

# THE IVERS PARISH COUNCIL

**Minutes of the Planning Committee Scheduled for Tuesday 15<sup>th</sup> September 2020 held as Zoom Video Session – commencing at 18.00/6.00pm - Meeting commenced at 18.08**

**In attendance::**

Cllr Carol Gibson [in the chair]

Cllrs Wendy Matthews, Ann Mayling, Peter Stanhope, Ciaran Beary, Arun Gaur and Julie Cook. [WM left at 1845 and CB left at 18,50]

Martin Haley – Administration Officer [Minutes taken by Martin Haley]

**P.047/20 Public Participation:**

None

**P.048/20 Apologies for absence:**

None received

**P.049/20 Disclosure of interest in items on the agenda**

Cllr Wendy Matthews – Cllr Buckinghamshire Council. Noted

**P.050/20 To Resolve to sign the Minutes of previous meeting**

It was RESOLVED that:

The Minutes of the Planning Committee meeting held on the 18<sup>th</sup> August 2020 together with the notes of comments and observations submitted to the new Buckinghamshire Area Planning Team for Chiltern and South Bucks be accepted and approved as a correct record and the Chair be authorized to sign the same – signed

**P.051/20 Resolve to make comments on planning applications received**

**a. PL/20/2435/FA**

**40 Wellesley Avenue Iver Buckinghamshire SL0 9BN**

Erection of a replacement dwelling

IPC Comment – **No Objection.** To the principle of replacement dwelling established by conditional permission PL/19/3219/FA. Current application appears same dimensions and while still a pastiche this seems less overbearing. Noted the concerns of resident in Apsley Walk and request working hours conditioned

**b. PL/20/2748/EIASO**

**Land North Of Iver Station and West Of Thorney Lane South Iver Buckinghamshire**

EIA scoping opinion in accordance with Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for proposed development comprising of up to 1,200 dwellings, electronic data storage on 7 hectares (Use Class B8), storage and distribution on 7ha (Use Class B8); a mixed-use station quarter (Use Classes A1, A3, A4, D2, C2), including a hotel, park and ride spaces (for Iver Rail Station); open space with green corridors, connecting parks, towpath access; sustainable drainage; a new roundabout junction on Thorney Lane South providing access to the Site; and, a section of the Iver Link Road. Associated off-site improvements include: a new ticket hall on the north side of the rail lines; and the potential for public access across the railway via a pedestrian bridge.

IPC Comment – **Objection**

This is completely different to their original proposal made as part of past public consultation with the community in 2017 and in conflict with the draft local plan. The site now sees an additional car park for commuters, retention of the Industrial Park and no scope for reduction of HGV Movements, increased density of Housing in out of keeping for the area – 10 storey flats, in an area of low density housing and townscape village

environment of Richings Park. Regreat loss of previously indicated community benefits.  
Further indepth response to follow.

c. **PL/20/2719/PNE**

**Norwood Bangors Road North Iver Heath Bucks SL0 0BN**

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 the original rear wall of 6.0 metres, maximum height 3.62 metres, eaves height 2.75 metres)

IPC Comment – **No Objection**

d. **PL/20/2615/CONDA**

**Plot 1.03 Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH**

Application for approval of details reserved by condition 2 on planning permission PL/19/3932/FA. (Demolition of existing buildings and replacement with 2 sound stages on Plot 1.03.)

IPC Comment – **Noted No Objection** – These stages are close to the main admin building. Has enough care been taken to intergrate with the existing estate?

e. **PL/20/2465/SA**

**271 The Parkway Iver Heath Buckinghamshire SL0 0RJ**

Certificate of lawfulness for a proposed outbuilding

IPC Comment – **Objection**. This does not appear subordinate to the main dwelling

f. **PL/20/2745/PNE**

**19 Evreham Road Iver Buckinghamshire SL0 0AH**

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 the original rear wall of 6.0 metres, maximum height 3.0 metres, eaves height 3.0metres)

IPC Comment – **No Objection**

g. **PL/20/2434/FA**

**19 Evreham Road Iver Buckinghamshire SL0 0AH**

Outbuilding

IPC Comment – **No Objection**. However, query plans - Block plan; information on plan that"no windows to rear or side". The floor plan appears to show a rear window in the study + bathroom. If minded to permit, condition to ensure ancillary to main house.

h. **PL/20/2412/FA**

**45 Pinewood Green Iver Heath Buckinghamshire SL0 0QL**

Single storey side extension

IPC Comment – **No Objection** [noted that this appears to be approx. 0.8m forward of building line]

i. **PL/20/2496/FA**

**55 Stonecroft Avenue, Iver, Buckinghamshire, SL0 9QG**

Single storey side extension

IPC Comment – **No Objection**

j. **PL/20/2594/TP**

**84 Trewarden Avenue Iver Heath Buckinghamshire SL0 0SB**

T1 Oak 20% crown thin and remove epicormic growth (SBDC TPO 46, 2003)

IPC Comment – **Noted No Objection** – subject to Tree Officer approval.

k. **PL/20/1876/FA**

**Maple Cottage, Billet Lane, Iver, Buckinghamshire, SL3 6DG**

Retention of residential use of site for stationing of 6 mobile homes, with associated fencing and amenity space and parking and storage of motor vehicles

IPC Comment – **Objection**

Lack of supporting material . Green Belt site no very special reasons advanced for caravans. No date given for initial use for residential. Contrary to local and national policy. Existing and continuing harm to GB, additional traffic on narrow road, proliferation of domestic paraphernalia.

