

THE IVERS PARISH COUNCIL

Minutes of the Planning Committee Scheduled for Tuesday 8th December 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, Geoff Bennett, Kevin Brown, Chris Jordan and Wendy Matthews.

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

P.080/20 Public Participation:

None

P.081/20 Apologies for absence:

Cllr Julia Cook.

P.082/20 Disclosure of interest in items on the agenda

Cllr Wendy Matthews - South Bucks Area Planning - **Noted**
Cllr Peter Stanhope – Application (g) PL/20/3582/SA
Cllr Kevin Brown – Application (n) PL/20/3842/FA

P.083/20 To Resolve to sign the Minutes of previous meeting

It was RESOLVED that:

The Minutes of the Planning Committee meeting held on the 10th November 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.084/20 Resolve to make comments on planning applications received

a. **PL/ PL/20/3749/SA**

8A The Poynings, Richings Park, Iver, Buckinghamshire, SL0 9DT

Certificate of Lawfulness for proposed mobile home in rear garden.

IPC Comments: Noted: Remote from house for elderly person care and with potential for access from The Ridings. If minded to permit: condition to grant temporary, personal permission and ancillary to the main house.

b. **PL/20/3703/FA**

37 Syke Cluan, Richings Park, Iver, Buckinghamshire, SL0 9EP

Erection of detached dwelling following demolition of existing property.

IPC Comments: Objection: To the use of slate for roof. Tiles must be used to retain Townscape Character. Welcome incorporation of catslide to permit view of residual wooded backdrop. If minded to permit condition to prevent sitting out on flat roof. Require enhancements recommended at 4.2 of Ecology Report.

c. **PL/20/3677/FA**

86 Bathurst Walk, Iver, Buckinghamshire, SL0 9EG

Single storey rear and front extensions.

IPC Comments: No Objection:

d. **PL/20/3685/OA**

14 Bathurst Walk, Iver, Buckinghamshire, SL0 9AZ

Outline application for establishing principle of single storey bungalow (dwelling house) - Some matters reserved.

IPC Comments: Objection: The site boundary is not as indicated for PL/19/1777/FA. This is a cramped site with inadequate amenity space. It is accessed from Bathurst Close,

already subjected to additional vehicle movements as the result of overdevelopment at the end of the cul-de sac. Vehicles manoeuvring to access this proposed dwelling will add to congestion and noise for residents of Bathurst Close and the residents rear of Bathurst Walk shops.

- e. **PL/20/3631/FA**
28 Syke Cluan, Iver, Buckinghamshire, SL0 9EH

First floor rear infill extension

IPC Comments: **No Objection:** Please note that utility company should be informed of possible encroachment over access Sub Station equipment to rear of property. See access route on site map from Syke Cluan to Syke Ings, on the planning Application and H.M Land Registry BM50977.

- f. **PL/20/3610/FA**
63 Swallowdale, Iver Heath, Buckinghamshire, SL0 0EX

First floor side extension and changes to windows and doors.

IPC Comments: **No Objection:**

- g. **PL/20/3582/SA**
1A Rostrevor Gardens, Iver Heath, Buckinghamshire, SL0 0RB

Certificate of Lawfulness for proposed hip to gable loft conversion incorporating a rear dormer with roof windows to front elevation and single storey side extension following demolition of conservatory and garage.

IPC Comments: **No Objection:** Combination of hip to gable with flat roof side extension is poorly integrated with original. Check provision for sufficient off street parking on site.

- h. **PL/20/3593/FA**
28A Bathurst Walk, Iver, Buckinghamshire, SL0 9AZ

First floor side/rear extension and rear dormer extension.

IPC Comments: **Objection:** No provision for parking which remains a problem Overdevelopment of cramped plot from existing 2 bedroom property to 3 Bedrooms. Application form states property currently does not have parking spaces and no parking provisopn is to be made following addition of a third bedroom. Further pressure on street parking will cause problem in the area.

- i. **PL/20/3391/EU**
The Orchards, Love Lane, Iver, Buckinghamshire, SL0 9QZ

Application for a Certificate of Lawfulness for existing: Single storey side extension/ conservatory built and completed more than four years ago.

