

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 28th MAY 2019 at 6.00 PM IN THE COMMITTEE ROOM, THE IVERS PARISH COUNCIL

Present: Councillor Carol Gibson (in the Chair)

Councillors:

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

1. ELECTION OF CHAIRMAN AND VICE CHAIRMAN

Election of Carol Gibson Chair and Chris Woolley Vice Chairman. Agreed as nominated.

2. TO RECEIVE APOLOGIES FOR ABSENCE:

Apologies: Cllrs. Wendy Mathews, Sylvia Lidgate, Chris Woolley and Geoff Bennett

3. 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.

None

4. THE MINUTES:

It was RESOLVED that:

The minutes of the Planning Committee meeting held on the 30th April 2019 are approved as a correct record and the Chairman be authorised to sign the same – signed.

5. PLANNING APPLICATIONS:

	Application No.	Site	Proposal	PC Comments
1	PL/19/1439/FA	Zarina House 49 The Poynings Iver Buckinghamshire SL0 9DS	Demolition of rear veranda, single storey rear extension & alterations to existing single storey roof	No Objection
2	PL/19/1442/FA	55 Swallow Street Iver Buckinghamshire SL0 0ES	Single storey side, rear, front porch extensions, loft conversion incorporating front roof lights and rear juliet balcony	Objection – Inadequate on-site parking for 3 cars and in close proximity to junction with Hardings Row and width restriction. The proposed development will put a further strain on on-street parking. The road is on a bus and school bus route – please refer to BCC Highways.
3	PL/19/1431/SA	123 Leas Drive Iver Buckinghamshire SL0 9RP	Application for a Certificate of Lawfulness for proposed: Vehicular access	No Objection
4	PL/19/1532/DM	35 The Ridgeway Iver Buckinghamshire SL0 9HW	Demolition of single storey masonry industrial building with profile metal sheet roofing.	Noted - Have neighbours at 82, 84, Thorney lane North been notified? Contaminated land assessment will be required. Strict adherence to the

				contractor's demolition process document and safe disposal of hazardous waste essential in proximity to residential properties.
5	PL/19/1518/CONDA	27 Wellesley Avenue Iver Buckinghamshire SL0 9BP	Application for approval of details reserved by condition 2 on planning application PL/18/3259/FA. (Demolition of existing dwelling and erection of new dwelling.)	Noted
6	PL/19/1503/FA	51 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH	First floor rear, single storey rear extension and garage conversion	No Objection
7	PL/19/0764/FA	36 Mansion Lane, Iver, Buckinghamshire, SL0 9RN	Demolition of existing single storey rear extension and erection of new rear single storey extension. Amended plans received	No Objection – revised plans noted and again no objection subject to G B Policy.
8	PL/19/1593/CONDA	34 The Ridgeway Iver Buckinghamshire SL0 9JQ	Application for approval of details reserved by condition 3 on planning permission 18/00650/FUL	Noted
9	PL/19/1553/FA	34 Syke Cluan Iver Buckinghamshire SL0 9EH	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	Noted – given that previous observations and comments concerning similar proposals for this 6 bedroom property which were overruled. Ensure parking provision is adequate.
10	PL/19/0611/FA	10 Wellesley Avenue, Iver, Buckinghamshire, SL0 9BN,	Single storey rear extension and garage conversion to habitable space, side/rear conservatory (retrospective) Amended plans and description to include retrospective conservatory.	No Objection
11	PL/19/1507/OA	Land Rear Of 23 To 35 High Street Iver Buckinghamshire	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.	Objection – Overdevelopment of small cramped site on a piecemeal basis which could preclude future development and access of land to the rear of this site. Noted no disabled access to new units, Increase in provision of vehicle parking spaces noted but raise Air Quality Management given density of units and location to the High Street.
12	PL/19/1667/PNE	3 Evreham Road Iver Buckinghamshire SL0 0AH	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A4 for a single storey rear extension (Dimensions D5.00m, MH 3.90m, EH 2.70m)	Noted

