

THE IVERS PARISH COUNCIL

Minutes of the Planning Committee Scheduled for Tuesday 10th November 2020 held as Zoom Video Session – commencing at 18.00/6.00pm.

In attendance::

Cllr Carol Gibson [in the chair]
Cllrs, Ann Mayling, Peter Stanhope, Ciaran Beary, Arun Gaur,
Chris Woolley and Wendy Matthews.

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

P.069/20 Public Participation:

None

P.070/20 Apologies for absence:

Cllrs Geoff Bennett and Julie Cook.

P.071/20 Disclosure of interest in items on the agenda

Cllr Wendy Matthews - South Bucks Area Planning - **Noted**

P.072/20 To Resolve to sign the Minutes of previous meeting

It was RESOLVED that:

The Minutes of the Planning Committee meeting held on the 13th October 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.073/20 Resolve to make comments on planning applications received

a. **PL/20/3404/NMA**

Land at Meadow Cottage, Saltmarshe and Longridge, Bangors Road South, Iver Buckinghamshire.

Non Material Amendment to planning permission 13/00997/OUT (Redevelopment of site to provide 3 blocks comprising 39 apartments, with basement car park, surface parking, access and highway arrangements incorporating access onto Evreham Road (Outline Application).) to allow for revisions to external materials stated in condition application 16/01272/COND.

IPC Comments: Noted: The materials the subject of this NMA, the roof tiles in particular, over that expanse of roofs, will be very visible from most of the street views. Please request Kebell source something more brindled and inkeeping with the townscape. The proposed facing bricks are also plain and disappointing but at least will be broken up by detailing of window frames etc.

b. **PL/20/3295/FA**

238 The Parkway, Iver Heath, Buckinghamshire, SL0 0RH

Demolition of existing single storey extension and construction of part single/ part two storey rear extension and first floor side extension incorporating side rooflights. Rear Juliet balcony. Demolition of existing external wall and roof to/over side access and construction of new external wall and higher sloping roof to/over side access. Internal alterations

IPC Comments: No Objection Condition to prevent overlooking.

- c. **PL/20/3479/PNR**
28 Bathurst Walk, Richings Park, Iver, Buckinghamshire, SL0 9BH
 Prior notification under Class M of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 - Change of use of detached rear store from Retail (A1) to one dwelling (C3).
- IPC Comments:** **Objection:** This does not comply with minimum space standards. Together with PL/20/3379/PNR there is inadequate parking space. This fails to provide any amenity space in cramped conditions with poor provision for natural light or ventilation.
- d. **PL/20/3379/PNR**
28 Bathurst Walk, Richings Park, Iver, Buckinghamshire, SL0 9BH
 Prior notification under Class M of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 - Change of use of rear store from Retail (A1) to one dwelling (C3).
- IPC Comments:** **Objection:** This does not comply with minimum space standards. Natural daylight is inadequate in the kitchen/dining area. Inadequate parking, 2 spaces required. Together with PL/20/3479/PNR a total of 3 parking spaces. This is a nasty cramped conversion without amenity space, has poor access.
- e. **PL/20/3233/FA**
26 Wellesley Avenue, Richings Park, Iver, Buckinghamshire, SL0 9BN
 Change of use to garden curtilage - extension of front garden by 6.2m.
- IPC Comments:** **Objection:** Townscape character for this part of Richings Park refers to suburban roads; threatened by removal of soft landscaped gardens, introduction of high boundary treatments and gates. Grassed verges are part of the historic character of Richings Park in the original estate design. Refer to Officer's report PL/18/2189/FA that recommended refusal of a similar scheme at 57 Wellesley Avenue. This is publicly accessible land and if permission is granted for this scheme there will be applications from owners of other properties to do the same.
- f. **PL/20/3029/FA**
10 Iver Lodge, Bangors Road South, Iver, Buckinghamshire SL0 0AW
 Single storey front infill extension with pitched roof.
- IPC Comments:** **Objection:** This appears to be a retrospective application if the neighbour is correct. Objection, if so, as the window detail neither matches nor blends well with the existing design. This property is close to a listed building and there should be no development without planning permission.
- g. **PL/20/3551/FA**
33 Coopers Row, Iver Heath, Buckinghamshire, SL0 0HP
 Single storey rear extension.
- IPC Comments:** **No Objection:** Note - Orientation on site plan is wrong, rear of property points south.
- h. **PL/20/3416/FA** [see also items n and q]
Rannoch, Langley Park Road, Iver, Buckinghamshire, SL0 0JQ
 Garage conversion to habitable room and loft conversion with rear dormer and two rear and two side rooflights
- IPC Comments:** **Objection:** Previously extended property in Green Belt. Together with PL/20/3581/SA and PL/20/3580/SA is overdevelopment in Green Belt. If minded to permit require landscaping to replace that removed by outbuildings PL/20/3581/SA.
- i. **PL/20/3234/FA**
Bridge Fort, Uxbridge Road, Iver Heath, Buckinghamshire, SL0 0LP
 Loft conversion, rear dormer and two front rooflights.
- IPC Comments:** **No Objection:** No increase in declared number of bedrooms; should be space for 3 cars currently.
- j. **PL/20/3155/SA**
8 Wood Lane Close, Iver Heath, Buckinghamshire, SL0 0LJ
 Application for a certificate of Lawfulness for a proposed: Vehicular access.
- IPC Comments:** **No Objection:**