- I. PL/20/2048/FA**  
**246 Swallow Street, Iver, Buckinghamshire, SL0 0HT**  
 Single storey rear extension  
 IPC Comment – **No Objection**
- m. PL/20/2492/FA**  
**38 Post Meadow, Iver Heath, Buckinghamshire, SL0 0DU**  
 Demolition of existing garage and erection of a single storey side extension  
 IPC Comment – **No Objection**
- n. PL/20/2662/FA**  
**23 Lossie Drive Iver Heath Buckinghamshire SL0 0JR**  
 Demolition of existing conservatory and construction of part single/part two storey rear extension incorporating garage conversion. Porch  
 IPC Comment – No Objection In greenbelt – subject to GP Policy no objection.
- o. PL/20/2813/NMA**  
**Site Of Former Hollybush Bangors Road North Iver Heath Buckinghamshire**  
 Non Material Amendment to planning permission PL/19/0574/FA (Demolition of existing dwelling and erection of 1 x semi-detached pair of dwellings and one detached dwelling with new vehicular access.) to reflect re-siting of respective dwellings and re-arrangements to house 3 including changing a proposed dormer to a rooflight, changing internal space to a garage with a side door and alterations to windows  
 IPC Comment – **Noted** – pity these were not the plans approved.
- p. PL/20/2816/CONDA**  
**Evreham Lodge 100 High Street Iver Buckinghamshire SL0 9PJ**  
 Application for approval of details reserved by conditions 2, 3, 4, 5, 8, 10 & 13 on planning permission PL/19/2135/FA. (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.)  
 IPC Comment – **Noted** together with further application  
**PL/20/3042/CONDA** conditions 3, 4 and 12..  
 No.2 No information; elevation materials & finishes  
 No.3 Not easy to see legend on landscape plan relating to hard landscaping specification/materials.  
 No.4 & 5 inadequate, no tree protection measures shown. Landscape officer suggested additional tree planting at eastern boundary, this could be accommodated in the rear garden of plot 9.  
 No.8 included on landscape plan, hard to read detail.  
 No.10 construction management plan appears ok.  
 12, Bat report to comply with recommendations  
 Appears ok, refer to ecology officer.  
 No 13 HE report-OK
- q. PL/20/2638/FA**  
**34 Syke Cluan Iver Buckinghamshire SL0 9EH**  
 New front fencing and gates  
 Object. Out of keeping with the street scene and the Townscape character for Syke Cluan. The introduction of metal railings and high gates is regarded as a threat to the character of green suburban roads such as Syke Cluan.
- r. PL/20/2619/SA**  
**23 Langley Park Road Iver Buckinghamshire SL0 9QL**  
 Certificate of Lawfulness for proposed loft conversion with hip-to-gable side roof extension, rear dormer and front rooflight  
 IPC Comment – **No Objection**. Regret hip to gable conversion. At this position in Langley Park Road there is already inconsistent roof style with a change to a gabled roof at the parade of shops.
- s. PL/20/2650/FA**  
**20 Heatherden Green Iver Heath Buckinghamshire SL0 0PZ**  
 Vehicular access and hardstanding  
 IPC Comment – **No Objection**

- t. **PL/20/2606/FA**  
**Single storey rear extension and retention of existing gazebo**  
 Keemar Bangors Road North Iver Heath Buckinghamshire SL0 0BH  
 IPC Comment **Objection** .Green Belt Approved building PL/18/3266/FA was 10m x 11m and required the removal of 2 outbuildings.  
 This application is for a building 13m x 9 and retains one outbuilding. Appears to be Over Development and poor design in Green Belt area.
- u. **PL/20/2489/FA**  
**10A The Poynings Iver Buckinghamshire SL0 9DT**  
 Detached outbuilding to rear  
 IPC Comment: - **No Objection**. The location plan appears to show access from The Ridings is outside the red line. Please clarify. If minded to permit condition to ensure ancillary to main house.
- v. **PL/20/2282/FA**  
**Elizabeth Court 19 – 21 Bathurst Walk Iver Buckinghamshire SL0 9DQ**  
 Infilling of existing undercroft to create 2 apartments and addition of canopy over front entrance door.  
 IPC Comment: - **Objection** This is a cynical move – now with 23 units - to circumvent the provision of or contribution towards affordable homes. Will result in introduction of more hard landscaping over development of plot.

