

THE IVERS PARISH COUNCIL

Minutes of the Planning Committee Scheduled for Tuesday 13th October 2020 held as Zoom Video Session – commencing at 18.00/6.00pm - Meeting commenced at 18.05

In attendance::

Cllr Carol Gibson [in the chair]
Cllrs, Ann Mayling, Peter Stanhope [from 18.55], Ciaran Beary, Arun Gaur,
Chris Woolley and Julie Cook.

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

P.058/20 Public Participation:

None

P.059/20 Apologies for absence:

Cllrs Wendy Matthews Geoff Bennett and Peter Stanhope

P.060/20 Disclosure of interest in items on the agenda

Cllr Ann Mayling re P.062/20 item x - PL/20/2442/FA and
Cllr Ciaran Beary re P.062/20 item h - PL/20/3042/CONDA and I - PL/20/2793/FA - **Noted**

P.061/20 To Resolve to sign the Minutes of previous meeting

It was RESOLVED that:

The Minutes of the Planning Committee meeting held on the 15th September 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.062/20 Resolve to make comments on planning applications received

a. PL/20/3166/PNE

31 Syke Cluan, Iver, Buckinghamshire, SL0 9EP

single storey rear extension (depth extending from the original rear wall of 8.0 metres, maximum height 3.00 metres, eaves height 2.7 metres)

IPC Comments: **Noted** – see also item (ee) Ref PL/20/3188/SA

b. PL/20/3149/CONDA

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

Application for approval of details reserved by condition 7 on planning permission PL/19/3932/FA,

IPC Comments: **Noted** – Page 17 &18 Instruction “A412 to be avoided” is ambiguous. The A412 is shown as the access from the west. There must be an instruction for ‘No access at Thornbridge Road and Pinewood Green’. Or something similar to prevent vehicles using that route.

c. PL/20/3150/CONDA

Plot 1.04 Pinewood Studios, Pinewood Road, Iver Heath, Buckinghamshire SL0 0NH

Application for approval of details reserved by condition 7 on planning permission PL/19/3858.

IPC Comments: **Noted** - Page 17 &18 Instruction “A412 to be avoided” is ambiguous. The A412 is shown as the access from the west. There must be an instruction for ‘No access at Thornbridge Road and Pinewood Green’. Or something similar to prevent vehicles using that route.

- d. **PL/20/3159/CONDA**
North Dock Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
Application for approval of details reserved by condition 8 on planning permission
PL/19/3794/FA
IPC Comments: **Noted** - Page 17 & 18 Instruction "A412 to be avoided" is ambiguous. The A412 is shown as the access from the west. There must be an instruction for 'No access at Thornbridge Road and Pinewood Green'. Or something similar to prevent vehicles using that route.
- e. **PL/20/3106/VRC**
Site Of Former Hollybush Bangors Road North, Iver Heath Buckinghamshire
Variation of Condition 22 of planning permission PL/19/0574/FA to allow: 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 Comments: **No Objection** - Allow if overall dimensions the same as that approved, positions on site not detrimental to neighbours. **Otherwise Objection** - Regrettable that developer and/or builders proved incapable of building to the permitted plans. Changes do not justify demolition.
- f. **PL/20/3080/SA**
10 Cedar Close Iver Heath, Iver Heath Buckinghamshire SL0 0QX
Certificate of lawfulness for proposed alteration of roof from hip to gable end and addition of two rear dormers to create habitable accommodation
IPC Comments: **No Objection**
- g. **PL/20/3049/FA**
3 Hawthorn Mews, Main Drive, Iver, Buckinghamshire SL0 9DP
Loft conversion including 6 no. rooflights, garage conversion to habitable space, changes to windows and doors
IPC Comments: **No Objection**
- h. **PL/20/3042/CONDA**
Evreham Lodge 100 High Street, Iver, Buckinghamshire, SL0 9PJ
Application for approval of details reserved by condition 12 on planning permission
PL/19/2135/FA.
IPC Comments: **Objection** - Details of plant species is difficult to read on scaled up plan. Refer to ecology officer to confirm satisfactory.
- i. **PL/20/2793/FA**
Evreham Lodge 100 High Street, Iver, Buckinghamshire, SL0 9PJ
Notification of amended plans received - Demolition of existing building and construction of 8 new dwellings in three blocks and conversion of existing outbuilding to a residential unit with associated access, parking and landscaping.
IPC Comments: **Objection** - Plot 2, 6 and 9 now have additional rooms described as offices. There is nothing to prevent them becoming bedrooms so that 2 is potentially 2 bedroom, 6 & 9 are potentially 4 bedroom and therefore require a total of 3 additional spaces. There is a surplus of 1 space on site, at least 2 more are required.
- j. **PL/20/3108/FA**
95 Ashford Road, Iver Heath, Buckinghamshire SL0 0QF.
Front porch and detached rear outbuilding
IPC Comments: **No Objection** - Please note Front porch should reflect the catslide roof retained in the existing front extension to respect the special townscape character of this area to comply with H11. If minded to permit - Condition rear extension ancillary to main house with no rear access.
- k. **PL/20/2988/PNE**
Fourells Paddocks Richings Way, Iver Buckinghamshire, SL0 9DE
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 8.0 metres, maximum height 3.1 metres, eaves height 2.8 metres)
Noted, - Green Belt. This does nothing to improve the design of a poorly extended property.

