

PLANNING COMMITTEE

Meeting - 16 October 2019

Present: R Bagge* (Chairman)
J Jordan*, D Anthony, T Egleton*, B Gibbs*, P Hogan*, M Lewis*,
Dr W Matthews* and D Smith*

*Attended site visits

Also Present: L Hazell

Apologies for absence: M Bezzant

30. MINUTES

The minutes of the Planning Committee held on 18 September 2019 were approved and signed by the Chairman as a correct record.

31. DECLARATIONS OF INTEREST

Councillor Dr W Matthews declared a Personal Interest under the Council's Code of Conduct as a Member and current Chairman of Iver Parish Council who had made representations about application 17/02353/FUL. Councillor Dr W Matthews explained that she had not expressed a view on the application when it had been discussed at meetings of Iver Parish Council and she had not pre-determined the application.

Councillor R Bagge declared a Personal Interest under the Council's Code of Conduct as a Member and Current Chairman of Stoke Poges Parish Council who had made representations about application PL/19/1470/FA. Councillor Bagge stated that he had not attended any meetings when this application was discussed by the Parish Council nor expressed a view on the application and had not pre-determined the application.

Councillor R Bagge also declared a Personal Interest under the Council's Code of Conduct in application PL/19/1470/FA as he was an acquaintance of the objector but did not have a close association with him.

32. 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

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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ULBC - Unconditional Listed Building Consent; UP - Unconditional Permission; VG - Variation Granted; W - Application Withdrawn.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:	17/02353/FUL	D (NEG)
Applicant:	Link Park Heathrow LLP	
Proposal:	Part retrospective application for use of site as B8 use and rail borne storage and siting of 4 ancillary buildings, an electric substation, 9x lighting columns and replacement boundary fence and gate at Link Park Heathrow, Thorney Mill Road, Iver	

Notes:

- A site visit was undertaken by Members.
- There was no public speaking on the application as it had previously been deferred by the Planning Committee on 5 June 2019.
- Officers from Bucks County Council Highways attended the meeting to respond to questions from Members.
- An addendum from the agent had been forwarded to Members prior to the meeting.
- Members were informed that an application submitted to the London Borough of Hillingdon covering the part of the site which fell within Hillingdon had been refused on 15 June 2018.

Councillor B Gibbs proposed that the application be delegated to the Head of Planning and Economic Development to approve, subject to the receipt of amended proposed plans limiting the height of the portacabins on the site to one storey and subject to the satisfactory prior completion of a section 106 planning agreement. If a variation cannot be agreed with the applicant, the application should be returned to the Planning Committee for determination. This proposal was seconded by Councillor M Lewis and agreed at a vote.

RESOLVED

- 1) That the application be delegated to the Head of Planning and Economic Development to approve subject to the receipt of amended proposed plans limiting the height of the portacabins on the site to one storey and subject to the satisfactory prior completion of a section 106 planning agreement covering the matters in the heads of terms set out in the report.
- 2) That if a variation cannot be agreed with the applicant, the application should be returned to the Planning Committee for determination.
- 3) If the section 106 agreement cannot be completed, authority is delegated to the Head of Planning and Economic Development to refuse the application for such reasons as he considers appropriate.

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		Decision
Plan Number:	PL/19/0938/FA	P
Applicant:	Mr Robin Moxon	
Proposal:	Erection of 4 no. single storey decks to form 270 additional spaces within the car parking areas of Plots 1,2,3 and 4 Uxbridge Business Park with associated landscaping and infrastructure at Uxbridge Business Park, Oxford Road, New Denham, Denham.	
<p>Notes:</p> <ul style="list-style-type: none"> • A site visit was undertaken by Members. • There was no public speaking on the application. • Officers advised that mitigations to the objections raised by the Parish Council had been agreed with the applicant. <p>Councillor J Jordan proposed that the Officer's recommendation to grant conditional permission be approved. This proposal was seconded by Councillor M Lewis and agreed at a vote.</p> <p>RESLOVED that conditional permission be granted subject to the conditions and informatives as set out in the report.</p>		
		Decision
Plan Number:	PL/19/1470/FA	P
Applicant:	Mr Sean Chandiram	
Proposal:	Redevelopment of the site to provide 4 dwellings with associated parking & landscaping at Brookdale, Bells Hill, Stoke Poges.	
<p>Notes:</p> <ul style="list-style-type: none"> • A site visit was undertaken by Members. • Speaking on behalf of the objectors, Mr Stephen James. • Speaking on behalf of the applicant, the agent, Mr Jake Collinge. <p>Councillor T Egleton proposed that the Officer's recommendation to grant conditional permission be approved. This proposal was seconded by Councillor J Jordan and agreed at a vote.</p> <p>RESOLVED that conditional permission be granted subject to the conditions and informatives set out in the report.</p>		
		Decision
Plan Number:	PL/19/1742/FA	P
Applicant:	Mr Nigel Armstrong	
Proposal:	Demolition of the existing building, construction of three storey building incorporating landscaping, hardstanding, drainage infrastructure and substation. Relocation of outdoor sports facilities and removal of trees at Burnham Grammar School, Hogfair Lane, Burnham	
<p>Notes:</p> <ul style="list-style-type: none"> • A site visit was undertaken by Members. • There was no public speaking on the application. 		

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- Officers advised that as the application site was within the Green Belt, the applicant had provided a set of very special circumstances to support the proposal.
- In response to a query, officers advised the Committee that it would be possible to add an informative noting that the assessment for the new building in the Green Belt was based on the fact that the area on which the existing building is sited would be restored to open recreational space, and that this would be a material consideration for any future application relating to the site.
- The Committee were also advised that a condition could be added to require that, following the completion of the new building, the existing building be demolished and the land restored for use for recreational purposes only.

Councillor B Gibbs proposed that the Officer’s recommendation to grant conditional permission be approved, subject to the inclusion of the additional informative and condition as set out above. This proposal was seconded by Councillor J Jordan and agreed at a vote.

RESOLVED

- 1) That conditional permission be granted, subject to the conditions and informatives as set out in the report.
- 2) That an additional informative be added to note that the assessment for the new building in the Green Belt was based on the fact that the area on which the existing building is sited would be restored to open recreational space, and that this would be a material consideration for any future application relating to the site.
- 3) That an additional condition be added to require that, following the completion of the new building, the existing building be demolished and the land restored for use for recreational purposes only.

		Decision
Plan Number:	PL/19/2211/FA	P
Applicant:	Silkwood Developments Ltd	
Proposal:	Redevelopment of the site to provide one pair of semi-detached dwellings, with associated car parking and amenity space at land rear of Honey Cottage and The Brooms, Green Lane, Farnham Common.	

Notes:

- A site visit was undertaken by Members.
- Speaking for the objectors, Mrs Tracey Thorne.
- Speaking for the applicant, the agent, Ms Nicki Broderick.
- Officers advised that additional informatives could be added to:
 1. encourage the applicant to sign up to the Considerate Contractors Scheme; and
 2. Suggest that the materials should harmonise with the adjacent development (in particular the yellow bricks).

Councillor J Jordan proposed that the Officer’s recommendation to grant conditional permission be approved, with the inclusion of the additional informative as set out

above. The proposal was seconded by Councillor M Lewis and agreed at a vote.

RESOLVED that conditional permission be granted subject to the conditions and informatives as set out in the report, with the addition of two informatives to

1. Encourage the applicant to sign up to the Considerate Contractors Scheme; and
2. Suggest that the materials should harmonise with the adjacent development (in particular the yellow bricks).

(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.

33. 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 6.38 pm