13	PL/19/1643/FA	11 St James Walk Iver Buckinghamshire SL0 9EN	Rear infill extensions to combine existing rear and side extensions	No Objection
14	PL/19/1602/FA	Oakdene Church Road Iver Heath Buckinghamshire SL0 0RD	Partial demolition of existing garage, construction of part two storey part single storey rear extension, loft conversion with roof light and internal alterations.	Objection – Will become a 6 bedroom property with only provision for parking of two vehicles on site, situated near a zebra crossing. Difficult to access property from busy main “A” road. Overdevelopment of small plot of land.
15	PL/19/1562/FA	60 Syke Ings Iver Buckinghamshire SL0 9EU	Application for certificate of lawfulness for Existing: Change of use to residential dwelling (Unit 2).	Noted – concerned business may be a nuisance to neighbours. There may be an issue with customers parking with the introduction of the Richings Park controlled parking scheme
16	PL/19/1600/EU	Unit 2 Calves Lane Farm Bellswood Lane Iver Buckinghamshire SL0 0LU	Application for certificate of lawfulness for Existing: Change of use to residential dwelling (Unit 2).	Objection – Green Belt Policy - The declaration suggests that the building has been used by seasonal workers for some years. However, for seasonal workers the occupation would not have been continuous up to May 2016. The accommodation is unsatisfactory for a residential dwelling
17	PL/19/1644/FA	11 Richings Way Iver Buckinghamshire SL0 9DA	Erection of detached garage	No Objection
18	PL/19/1675/CONDA	Brackenwood Pinewood Road Iver Heath Buckinghamshire SL0 0NJ	Application for approval of details reserved by condition 5 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.	Noted - Condition 5 relates to spoil disposal and there is no information on website Condition 6 Tree report. Noted
19	PL/19/1641/EU	Watergate Farm Cherry Tree Lane Iver Heath Iver Bucks SL0 0EE	Certificate of lawfulness for existing use: use of land and buildings for car sales and repair workshop with ancillary office usage	Noted – In absence of information to the contrary-NOTED <i>It could be construed that it was a cynical decision to conduct this operation on a remote site in the expectation that it would go unnoticed.</i>

20	PL/19/1606/FA	Iver Heath Junior School St Margarets Close Iver Heath Bucks SL0 0DA	Installation of 2m high fence at the front of the school incorporating gate for pedestrian and wheelchair access.	Objection – A 2m metal fence across the school entrance will be obtrusive and unwelcoming. There is little opportunity for mitigation with planting unless planters are installed. Could such a condition be imposed?
21	PL/19/1600/EU	Unit 2 Calves Lane Farm	Duplicated entry see no 16	
22	PL/19/1646/FA	3 Potters Cross Iver Heath Buckinghamshire SL0 0BS	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	Objection – Object to another access to Bangors Road South in view of extant permission for new dwelling rear of 5 Potters Cross with access to Bangors Road South. The road is single carriageway, with slight bend and a dip to the south which floods during rain. Refer to Highways.
23	PL/19/1497/FA	34 and 35 The Ridgeway Iver Buckinghamshire SL0 9JQ	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	Noted - The Ivers Parish Council supports this integrated, comprehensive redevelopment with the proviso that Condition 11 of PL/18/0650 is applied to the whole 34/35 Ridgeway site and that the extension will not add to HGV traffic movements. The height increase of the building at 35 Ridgeway has been sensitively managed. Welcome the use of solar panels and grey water harvesting for re-use.
24	PL/19/1773/CONDA	Site Of 11 Pinewood Close Iver Heath Buckinghamshire	Application for approval of details reserved by conditions 11 & 12 on planning permission PL/18/4837/FA - Demolition of existing property and the replacement with three new detached dwellings (Retrospective)	Noted - Eco survey/ management/mitigation/ lighting, landscaping. Bat survey, protection, replacement habitat. Please refer to Ecologist and ensure ongoing ecological monitoring of development to completion
25	PL/19/1729/FA	Richings Motors 11A Wellesley Avenue Iver Buckinghamshire SL0 9AX	Alterations and extension to void above ground floor office including the raising of flank walls	No Objection

6. DECISIONS NOTICES

			Decision	PC Objection Yes/No?
1	PL/19/0902/VRC	11 Somerset Way Iver Buckinghamshire SL0 9AG	Conditional Permission	Noted
	Variation of condition 9 (approved plans) of planning permission 18/00875/FUL (Erection of replacement dwelling) to allow for changes to the design			
2	PL/19/0865/FA	106 Ashford Road Iver Heath Bucks, SL0 0QF	Conditional Permission	No Objection – <i>Extension</i> Objection - <i>outbuilding</i>
	Demolition of existing conservatory, erection of a single story rear extension and outbuilding to rear garden.			
3	PL/19/0839/FA	45 Somerset Way Iver Buckinghamshire SL0 9AG	Conditional Permission	Objection
	Erection of an outbuilding to rear garden			