- l. **PL/20/2967/FA**
53 Wellesley Avenue, Richings Park, Iver, Buckinghamshire, SL0 9BP.
 Single storey rear extension and erection of front and rear dormers to facilitate loft conversion.
 Conversion of garage into habitable space
IPC Comments: **Objection** to roof extension. Bulky roof now gable end and front dormers inconsistent. Contrary to EP3 H11. The enlarged gabled roof will dominate 51, doubtful that 1m rule has been observed in earlier extensions and no justification for compounding the error. No Objection to rear extension.
- m. **PL/20/2882/FA**
26 Wellesley Avenue Iver Buckinghamshire SL0 9BN
 Conversion of garage into habitable space
IPC Comments: **No Objection**
- n. **PL/20/2864/FA**
53 Wood Lane Close, Iver Heath, Buckinghamshire, SL0 0LH
 Part two storey, part first floor side/rear infill extension , single storey rear extension and installation 4 rooflights.
IPC Comments: **No Objection:** Previously extended in GB, subject to policy GB3. Roof space will have roof lights, use not stated but already 4 beds. Should have 3 parking spaces.
- o. **PL/20/2870/FA**
Walpole House, Denham Road, Iver Heath, Buckinghamshire, SL0 0PH
 Single storey rear extension incorporating first floor roof terrace and changes to front windows.
IPC Comments: **Objection** .Contrary to Green Belt policy. Green Belt and the property was previously extended in 2004 to the limit under the policy.
- p. **PL/20/2811/FA**
Gamekeepers Pinewood Road, Iver Heath, Buckinghamshire, SL0 0NJ
 Increase in height to balustrade on existing balcony
IPC Comments: **No Objection**
- q. **PL/20/2799/FA**
Palmers Moor House, Palmers Moor Lane, Iver, SL0 9LG
 Single storey rear extension and replacement of existing gates. GB. There have been earlier applications permitted including a large detached garage.
 Increase in height to balustrade on existing balcony
IPC Comments: **No Objection.** This is an interesting house, unique in Iver, not listed but worthy of a local list, despite recent and planned changes. Refer to planning officer in relation to GB policy and permitted limits and refer to Historic Buildings officer in respect of building.
Objection The gates are modern, disappointing that a design more appropriate to the age of the property is not considered.
- r. **PL/20/2706/FA**
Compass Cottage, Church Road, Iver Heath, Buckinghamshire, SL0 9RW
 Two storey side part single storey, part two storey rear extensions
IPC Comment: **Objection** . Flouts 1 metre rule. The space from the boundary of the detached neighbouring property does not permit this first floor side extension to encroach to the boundary. Potential for overshadowing to rear of Edithna.
- s. **PL/20/2708/FA**
85 Thornbridge Road, Iver Heath, Buckinghamshire.
 Conversion of garage to habitable space
IPC Comments: **No Objection** Noted only 3 bedrooms declared - no change and only 2 spaces required.