- k. **PL/20/3074/FA**
28A Thorney Lane South, Iver, Buckinghamshire, SL0 9AE
Rear gable end roof extension with windows, new windows at first floor rear, 3 front roof lights to first floor flat and detached garage.
IPC Comments: **No Objection:** Provided no overlooking to rear. Green Belt begins at the rear boundary.
- l. **PL/20/3317/FA**
Land To The South Of Woodlands Stables, Bellswood Lane, Iver, Bucks, SL0 0LU,
Replacement of existing mast with 30m lattice tower
IPC Comments: **Objections:** Tree report is dated Dec 2017, a new survey is needed. The existing tree mast is highly visible from Bellswood Lane and Billet Lane, the lattice mast on Wood Lane farm is also visible from Swallow Street. These things are an eyesore but at least the tree mast attempts to blend in. Require hedgerow planting along parts of Bellswood Road to provide better screening if this lattice mast is permitted.
- m. **PL/20/3346/FA**
Land Rear Of 246 Swallow Street, Iver, Buckinghamshire SL0 0HT
Demolition of existing mobile home dwelling unit, loosebox stable and two outbuildings and erection of dwellinghouse.
IPC Comments: **Objection:** Pending -
- n. **PL/20/3580/SA** [see also h and q]
Rannoch Langley Park Road, Iver, Buckinghamshire, SL0 0JQ
Certificate of lawfulness for proposed first floor rear extension and first floor side window
IPC Comments: **Objection:** This is in a Green Belt and together with PL/20/3416/FA is overdevelopment. The property has been previously been extended.
- o. **PL/20/3617/SA**
21 Wood Lane Close, Iver Heath, Buckinghamshire, SL0 0LH
Certificate of Lawful Development for proposed two storey rear extension incorporating demolition of existing extensions.
IPC Comments: **No Objection:** subject to compliance with GB3 policy.
- p. **PL/20/3590/SA**
The Glen, 1 Iver Lane Iver, Buckinghamshire, SL0 9LH
Certificate of Lawfulness for proposed rear outbuilding to provide ancillary accommodation.
IPC Comments: **Objection:** Contrary to Green Belt policy. This appears to be a separate unit of accommodation with a route for access. It does not meet minimum space standards.
- q. **PL/20/3581/SA**
Rannoch Langley Park Road, Iver, Buckinghamshire, SL0 0JQ
Proposed pool and outbuilding following demolition of existing outbuildings.
IPC Comments: **Objection:** Further development in Green Belt area. If minded to permit, condition ancillary to main house.

P.074/20 To Receive & note on Decision Notices

- a. **PL/20/2465/SA**
271 The Parkway, Iver Heath, Buckinghamshire, SL0 0RJ
Certificate of lawfulness for a proposed outbuilding.
Decision **Cert of law proposed dev or use issued** PC Comments: **Objection** - on the basis that it does not appear to be subordinate to the main dwelling
- b. **PL/20/2492/FA**
38 Post Meadow, Iver Heath, Buckinghamshire, SL0 0DU
Demolition of existing garage and erection of a single storey side extension
Decision **Conditional Permission** PC Comments: **No Objection**
- c. **PL/20/2922/SA**
33 Syke Ings, Richings Park, Iver, Buckinghamshire, SL0 9ES

Application for a certificate of Lawfulness for proposed: Vehicular access including dropped kerb and vehicle cross over

Decision **Cert of law proposed dev or use issued** PC Comments:

d. **PL/20/1844/HB**

Copthall 108 High Street, Iver, Buckinghamshire, SL0 9PR

Conversion of garage to habitable space.