4	PL/19/0730/FA	3 Coppins Cottages Coppins Lane Iver Bucks SL0 0AT	Conditional Permission	Objection
		Single storey side and front porch extension.		
5	PL/19/0577/EU	Mercers Farm Thorney Mill Road Iver, Bucks SL0 9AR	Refuse to Grant Use Certificate	Objection
		Certificate of lawfulness for an existing use relating to the use of land for storage and industrial purposes		
6	PL/18/3789/EU	One Sunnyside Cottages 36 Thorney Lane North Iver Bucks SL0 9LT	Cert of Law - existing use - granted	Noted
		Application for a Certificate of Lawfulness for an existing use relating to the use of the land for the siting of two mobile homes.		
7	PL/19/1080/PNE	Millbrook 99A Thorney Mill Road Iver Bucks SL0 9AH	Prior Approval Given	Objection
		Notification of proposed single storey rear extension; depth extending from the original rear wall of 5.0 metres, a maximum height of 3.9 metres and a maximum eaves height of 3.0 metres.		
8	PL/19/0892/CONDA	34 The Ridgeway Iver Buckinghamshire SL0 9JQ	Condition Accepted	Noted
		Application for approval of details reserved by condition 2 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).		
9	PL/19/0763/FA	Bath House Richings Place Iver Bucks SL0 9BA	Conditional Permission	Objection
		Single storey front/side and first floor side extensions, raising of roof height with insertion of 2 rear dormers, rooflights, additional window to existing side elevation		
10	PL/19/0709/EU	Iver Flowerland Norwood Ln, Iver Heath, Bucks SL0 0EW	Refuse to Grant Use Certificate	Objection
		Certificate of Lawfulness for an existing use of land for car parking		
11	PL/19/0575/FA	27 Laurels Road Iver Heath Bucks SL0 0BY	Conditional Permission	No Objection
		Part single, part two storey rear extension, changes to fenestration to rear and additional windows to side elevation, alterations to front porch and extension to vehicular access.		
12	PL/19/0565/PNE	6 Thorney Lane South Iver Bucks SL0 9AE	Prior Approval Not Required	Noted
		Notification of proposed single storey rear extension; depth extending from the original rear wall of 6.0 metres, a maximum height of 3.32 metres and a maximum eaves height of 3.0 metres.		
13	PL/18/2471/HB	Stable Barn Hollow Hill Lane Iver Bucks, SL0 0JJ	Conditional consent	Noted
		Listed building application for: internal door fitting (retrospective)		
14	PL/18/3764/FA	18 Somerset Way Iver Buckinghamshire SL0 9AF	Conditional consent	Objection
		Enlargement of dwelling to all sides with accommodation in roof and new vehicle crossover to frontage.		
15	PL/18/3749/FA	18 Somerset Way Iver Buckinghamshire SL0 9AF	Conditional Permission	No Objection
		Erection of single storey outbuilding.		
16	PL/19/1183/CONDA	Advanced Fabrications Poyle Ltd 34 The Ridgeway Iver Buckinghamshire SL0 9JQ	Condition Accepted	Noted
		E Application for approval of details reserved by condition 5 on planning application 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/19/0884/SA	Burnage 75 Old Slade Lane Iver Bucks SL0 9DX	Cert of lawfulness proposed dev or use issued	Objection
		Certificate of Lawfulness for proposed two storey rear and single storey side extensions		
18	PL/19/0710/EU	Iver Flowerland Norwood Lane, Iver Heath Bucks SL0 0EW	Refuse to Grant Use Certificate	Objection
		Certificate of Lawfulness for an existing use of the land for the siting of residential caravans for workers.		
19	PL/19/0720/FA	72 Pinewood Green Iver Heath Buckinghamshire SL0 0QH	Conditional Permission	No Objection
		Single storey side extension with two roof lights.		
20	PL/19/1023/SA	Fernlea Cecil Road Iver Buckinghamshire SL0 9PS	Cert of lawfulness proposed dev or use issued	Noted
		Certificate of Lawfulness for proposed: extension to roof, rear dormer and rooflights to front.		
21	PL/19/0669/FA	2A Holmsdale Close Iver Buckinghamshire SL0 9HY	Conditional Permission	Objection
		Erection of detached dwelling house following demolition of brick garden wall and shed.		
22	PL/19/1004/TP	Pinewood Studios Pinewood Road Iver Heath Bucks SL0 0NH	Conditional Permission	Noted- Refer to Tree Officer and welcome proposed replacement planting.
		T337 Ash - Re-Coppice, T342 Oak - 20% Crown Thinning, T345 Oak - 5 metre Crown Reduction, T346 Oak - Fell, T347 Oak - 2-4 metre Crown Reduction, T348 Ash - Pollard at 12 metres, (Tree Preservation Order).		
23	PL/19/1096/FA	76 Bathurst Walk Iver Buckinghamshire SL0 9EG	Conditional Permission	No Objection
		Front porch		

