

PLANNING COMMITTEE

Meeting - 5 December 2018

Present: R Bagge* (Chairman)
M Bezzant*, T Egleton*, J Jordan*, M Lewis*, Dr W Matthews* and
D Smith*

** attended site visit*

Apologies for absence: D Anthony, B Gibbs and P Hogan

25. MINUTES

The minutes of the Planning Committee held on 7 November 2018 were approved and signed by the Chairman as a correct record.

26. DECLARATIONS OF INTEREST

Cllr Dr Matthews declared a Personal Interest under the Council's Code of Conduct on Applications 18/00426FUL and PL/18/3057/FA as she was the Chairman of Iver Parish Council, who had made representations about these Applications and also Cllr Dr Matthews was a Member of Richings Park Residents Association who had made representations about Application PL/18/3057/FA. She had not attended any meetings when the applications were discussed by the Parish Council or Richings Park Residents Association nor expressed a view on the applications and had not pre-determined the applications.

27. APPLICATIONS AND PLANS

Key to the following decisions:

ADV - Consent to Display Adverts; ARM - Approval of Reserved Matters; CI - Certificate of Lawfulness Issued; CON - Conservation Area Consent; D - Deferred; D (INF) - Deferred for Further Information; D (SV) - Deferred for Site Visits; D (PO) - Deferred for Planning Obligation; D (NEG) - Deferred for Negotiations; FCG - Consent for Tree Work; PCR TPO Part Consent/Part Refusal; LBC - Listed Building Consent; OP - Outline Planning Permission; P - Application Permitted; R - Refused or Rejected; R (AO) - Refused against Officer recommendation; RC - Removal of Condition; TC - Temporary Consent; TP - Temporary Permission; ULBC - Unconditional Listed Building Consent; UP - Unconditional Permission; VG - Variation Granted; W - Application Withdrawn.

(A) COMMITTEE DECISION REQUIRED FOLLOWING A SITE VISIT AND/OR PUBLIC SPEAKING:

		Decision
Plan Number:	18/00426/FUL	D (PO)
Applicant:	Mr Bradford	
Proposal:	Redevelopment of site to provide a block containing 21 apartments with associated access, landscaping and hardstanding at 19 & 21 Bathurst Walk, Iver, Buckinghamshire SLO 9AS	

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Notes:

1. A site visit was undertaken by Members.
2. There was no public speaking on this application.
3. The Planning Officer made some verbal amendments to the report. Page 20 under the recommendation section this should read "Head of Planning and Economic Development". Page 20 condition 3 the plan numbered HOW21640-11A should form part of the list of approved plans at page 24 in condition 18 and Page 24, condition 17 should read 'Notwithstanding the details on approved plans AAL-18-PO4, no further windows shall be inserted at or above first floor level in the east or west elevations of the development hereby permitted'. Condition 16 to be deleted as it duplicated Condition 6.
4. The Planning Officer also amended the recommendation in light of the status of the rear access as follows:-

'Application 18/00426/FUL be deferred and delegated to the Head of Planning and Economic Development to approve subject to the appropriate conditions, the required notification of interested parties to the private road and no new material planning considerations being raised, the provision of the appropriate certificates and the satisfactory prior completion of a section 106 planning obligation agreement relating to affordable housing. If new material planning considerations are raised then the application be reported back to Planning Committee. If no new material planning considerations are raised but agreement cannot be reached, the application be refused for such reasons as considered appropriate.'

5. The Committee asked that officers explore whether the affordable housing contribution could be reviewed and addressed through a review mechanism as part of a section 106 planning agreement obligation.

Councillor Jordan proposed the revised officer recommendation, which was seconded by Councillor Egleton and agreed at a vote.

RESOLVED:-

The application be deferred and delegated to the Head of Planning and Economic Development to approve subject to the appropriate conditions, the required notification of interested parties to the private road and no new material planning considerations being raised, the provision of the appropriate certificates and the satisfactory prior completion of a section 106 planning obligation agreement relating to affordable housing. If new material planning considerations are raised then the application be reported back to Planning Committee. If no new material planning considerations are raised but agreement cannot be reached, the application be refused for such reasons as considered appropriate.'

		Decision
Plan Number:	PL/18/3057/FA	P
Applicant:	Churchgate Premier Homes	
Proposal:	Erection of a pair of semi-detached dwellings with vehicular access, parking and amenity space at land to the rear of 1 and 3 St James Walk, Iver, Buckinghamshire SL0 9EN	

Notes:

1. A site visit was undertaken by Members
2. Speaking on behalf of the objector: Ms Gurinder Mann and on behalf of the Applicant: Mr Jake Collinge.
3. The Planning Officer verbally updated Members and made some amendments to the report. Plans 2463/PL300 and 2643/PL301 had been updated in terms of annotations

to the floor and site plans. Page 36, para 37 should read 'arboricultural terms' rather than 'arboricultural report'.

Page 37 was a pre-commencement condition and should read 'Notwithstanding any indications illustrated on drawings already submitted, no development shall take place until there has been submitted to and approved by the District Planning Authority in writing a scheme of landscaping which shall include indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained. None of the trees, shrubs or hedgerows shown for retention shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the District Planning Authority.

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity.

Page 39, condition 11 should read 'Notwithstanding the details on approved plans 2463/PL301 Rev A, no further windows shall be inserted at or above first floor level in north or south elevations of the development hereby permitted.

The following informatives were also recommended by the Planning Officer:-

1. Due to the close proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works. By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding problems and complaints from local residents and further information on how to participate can be found at www.ccscheme.org.uk. (SIN35)
2. It is an offence under S151 of the Highways Act 1980 (as amended) for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site. (SIH23)
3. No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980 (as amended). (SIH24)
4. **It is the responsibility of the developer/applicant to ensure that the development proceeds in accordance with the approved details and in compliance with any conditions on the planning permission. The condition(s) on this planning permission that appear in bold text are known as conditions precedent. These are conditions which require compliance before any development whatsoever starts on site. Where conditions precedent have not been complied with any development purporting to benefit from the planning permission will be unauthorised and a breach of planning control. The Development Control section will not normally approve details required by a condition precedent retrospectively. A new planning application will usually be required under these circumstances.**

Conditions precedent must be formally confirmed as being complied with by the District Planning Authority prior to commencement of work. Formal discharge/compliance may also be required for other conditions. Any requests

for the discharge/compliance of conditions must be submitted to the District Planning Authority in writing. Each such written request to discharge/compliance any conditions will require payment of a separate fee.
(SIN02)

Councillor M Bezzant proposed that the application be permitted subject to the conditions outlined in the report as amended verbally by the Officer together with the proposed informatives. This proposal was seconded by Councillor M Lewis and agreed at a vote.

RESOLVED that the application be permitted subject to the conditions outlined in the officer's report and as amended and the Informatives.

(B) COMMITTEE DECISION REQUIRED WITHOUT A SITE VISIT OR PUBLIC SPEAKING:-

None

(C) COMMITTEE OBSERVATION REQUIRED ON APPLICATIONS TO OTHER AUTHORITIES

None

(D) APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

The Committee received for information a list of the applications dealt with under delegated authority by the Head of Planning and Economic Development.

28. PLANNING APPEALS AND SCHEDULE OF OUTSTANDING MATTERS

The Committee received for information a progress report which set out the up-to-date position relating to Planning Public Inquiries, Hearings and Court Dates.

RESOLVED that the report be noted

The meeting terminated at 5.03 pm