Proposal	Notification of proposed single storey rear extension; depth extending from the original rear wall of 5.1 metres, a maximum height of 3.1 metres and a maximum eaves height of 2.6metres.	
	P. C Comments	Noted	

23	Application No./site	PL/19/2439/FA	21 Syke Cluan Iver Buckinghamshire SL0 9EL
	Proposal	Three storey rear and side extension including a cellar, loft conversion including dormer extension and rooflights, front gable and canopy extension, changes to fenestration, frontage gates and railings with new vehicular access	
	P. C Comments	Objection - Block and site plans do not reflect development 18/00811/FUL for rear garden houses at 19 & 21 Syke Cluan. Increased hardstanding and loss of permeable ground. Hydrological survey for cellar, potential flooding impact on neighbours, interruption to underground water courses. Bulky with overshadowing to 19. Front gates should be set back for cars to clear verge and footway.	
24	Application No./site	PL/19/1646/FA	3 Potters Cross Iver Heath Buckinghamshire SL0 0BS
	Proposal	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. Amended Plans received	
	P. C Comments	Objection – TIPC previous comments apply - Over development of plot in Green Belt area. Possible loss of / damage to sycamore tree to front of property. Driveway entrance off Bangors Road South will need to cross a ditch. Note no formal response yet from BCC Highways. Regarding the drainage, a culvert will be required.see BCC policy on culverts. https://democracy.buckscc.gov.uk/documents/s136926/Appendix%201%20for%20Buckinghamshire%20County%20Council%20Culvert%20Policy.pdf	

28 DECISIONS NOTICES

			Decision	PC Objection Notes
1	PL/19/1641/EU	Watergate Farm Cherry Tree Ln Iver Heath Iver SL0 0EE	Cert of Lawfulness existing use - granted	Noted – Query existing “statted” use.
		Certificate of lawfulness for existing use: use of land and buildings for car sales and repair workshop with ancillary office usage		
2	PL/19/1553/FA	34 Syke Cluan Iver Buckinghamshire SL0 9EH	Conditional Permission	Noted – Previous application overruled quey Car Parking
		Demolition of outbuildings and chimneys. Part single/part two storey side/rear extension, loft conversion with 3 dormer windows. Additional single storey side extension and front porch.		
3	PL/19/1503/FA	51 Wood Lane Close Iver Heath Bucks SL0 0LH	Conditional Permission	No Objection
		First floor rear, single storey rear extension and garage conversion		
4	PL/19/1507/OA	Land Rear Of 23 To 35 High Street Iver Buckinghamshire	Refuse Permission	Objection – O D development of plot loss of retail unit.& historic building.
		Erection of 6 no. apartments with ground floor parking. Reconfiguration of car park to provide 44 no. spaces, with associated tree and soft landscape planting. Demolition of garage building.		
5	PL/19/1431/SA	123 Leas Drive Iver Buckinghamshire SL0 9RP	Cert of lawfulness proposed dev or use issued	No Objection
		Application for a Certificate of Lawfulness for a proposed: Vehicular access with associated hardstanding		
6	PL/19/0961/VRC	20 Whitehouse Way Iver Heath Bucks SL0 0HB	Conditional Permission	Noted
		Variation of conditions 2 and 3 of Planning Permission PL/18/4475/FA (Two storey side extension, single storey rear extension and front porch) to allow: changes to materials used and amendment to plans.		
7	PL/19/0316/CONDA	19 Bathurst Walk Iver Buckinghamshire	Condition Accepted	Noted
		Application for approval of details reserved by conditions 4, 17 and 18 on planning application 17/01562/FUL (Redevelopment of site to provide a block containing 19 apartments with associated access, landscaping and hardstanding).		
8	PL/19/0574/FA	Hollybush Bangors Rd North Iver Heath Bucks SL0 0BG	Conditional Permission	Objection – Over development of plot
		Demolition of existing dwelling and erection of 1 x semi-detached pair of dwellings and one detached dwelling with new vehicular access.		
9	PL/19/1643/FA	11 St James Walk Iver Buckinghamshire SL0 9EN	Conditional Permission	No Objection
		Single storey rear infill extensions.		
10	PL/19/1644/FA	11 Richings Way Iver Buckinghamshire SL0 9DA	Conditional Permission	No Objection
		Erection of detached garage		
11	PL/19/1562/FA	60 Syke Ings Iver Buckinghamshire SL0 9EU	Conditional Permission	Noted
		Change of use of outbuilding to dog grooming business (Sui Generis).		
12	PL/19/0860/FA	North Lodge Iver Lane Iver Buckinghamshire SL0 9LJ	Conditional Permission	Objection – regret loss of house of character – OD of plot in GB area.
		Demolition of existing dwelling and erection of a new dwelling		
13	PL/19/1675/CONDA	Brackenwood Pinewood Road Iver Heath Bucks SL0 0NJ	Condition Accepted	Noted
		Application for approval of details reserved by condition 5 and 6 on planning permission PL/19/0576/FA - Two storey side/rear extensions with basement level accommodation, single storey front, side and rear extensions. Demolition of existing garage/carport and sports pavillion and erection of new detached garage and outbuilding. Installation of external swimming pool.		