24	PL/19/1029/FA	67 Bathurst Walk Iver Buckinghamshire SL0 9EF	Conditional Permission	No Objection
	Erection of single storey side/rear extension and front porch following demolition of conservatory and garage			
25	PL/19/1044/NMA	31 Swallow Street Iver Buckinghamshire SL0 0ER	Accepted	Noted
	Non material amendment to planning permission PL/18/3929/FA (Single storey rear extension) to change of rear bifolds and window.			
26	PL/19/0922/SA	Cambus Moon Wood Lane Iver Heath Bucks SL0 0LG	Cert of lawfulness proposed dev or use issued	Noted
	Application for certificate of lawfulness for proposed: Front porch under existing eaves.			
27	PL/19/0929/FA	17 The Poynings Iver Buckinghamshire SL0 9DS	Conditional Permission	Objection

7. TO RECEIVE AND NOTE AMENDED, ADDITIONAL OR WITHDRAWN PLANS

- PL/19/0764/FA - **AMENDMENT** - 36 Mansion Lane, Iver, Buckinghamshire, SL0 9RN
Demolition of existing rear extension and erection of new rear single storey extension – Amended plans received.
- PL/19/0611/FA – **AMENDMENT** - 10 Wellesley Avenue, Iver, Buckinghamshire, SL0 9BN,
Single storey rear extension and garage conversion to habitable space, side/rear conservatory (retrospective) - Amended plans received
- PL/19/1263/KA - **WITHDRAWN** - St Peters Church Thorney Lane North Iver Bucks SL0 9JU
Phase 3 Treeworks.

8. TO RECEIVE AND NOTE APPEALS AND ENFORCEMENT NOTICES:

- 17/10088/ENCU - Thorney Park Golf Course – Enforcement Notice. APP/NO410/C18/3213168
- 18/10105/ENCU - Palmers Moor Poultry Farm, Palmers Moor Lane, Iver APP/NO410/C/18/3213323
Notice of Appeal.
- PL/18/3474/FA R/O 23-35 High St Notice of Appeal APP/N0410/W/19/3228295

9. PLANNING WORKING GROUP – To be renamed The Ivers Neighbourhood Planning Group.

- Report of meeting – (1) with Parish Working Group – 5th May. Noted
(2) Steering Group Terms of Reference to be circulated to members.
(3) List of possible dates of next meeting to be circulated to members.

10 UNRESOLVED UNAUTHORISED DEVELOPMENT

- New activity at Povey's Yard, Iver Heath – Noted will send to enforcement.
- Further activity at Stoke Cottage, Iver – Noted by resident and reported to enforcement.
- Flowerland and Mercer's Farm have had applications for certificates of lawful use refused.

11 TO RECEIVE AND COMMENT ON CORRESPONDENCE

- Email from resident concerning ongoing development at Stoke Cottage.
- Email from Joint Planning Team – Building Control Drop-in Session – Tuesday 4th June 2 – 4pm
Capswood Oxford Road, Denham, UB9 4LJ.

12 CHAIRMANS REPORT

- Training for Councillors and Staff – Presentation of slides from SBDC/CDC Joint Planning and Enforcement team has been circulated on SharePoint for Councillors use.
- Thanked the Committee for their due diligence during the year.
- Local Plan – SBDC/CDC – now out for consultation. For introduction see link
<http://sbdc-spider2.southbucks.gov.uk/democracy/documents/s35655/1.%20Sustainable%20Places%20SM%20V6%20170419.pdf>
 - There are 8 other sections, and additional maps. Policies are generic.
 - TIPC will comment to safeguard and identify desired opportunities for the village.
 - The Iver Neighbourhood plan will add detail.
- Need to outline and update the Website with an online guide to the Neighbourhood Plan.

Next meeting to take place on **Tuesday 25th June 2019 at 6.00pm.**

There being no further business to discuss, the Chairman closed the meeting at 7.10 pm.

Signed.....Chairman

Dated.....