- t. **PL/20/2696/FA**
134 High Street, Iver Buckinghamshire, SL0 9
 Conversion of single dwelling into 2 semi-detached dwellings, following part first floor/part two storey side extension, two storey rear extension and porch
IPC Comments: Objection Whilst principle of extension to provide 4 bedrooms was granted under PL/20/0694. Highways opinion needed on additional movements at this busy junction on the High Street and adjacent to a PROW, nursery and school. There is a substantial outbuilding at the end of the rear garden, not shown on plans. Soft landscaping details required, currently there is very little.
 Concerns about the capacity of sewers need to be addressed.
- u. **PL/20/2499/FA**
16 The Poynings, Richings Park, Iver, Buckinghamshire, SL0
 Single storey rear, side and front porch extensions, enlarge existing side dormer and alterations to fenestration at front elevation.
IPC Comments: No Objection
- v. **PL/20/2613/FA**
8 Pleasant Cottages Uxbridge Road
 Erection of 4 apartments with shed/bin store and parking.
IPC Comments: Objection - Strongly object, this is in Green Belt, and has not been identified for removal from GB and there are no very special circumstances to justify this development.
 Overdevelopment. Site measures about 0.11ha, this is not stated on the application form and equates to 50d/ha before increasing density further by subdividing no. 8
 Additional traffic movements close to the petrol station will add to danger. A highways opinion is needed.
 Site plan appears to show 4 parking spaces on site with 2 vehicle parking spaces on the verge outside the site. Application form states 10 spaces, where are they?
 Cover Letter 2, point 4. "No 8...will be brought forward for division into 2x2 bed apartments."
 That will require minimum 8 total parking and manoeuvring spaces. Cycle storage is not shown though mentioned on the application form.
 The location of storage sheds close to the boundary with gardens in Wood Lane Close may create noise and disturbance.
 Demolition of 15 year old building may cause destruction of bat roosts, therefore a survey is required in this area with close proximity to mature trees.
 If minded to permit, condition to remove all existing outbuildings from site following bat survey. Remove PDR.
 A plan to show detailed landscaping is required.
 EV charging points must be provided.
- w. **PL/20/2454/FA**
102 Thorney Mill Road
 Roof extension incorporating hip to gable end and loft conversion including front and rear dormer windows. Changes to windows and doors.
IPC Comments: Objection The hip to gable roof extension and front dormers are out of proportion, contrary to EP3, H11. Is there sufficient space for 3 cars
- x. **PL/20/2442/FA**
Flat 7 Heatherden House, 132 Pinewood Green, Iver Heath, Bucks, SL0 0QQ
 Loft space conversion with additional roof lights.
 Outline Planning Application – Expansion at Pinewood Studios to include new Visitor Centre.
IPC Comments: Objection Potentially 2 bedroom property without parking space in a congested area.
 Retention of single dwelling house.
- y. **PL/20/1879/FA**
Land at Maple Cottage, Billet Lane, Iver, Buckinghamshire.
 Retention of single dwelling house.
IPC Comments: Objection. Strongly object as this is in Green Belt. This is no more than an unlicensed caravan site with poor access, unsuitable hardstanding and poor facilities. The DAS refers to the retention of 6 mobile homes whereas the application is for the retention of 1 house. There is no evidence presented of continuous occupation as a dwelling house.

- z. PL/20/3280/OA**
Land South Of Pinewood Studios, Pinewood Road, Iver Heath, Bucks, SL0 0NH
Outline Planning Application – Expansion at Pinewood Studios to include new Visitor Centre.
IPC Comments: Objection Detailed response to follow
- aa. PL/20/3302/PNTF**
Land at Pinewood Studios, Pinewood Road, Iver Heath, Buckinghamshire, SL0 0NH
Prior Notification for the erection of a temporary sound stage under Class E, Part 4, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
IPC Comments: Objection. This is on the same plot as the sound stages subject of PL20/3179/FA. Noted. whilst this temporary structure, it will still be an unmitigated intrusion into the lives of residents bordering the site. Such a temporary structure will not be capable of any screening. If permission is deemed granted please require adequate screening attached to the boundary of the site. Operational lighting and noise levels must be restricted to normal working hours.
- bb. PL/20/2498/FA**
The Bull Inn, 7 High Street, Iver, Buckinghamshire, SL0 9ND
Conversion of existing A3 restaurant with C4 residential above to C3 residential. Including loft conversion & 2 storey side extension to form 8 no flats & 1 no duplex. Conversion and 2 storey side extension to associated stables to form 2 no duplex. Conversion of existing timber outbuilding to form bike store. New 3 storey building to form 4no flats. Total of 15 new dwellings.
IPC Comments: Objection. Over development of site, lack of parking and new extension out of keeping with streetscene. Further detailed comments to follow.
- cc. PL/20/3179/FA**
Phase 3, Pinewood Studios, Pinewood Road, Iver Heath, Buckinghamshire SL0 0NH
Construction of 4 sound stages and a workshop building on PSDF development zone 4 and 4a at Pinewood Studios, Iver Heath.
IPC Comments: Objection: Request to Call in. These buildings do not respect the height of nearby domestic buildings they replicate that of sound stages in phases 1 and 2. The visual impact will be distressing for close residents of Pinewood Green and a less stark cladding would help to mitigate the appearance of these block buildings.
- There is no confidence that the reduced level of parking will not lead to vehicles parked off site in Pinewood Green estate.
- A review of drainage/hydrology is needed around these buildings to ensure the attenuation pond and ditches will cope. Note Drainage Statement para 5.3.2 for expected condition. Monitoring and maintenance of ditches following completion is required.
- The permissive path network secured by s.106 at outline planning for PSDF must have access to enable use by less able people.
Security is as much a concern for residents as for PSL
- dd. PL/20/3223/FA**
6 The Close, Iver Heath, Buckinghamshire, SL0 0HE
Demolition of existing conservatory and single storey rear extension, erection of a part two storey, part single storey rear extension and additional window to side elevation
IPC Comments: No Objection
- ee. PL/20/3188/SA**
31 Syke Cluan, Richings Park, Iver, Buckinghamshire, SL0 9EP
Application for a Certificate of Lawfulness for proposed: Roof extensions with 4no. roof lights and dormer with french doors and balconette, single storey side extension with
IPC Comments: Objection and query – see also item (a) PL/20/3166/PNE - Pending see separate email to Planning. .