IPC Comments: **Objection:** Noted further encroachment of Green Belt Area.

- j. **PL/20/3253/FA**
7 Bathurst Walk Iver Buckinghamshire SL0 9AS

Erection of two storey outbuilding in rear garden.

IPC Comments: **Objection:** Overdevelopment of the plot. This has potential to become a separate unit with rear access. If minded to permit condition ancillary to main house.

- k. **PL/20/2664/PNE**
St Mawes Love Lane Iver Buckinghamshire SL0 9QT

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 2.96 metres, eaves height 2.9 metres)

IPC Comments: **Noted:** Permitted development

- l. **PL/20/3753/SA**
9 St James Walk Iver Buckinghamshire SL0 9EN

Certificate of Lawfulness for proposed single storey rear extension and loft conversion with hip to gable side roof extensions, 2 rear dormers and 3 front rooflights.

IPC Comments: **Noted:** Regret hip to gable roof extension. Results in a 'boxy' roof form.

- m. **PL/20/3825/FA**
15 Richings Way Iver Buckinghamshire SL0 9DA
 Erection of detached single storey outbuilding in the rear garden.
IPC Comments: No Objection: If permitted please condition ancillary to main dwelling.
- n. **PL/20/3842/FA**
Church Farm, Church Road, Iver Heath, Buckinghamshire, SL0 0RA
 Change of use of existing buildings to storage or distribution (Use Class B8), offices (Use Class E (g) (i)) and industrial (Use Class E (g) (ii)).
IPC Comments: Objection: Increased HGV movements, cramped site vehicles seen exiting site by reversing onto A412 Church Road. Contrary to Buckinghamshire CP and will impact AQMA Zone for the Village. Detailed Objection to follow.
- o. **PL/20/3719/TP**
Schoolkeepers Cottage, 38 Slough Road, Iver Heath, Buckinghamshire, SL0 0DT,
 Re-pollard 7 no Lime trees (SBDC TPO No 29, 1995).
IPC Comments: Noted: Insufficient information to clearly identify the trees. Please refer to tree officer.
- p. **PL/20/2949/FA**
Land To The East Of Swallow Street and South Of The Starlings, Iver Buckinghamshire
 Change of use to equestrian and construction of a stable building and access.
IPC Comments: Objection: This places building closer to The Starlings and limits the impact in the Green Belt. Given the earlier clearance of much vegetation from the site noted by the tree Officer in his report on PL/20/1032/FA there should be ecological enhancement to mitigate. If minded to permit, condition the installation of bat and bird boxes on appropriate remaining boundary trees.
- q. **PL/20/3816/FA**
25 North Park, Richings Park, Iver, Buckinghamshire, SL0 9DH
 Retention of temporary boundary fencing (retrospective).
IPC Comments: Objection: Loss of streetscene, existing fencing looks “temporary” akin to a building site and out of keeping in a residential area, where boundaries are generally mixed with soft landscaping. This presents a bleak frontage to North Park and raises suspicions about why it is necessary.
- r. **PL/20/3897/FA**
Grange Farm, Grange Way, Iver, Buckinghamshire, SL0 9NT,
 Change of use of agricultural building to B8 (Storage and Distribution).
IPC Comments: Objection: Change from last use as egg production was some years ago. Erosion of Green Belt. Access for HGVs to the High Street through residential area and is in close proximity of Infant School and Nursery. Increased HGV movement will affect AQMA of the Village and contrary to Buckinghamshire CP.
 No previous count of vehicle movements, the numbers estimated in the application are disputed. Vehicles will have to travel through the High Street and along Grange Way residential roads. This is entirely within the Ivers AQMA. Attention is drawn to the increasing concern about the connection of poor air quality with childhood asthma. By definition ‘storage and distribution’ will generate traffic movements, contrary to Policies TR5(b), TR10. If minded to permit restrict working hours 8am-6pm Mon-Sat through residential area. Restrict to 1pm Sat. None on Sundays or Bank Holidays. Ensure no interference with FPs 13, 14, 15
- s. **PL/20/3882/FA**
14-28 (evens) Dutton Way, Iver, Buckinghamshire, SL0 9NY,
 Upgrading existing UPVC single glazed windows and doors at the front and rear of the property.
IPC Comments: No Objection:

- t. **PL/20/3455/FA**
Land To The North Of Bellswood Lane Bellswood Lane Iver Buckinghamshire SL0 0LU
 The use of land for the stationing of caravans for residential purposes, together with the formation of hardstanding and utility/day room ancillary to that use.
- IPC Comments:** **Objection:** Will lead to further loss of Green Belt. This is a cramped site with little space for the farthest touring van to pass. Please check that caravans are sited as shown on plans. Unneighbourly and intrusive, the landscaping shown is not on site. Application should be supported by details of education for children and healthcare for families, trust the Planning Officer has access to that information? If minded to permit condition to personal and temporary permission.
- u. **PL/20/3998/PAHAS**
Ashleigh Bangors Road North, Iver Heath, Buckinghamshire SL0 0BH
 Notification under The Town and Country Planning (General Permitted Development) Order 2015, Amendment to Part 1 of Schedule 2 Class AA for: additional storey to existing dwellinghouse (maximum height increase 2.84m)
- IPC Comments:** **Noted:** Raising the roof under new PDR. Please ensure foundations are adequate.
- v. **PL/20/4027/UA**
Land To The North Of Swains, Thorney Mill Road, Iver, Buckinghamshire, SL0 9AN
 Network Rail application to provide a new access point to the main railway line near Iver Station.
- IPC Comments:** **Noted:** No Objection but regret further loss of GB. Access for Road/Rail Vehicles may be brought to site by road up to 10 times in a year. Condition landscaping to be provided in mitigation. Signage to indicate no obstruction during construction to Footpaths IVE21/2, IVE16/1, IVE/16/2, IVE/21/3, IVE/P1(BW)/1- .

P.085/20 To Receive & note on Decision Notices

- a. **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
 Decision: **Prior Approval Given** PC Comments: **Noted**
- 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, (Demolition of existing buildings and replacement with 2 sound stages on Plot 1.03.)
 Decision: **Condition Accepted** PC Comments: **Noted**
- c. **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. (Demolition of existing buildings and the erection of a replacement building comprising two sound stages on the North DocCk Site.)
 Decision: **Condition Accepted** PC Comments: **Noted**
- d. **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. (Demolition of existing building and replacement with a single sound stage.)
 Decision: **Condition Accepted** PC Comments: **Noted**
- e. **PL/20/3080/SA**
10 Cedar Close, Iver Heath, Buckinghamshire, SL0 0QX8
 Certificate of lawfulness for proposed alteration of roof from hip to gable end and addition of two rear dormers to create habitable
 Decision: **Cert of law proposed dev or use issued** PC Comments: **No Objection**