Decision **Conditional consent** PC Comments: **No objection**

e. **PL/20/2708/FA**

85 Thornbridge Road, Iver, Heath Buckinghamshire, SL0 0QB

Listed Building Consent for : Repairs to boundary wall.

Decision **Conditional Permission** PC Comments: **No objection**

f. **PL/20/2489/FA**

10A The Poynings, Iver, Buckinghamshire, SL0 9DT

Detached outbuilding to rear

Decision **Conditional Permission** PC Comments: **No objection**

g. **PL/20/1167/FA**

89 Swallow Street, Iver, Buckinghamshire, SL0 0ET

Erection of a single-storey rear / side extension and outbuilding.

Decision **Cert of law proposed dev or use issued** PC Comments: **Noted** see no 89

h. **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

Decision **Cert of law proposed dev or use issued** PC Comments: **No Objection –**
regret loss of Hip to Gable roof.

i. **PL/20/2706/FA**

Compass Cottage Church Road Iver Heath Buckinghamshire SL0 0RW

Two storey side, part single storey, part two storey rear extensions.

Decision **Conditional Permission** PC Comments: **No Objection**

j. **PL/20/2048/FA**

246 Swallow Street, Iver, Buckinghamshire SL0 0HT

Single storey rear extension

Decision **Conditional permission** PC Comments: **No objection**

P.075/20 To Receive & Note amended, additional or withdrawn plans

a. **PL/20/2662/FA**

23 Lossie Drive, Iver, Buckinghamshire, SL0 0JR

- Demolition of existing conservatory and construction of part single/part two storey rear extension. Demolition of garage and store Noted – **Amended Plans** – 2nd November

b. **PL/20/2124/FA**

Anslow House, 23 Anslow Gardens, Iver Heath, Buckinghamshire, SL0 0BW

- Part single/part two storey side/rear extension, porch and additional window to front elevation. Noted – **Amended Plans** – 9th November

c. **PL/20/1801/FA**

Gamekeepers, Pinewood Road, Iver Heath, Buckinghamshire, SL0 0NJ

- Erection of a free-standing greenhouse. - **Withdrawn**

d. **PL/20/3166/PNE**

31 Syke Cluan Iver Buckinghamshire SL0 9EP

- PNE Notification - single storey rear extension. - **Withdrawn**

P.076/20. To Receive & Note appeals and enforcement notices

- None

P.077/20 Unresolved unauthorised development:

- Lossie Nurseries Langley Park Road, SL0 0JQ. – Noted enforcement had visited the site , but at this time no further action required in respect of deposit of scalplings.
- Flowerland – Withdrawn appeal application – Have 4 months to comply with decision and therefore need to remove the builders merchant before the end of November.

P.078/20 To Receive and comment on correspondence

- a. SP Broadway – Developers PR Agency – Land North of Iver Station
Noted - Invitation to online exhibition now closed – Copy of response to Planning application to be sent to the developers Agency.
- b. EQ Communications – Land at Sutton Court Farm.
Noted – Invitation to participate online exhibition closes 11th November. Presentation made to Committee 28th October.
- c. Draft response to Joy Morrissey in respect of Private Members Bill on water quality Circulated and **agreed** subject to slight change of text.
- d. To agree the draft response - noted. Final text of response to the Planning Officer in respect of the outline Application - PL/20/3280/OA, to be drafted to include Smartville TV and ANPR/Section 106 request. – **Agreed**.
- e. Copy of response to Ministry of Housing [MHCLG] sent in respect of “Planning for the Future” **noted**.

P.079/20 Chair’s Report

- a. Attention drawn to National Minimum Space Standards. Varies according to bed spaces.
- b. Building Control – Can be looked up on Planning – Commercial consultant/Inspector may be appointed to check on compliance on behalf of the Councils building control.
- c. Church Farm – New signage and gates noted, together with HGV operations associated with the site – Check for number of O licences for the site.

Meeting closed at 18.55

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

Next meeting date: Tuesday 8th December 2020.