a. **PL/20/2845/NMA**

North Dock Pinewood Studios Pinewood Road Iver Heath Bucks SL0 0NH

Non Material Amendment to 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) to allow for: increased height of roof and changes to windows and doors

Decision **Condition Accepted**

PC Comments: **Noted**

b. **PL/20/2849/NMA**

Plot 1.04 Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH

Non Material Amendment to planning permission PL/19/3858/FA (Demolition of existing building and replacement with a single sound stage.) to allow for: increased height of roof and changes to windows and doors

Decision **Condition Accepted**

PC Comments: **Noted**

c. **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)

Decision **Prior Approval Not Required** PC Comments

d. **PL/20/2719/PNE**

Norwood Bangors Road North Iver Heath Buckinghamshire 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)

Decision **Prior Approval Not Required** PC Comments

e. **PL/20//2594/TP**

84 Trewarden Avenue Iver Heath Buckinghamshire SL0 0SB

T1 Oak - crown thinning is not to exceed 20% including removal of epicormic growth. (SBDC TPO 46, 2003).

Decision **Conditional Permission**

PC Comments **No objection** subject to tree officer approval.

f. **PL/20/2346/FA**

57 Richings Way Iver Buckinghamshire SL0 9DB

Outbuilding (Retrospective)

Decision **Conditional Permission**

PC Comments **No objection** If approved condition ancillary to dwelling house

g. **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.)

Decision Condition Accepted

PC Comments **Noted**

h. **PL/20/2324/CONDA**

Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH

Application for approval of details reserved by condition 8 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 Comments **Noted**

i. **PL/20/2353/SA**

2 Pinewood Green Iver Heath Buckinghamshire SL0 0QP

Certificate of Lawfulness for proposed garage conversion

Decision **Cet of lawfulness/proposed Dev or use issued.** PC Comments **Noted** - if granted condition ancillary to main house. Lack of on street parking and parking not possible at this junction, ensure adequate parking on site.