14	PL/19/1763/VRC	17 Pinewood Green Iver Heath Bucks SL0 0QL	Conditional Permission	Noted
	Variation of condition 5 of planning permission PL/18/4799/FA (Single storey rear extension) to allow for : additional door in side elevation.			
15	PL/19/1729/FA	Richings Motors 11A Wellesley Ave., Iver Bucks SL0 9AX	Conditional Permission	No Objection
	Alterations and extension to void above ground floor office including the raising of flank walls			
16	PL/19/1593/CONDA	34 The Ridgeway Iver Buckinghamshire SL0 9JQ	Condition Accepted	Noted
	Application for approval of details reserved by condition 3 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.)			
17	PL/19/1913/NMA	7 Richings Way Iver Buckinghamshire SL0 9DA	Not Accepted	Noted
	Non-material amendment to planning permission PL/18/4387/FA (First floor rear extension and conversion of loft into habitable space incorporating front, side, rear dormers and side rooflights) to allow reduction of the first floor part set back on the rear elevation with roof alterations to suit			
18	PL/19/1442/FA	55 Swallow Street Iver Buckinghamshire SL0 0ES	Conditional Permission	Objection - proximity to road junction lack of on- site parking
	First floor rear, single storey side, rear, front porch extensions, loft conversion incorporating front roof lights and rear juliet balcony.			
19	PL/19/1518/CONDA	27 Wellesley Avenue Iver Buckinghamshire SL0 9BP	Condition Accepted	Noted
	Application for approval of details reserved by conditions 2 and 3 on planning application PL/18/3259/FA. (Demolition of existing dwelling and erection of new dwelling.)			

29 TO RECEIVE AND NOTE AMENDED, ADDITIONAL OR WITHDRAWN PLANS

- PL/ 19/1602/FA - **AMENDMENT** - Oakdene Church Road Iver Heath Buckinghamshire SL0 0RD
Amended plans received.
- PL/19/1225/FA – **AMENDMENT** - 16 Coopers Row, Iver Heath, Bucks, SL0 0HW.
Amended plans received
- PL//19/1646/FA - **AMENDMENT** - 3 Potters Cross Iver Heath Buckinghamshire SL0 0BS.
Amended plans received
- 18/00877/REM - **WITHDRAWN** - Pinewood Studios Pinewood Road Iver Heath Bucks SL0 0NH
Approval of Reserved Matters for Phase Three comprising the demolition of existing building and erection of new building 1.05 (following Outline Application 13/00175/OUT).175/OUT.

30 TO RECEIVE AND NOTE APPEALS AND ENFORCEMENT NOTICES:

New NOTICES Noted

- PL/19/1507/OA - Land Rear Of 23 To 35 High Street Iver Buckinghamshire
APP/N0410/W/19/3232765 consultation on appeal
Written Representations by 15th Aug 2019

Update on previous notices

- PL/18/4472/FA - NOTICE OF APPEAL – Grange Farm, Grange Way, Iver, Bucks, SL0 9NT
Call for representations by 10th July 2019. **Objections sent**
- PL/19/0519/OA - NOTICE OF APPEAL – 6 Somerset Way, Iver, Bucks, **Objections sent**
- PL/19/0528/OA - NOTICE OF APPEAL – 8 Somerset Way, Iver, Bucks, **Objections sent**
Written Representations by 18th July 2019
- 18/10105/ENCU - Palmers Moor Poultry Farm, Palmers Moor Lane, Iver APP/N0410/C/18/3213323
Notice of Appeal. **Objections sent**

31 THE IVERS NEIGHBOURHOOD PLANNING GROUP

- TINP Group
 - No meetings held over past 4 weeks.
 - Drop in meeting arranged for Saturday 27th July at the Jubilee Pavilion. Councilors asked to assist.
 - Meeting to be arranged with our consultant.
 - Need to clarify the work for analysis and validation of results from the initial Neighbourhood Survey.
 - SBDC Local Plan to be circulated to members – Information on Travellers pitches proposed in LP is based on 2014 data, therefore out of date. Enforcement asked to investigate as evidence needed to contest the figures used by C&SB.
- Date for next meeting – List of possible dates of next Working Group to be circulated to members.

32 UNRESOLVED UNAUTHORISED DEVELOPMENT

- New activity at Dudley Wharf, junction of Hollow Hill Lane/Mansion Lane including positioning of waste bins on the adjacent highway verges – Noted will send to enforcement.

- New activity including additional fixed mobile home at Lossie Nursery noted – Previous Stop notice issued regarding parking being ignored.
- Mansion Lane site – material has now been cleared from the site and case closed.

33 TO RECEIVE AND COMMENT ON CORRESPONDENCE

- Email from SBDC/CBC – re CIL. Noted. Consultation Papers now available for inspection.
 - Community Infrastructure Levy draft Schedule – Consultation now being extended to midnight 23 August 2019.
- Email from Waldon Telcom – New Base Station at Thorney Lane Business Park, SL0 9HF. Noted.
- Maildrop Leaflet to residents - David Wilson Homes / Barton Wilmore. Noted. Land identified on the leaflet all appears to be in agricultural use.
- Email from BCC Head of Planning - Park Lodge Quarry ref CM/32/17, ii) CM/33/17, iii) CM/34/17 and iv) CM/35/17 Noted. Understand that extraction will be completed by December 2020 but restoration will continue after that.

34 CHAIRMANS REPORT

- Noted that Local Authorities have been granted Leave of Appeal in respect action to seek Judicial Review of the on-going 3rd Runway Application.
- Heathrow Airport Expansion Consultation [open until 13th September 2019] noted.
- Trial of new take off / landing approaches have been noted – residents need to file Noise Complaints to the Airport.
- Local Plan noted Thorney Mill Road employment sites at Link Park and Thorney Sidings and SBDC LP protects them.
- Likewise schools.

Next meeting to take place on **Tuesday 20th August 2019 at 6.00pm.**

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

Signed.....Chairman

Dated.....