## 6 To Receive & note on Decision Notices

- a. **PL/20/2250/CONDA**  
**North Dock Pinewood Studios Pinewood Road Iver Heath Bucks SL0 0NH**  
 Application for approval of details reserved by condition 8 on planning permission PL/19/3794/FA- Demolition of existing buildings and the erection of a replacement building comprising two sound stages on the North Dock Site  
 Decision **Condition Accepted PC Objections noted**.
- b. **PL/20/2089/CONDA**  
**North Dock Pinewood Studios Pinewood Road Iver Heath Bucks SL0 0NH**  
 Application for approval of details reserved by condition 7 on planning permission PL/19/3794/FA. (Demolition of existing buildings and the erection of a replacement building comprising two sound stages on the North Dock Site.)  
 Decision **Condition Accepted PC Objections noted**.
- c. **PL/20/2153/CONDA**  
**Plot 1.03 Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH**  
 Application for approval of details reserved by condition 6 on planning permission PL/19/3932/FA. (Demolition of existing buildings and replacement with 2 sound stages on Plot 1.03.)  
 Decision **Condition Accepted PC Objections noted**
- d. **PL/20/2087/CONDA**  
**Plot 1.04 Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH**  
 Application for approval of details reserved by condition 6 on planning permission PL/19/3858/FA. (Demolition of existing building and replacement with a single sound stage.)  
 Decision **Condition Accepted PC Objections noted**
- e. **PL/20/1558/CONDA**  
**Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH**  
 Application for approval of details reserved by condition 9 on planning permission PL/19/3932/FA. (Demolition of existing buildings and replacement with 2 sound stages on Plot 1.03.)  
 Decision **Condition Accepted PC Objections noted**
- f. **PL/20/1466/CONDA**  
**Plot 1.03 Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH**  
 Application for approval of details reserved by conditions 3 & 7 on planning permission PL/19/3932/FA. (Demolition of existing buildings and replacement with 2 sound stages on Plot 1.03.)  
 Decision **Condition Accepted PC Objections noted**

- g. **PL/20/1425/SA**  
**108 Pinewood Green Iver Heath Buckinghamshire SL0 0QH**  
 Certificate of lawfulness for a proposed single storey rear extension and porch to replace existing  
 Decision **Cert of law proposed dev or use issued PC Noted**
- h. **PL/20/0136/FA**  
**16 Syke Cluan Iver Buckinghamshire SL0 9EH**  
 Demolition of existing dwelling and erection of replacement dwelling.  
 Decision **Conditional Permission**. PC **Objection** forward projection of porch, beyond that of both Neighbours
- i. **PL/20/1855/FA**  
**97 Ashford Road Iver Heath Buckinghamshire SL0 0QF**  
 Erection of an outbuilding to rear garden  
 Decision **Conditional permission**. PC **No Objection**
- j. **PL/20/1978/FA**  
**25 St Margarets Close Iver Heath Buckinghamshire SL0 0DA**  
 Single storey side/rear extension, replacement rear door, decking and demolition of outbuildings  
 Decision **Conditional permission**. PC **No Objection**

**7 To Receive & Note amended, additional or withdrawn plans**

- a. **PL/20/1985/FA**  
**3 Bathurst Walk Iver Buckinghamshire SL0 9AS**  
 Demolition of existing bungalow and construction of new dwelling - **Withdrawn**
- b. **PL/20/1032/FA**  
**Land To The East Of Swallow Street and South Of The Starlings Iver Buckinghamshire SL0 9AS**  
 Erection of stable block and associated hardstanding – **Withdrawn**

**8. To Receive & Note appeals and enforcement notices**

- a. PL/19/2564/FA 20 Lossie Drive, Iver Heath, Buckinghamshire, SL0 0JS and
- b. 17/01291/FUL Appeal ref APP/NO410/C/19/3239022 **Appeal Dismissed - Noted**
- c. PL/19/3011/FA Appeal ref APP/N0410/W/20/3247363 St Andrews Wood Lane  
 Written representations required by the Planning Inspectorate by 9 October 2020 **Noted**

**9. Unresolved unauthorised development**

PL/20/1876/FA Maple Cottage, Billet Lane, Iver, Buckinghamshire, SL3 6DG **Noted**

**10. To Receive and comment on correspondence**

- a. Email – Buckinghamshire Council - Update  
 New legislation on Permitted Development and change of use
- b. Comments for Strategic sites C'ttee Sept. 3rd.- PL/19/4430/FA Sevenhills Road

**11. Chair's Report**

- a. Comment on the Corporation of the City of London's new planning and management strategy for Burnham Beaches should be noted. All developments within miles of Burnham Beaches will need to make an additional payment as part of the management strategy of the area. The eastern boundary will reach Pinewood Studios, so may put pressure on land within Iver for development in order to save fees of some £2,000.00 per development.
- b. Sevenhills Road scheme noted and agreed and should be formally approved. Regret no provision for footway or bridleway
- c. New categories for planning – less scope to pass comment on applications that subject to conditions will receive automatic approval under "permitted development status".. IPC as with other Local Authorities and residents will have little scope to object to development. White paper is open for consultation so we will need to form a response. .

Meeting closed at 18.55

Signed by the Chair \_\_\_\_\_ of the Planning Committee Date: \_\_\_\_\_

**Next meeting date: Tuesday 13th October 2020.**