- j. **PL/20/2495/RM**
Land Adjacent To 1 Swallow Street at Junction With Slough Road Iver Heath Buckinghamshire SL0 0DN
 Installation of a new 20 metre high monopole supporting 6 antennas with a wrap around equipment cabinet at the base of the column, the installation of 3 new equipment cabinets, and ancillary development thereto.
 Decision **Prior Approval Given** PC Comments **Objection** Noted
- k. **PL/20/2213/FA**
Bratton Pinewood Road Iver Heath Buckinghamshire SL0 0NL
 Single storey outbuilding following the demolition of existing side garage and greenhouses
 Decision **Conditional Permission** PC Comments **No objection** and request to attach condition about ancillary to main dwelling.
- l. **PL/20/1619/FA**
Bratton, Pinewood Road Iver Heath Buckinghamshire SL0 0NL
 Single storey side extension
 Decision **Conditional Permission** PC Comments **No objection**
- m. **PL/20/2033/FA**
4 Slough Road, Iver Heath, Buckinghamshire, SL0 0DR
 Single storey rear extension
 Decision **Refused permission** PC Comments **Noted** – previously extended in Greenbelt area – please check dimensions
- n. **PL/20/1582/AV**
Unit 1A Ridgeway Distribution Centre The Ridgeway Iver Buckinghamshire SL0 9HX
 4 no. non-illuminated fascia signs and 1 no. non-illuminated totem entrance sign.
 Decision **Conditional consent** PC Comments **No objection**
- o. **PL/20/0177/FA**
74 Slough Road Iver Heath Buckinghamshire SL0 0DY
 Demolition of existing dwelling and construction of new building comprising of six flats, with associated parking, communal garden, refuse storage and cycle storage
 Decision **Conditional Permission** PC Comments **Objection** Plot overdevelopment
- p. **PL/20/1762/FA**
60 Syke Ings, Iver, Buckinghamshire SL0 9EU
 New vehicular access
 Decision **Conditional Permission** PC Comments
- q. **PL/20/2370/FA**
1 Potters Cross, Iver Heath, Buckinghamshire SL0 0BS
 Two storey front and side, single storey rear extensions and alterations/addition to the roof
 Decision **Conditional Permission** PC Comments
- r. **PL/20/2163/FA**
3 Apsley Walk, Iver, Buckinghamshire, SL0 9BQ
 Single storey rear extension following demolition of conservatory
 Decision **Conditional Permission** PC Comments

P.064/20 To Receive & Note amended, additional or withdrawn plans

- a. **PL/20/2813/NMA**
Site Of Former Hollybush Bangors Road North Iver Heath Buckinghamshire
 - Non Material Amendment to planning permission PL/19/0574/FA - **Withdrawn**
- b. **PL/20/2030/SA**
244 Swallow Street Iver Buckinghamshire SL0 0HT
 - Certificate of Lawfulness for proposed single storey outbuilding to rear - **Withdrawn**
- c. **PL/20/1481/FA**
The Lanterns Hollybush Lane Iver Buckinghamshire SL0 0JU
 - Erection of single storey outbuilding to rear of house. - **Withdrawn**
- d. **PL/20/0870/FA**
29 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH
 - Part single, part two storey side/rear extension - **Withdrawn**
- e. **E.PL/20/0115/FA**
31 Syke Cluan Iver Buckinghamshire SL0 9EP
 - New replacement dwelling with associated parking - **Withdrawn**

P.065/20 To Receive & Note appeals and enforcement notices

- List [circulated] of potential sites needing investigation sent to Enforcement and awaiting update

P.066/20 Unresolved unauthorised development

- Maple Cottage, Billet Lane, Iver, Buckinghamshire, SL3 6DG – Noted as above PL/20/1879/FA
- Lossie Nurseries Langley Park Road, SL0 0JQ.- Further activity noted.

P.067/20 To Receive and comment on correspondence

- a. Email – Waldon Telecoms
Proposed Base Station Upgrade: Long Coppice, Bell Farm, Seven Hills Road, Iver,
Noted – No objection
- b. Update - New legislation on Permitted Development and change of use,
Noted – Paper circulated and Training session to be arranged.
- c. Current Section 106 and CIL levy.payments.
Noted – As above.
- d. Email from Buckinghamshire Council – Copy of reply to Secretary of State regarding consultation on Changes to Planning.System. Procedures for calling in applications.
Noted.
- e. Letter from SP Broadway – Developers PR Agency
Invitation to online exhibition – Land north of Iver Station – 12.00hrs 14th to 28th October.
Noted
- f. Invitation from EQ Communications on behalf of Ingrebourne Valley Limited – Briefing to Councillors - to discuss forthcoming proposals at Sutton Court Farm
Noted and date/time suggested – 28TH October 17.00.

P.068/20 Chair's Report

- a. Advised the meeting that the Chiltern and South Bucks Local Plan has now been withdrawn so need to get our Neighbourhood Plan in place is even more important now.
- b. Response to Link Park Questions/Answers circulated and noted that plans to incorporate development in L.B. of Hillingdon had been rejected.
- c. New Land Ownership Registration procedures – open for consultation.
- d. Government's new proposals – White Paper – Planning for the future is still open for consultation – all members are encouraged to send their own comments by 28th October.

Meeting closed at 19.35

Signed by the Chair _____ of the Planning Committee Date: _____

Next meeting date: Tuesday 10th November 2020.