- f. **PL/20/2489/FA**
26 Wellesley Avenue Iver Buckinghamshire SL0 9BN
 Conversion of garage into a habitable room. etached outbuilding to rear
 Decision **Conditional Permission** PC Comments: **No objection**
- g. **PL/20/2870/FA**
Walpole House Denham Road Iver Buckinghamshire SL0 0PH
 Single storey rear extension incorporating first floor roof terrace and changes to front windows.
 Decision **Conditional Permission** PC Comments: **Objection** Green Belt – Property previously extended and exceeds permitted development.
- h. **PL/20/2874/SA**
79 Thorney Mill Road Iver Buckinghamshire SL0 9AH
 Certificate of Lawful Development for proposed : Loft Conversion including hip to gable extension, rear dormer, side window and 2 front rooflights.
 Decision **Cert of law proposed dev or use issued** PC Comments: **Noted** see no 89
- i. **PL/20/2638/FA**
34 Syke Cluan Iver Buckinghamshire SL0 9EH
 New front fencing and gates
 Decision **Council failed to determine application** PC Comments: **Objection**
- j. **PL/20/2613/FA**
8 Pleasant Cottages Uxbridge Road Iver Heath Buckinghamshire SL0 0LR
 Erection of 4 apartments with shed/bin store and parking.
 Decision **Refused Permission** PC Comments: **Objection**
- k. **PL/20/2442/FA**
Flat 7 Heatherden House 132 Pinewood Green Iver Heath Buckinghamshire SL0 0QQ
 Loft space conversion with the addition roof lights
 Decision **Conditional permission** PC Comments: **Objection**
- l. **PL/20/2606/FA**
Keemar Bangors Road North Iver Heath Buckinghamshire SL0 0BH
 Single storey rear extension and retention of existing gazebo.
 Decision **Conditional Permission** PC Comments: **Objection – Gren Belt, Approved building PL/18/3266/FA was 10m x 11m and required the removal of 2 outbuildings. Over development and poor design.**
- m. **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
 Decision: **Conditional Permission** PC Comments: **No Objection.**
- n. **PL/20/2454/FA**
102 Thorney Mill Road Iver Buckinghamshire SL0 9AR
 Roof extension incorporating hip to gable end and loft conversion including front and rear dormer windows. Changes to windows and doors.
 Decision: **Conditional Permission** PC Comments: **Objection.-** Out of proportion, contrary to EP3, H11. insufficient space for 3 cars..
- o. **PL/20/3260/FA**
29 Wood Lane Close, Iver Heath, Buckinghamshire, SL0 0LH
 Single storey rear and side extension
 Decision: **Conditional Permission** PC Comments: **No Objection.**
- p. **PL/20/3042/CONDA**
Evreham Lodge, 100 High Street, Iver, Buckinghamshire, SL0 9PJ
 Application for approval of details reserved by conditions 12 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.)
 Decision: **Conditional Accepted** PC Comments: **Noted.**

q. **PL/20/2816/CONDA**

Evreham Lodge, 100 High Street, Iver, Buckinghamshire, SL0 9PJ

PL/20/2816/CONDA | 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.)

Decision: **Condition Accepted** PC Comments: **Noted.**

r. **PL/ 20/2793/FA**

Evreham Lodge, 100 High Street, Iver, Buckinghamshire, SL0 9PJ

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.

Decision: **Conditional Permission** PC Comments: **Objection**
Insufficient parking provision, loss of habitat, need soft landscaping, access to junction

s. **PL/20/2696/FA**

134 High Street, Iver, Buckinghamshire, SL0 9PJ

Conversion of single dwelling into 2 semi-detached dwellings, following part first floor/part two storey side extension, two storey rear extension and porch.

Decision: **Conditional Permission** PC Comments: **Noted.**- condition rear building [not shown on plans] ancillary to main building. Need soft landscaping.

t. **PL/20/2203/FA**

38 Martindale Iver Heath, Buckinghamshire, SL0 0HY

Single storey rear extension (retrospective).

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

P.086/20 To Receive & Note amended, additional or withdrawn plans:

a. **L/20/2107/SA**

Linkwood 3 Bangors Road North Iver Heath Buckinghamshire SL0 0BG

Certificate of lawfulness for proposed loft conversion incorporating rear dormer and front rooflights

Noted Application: **Withdrawn**

b. **PL/19/0291/PNE**

3 Evreham Road Iver Buckinghamshire SL0 0AH

Notification under The Town and Country Planning (General Permitted Development) Order for single storey rear extension depth extending from original rear wall 3.0m, maximum height 3.5m, eaves height 2.7m..

Noted Application: **Withdrawn**

c. **PL/18/4365/EU**

244 Swallow Street Iver Buckinghamshire SL0 0HT

Certificate of lawfulness for existing use: Garden ancillary (Use Class C3)

Noted Application: **Withdrawn**

d. **PL/20/2203/FA**

38 Martindale, Iver Heath, Buckinghamshire, SL0 0HY

- Single storey rear extension (retrospective). – Amendment to side elevation window.

– **Amended Plans** – 25th November **Noted.**

e. **PL/20/2282/FA**

Elizabeth Court, 19-21 Bathurst Walk, Richings Park, Iver, Bucks, SL0 9DQ.

- Infill of existing undercroft and single storey rear extension to create 2 apartments and addition of a canopy over front entrance door. Amendment: addition of single storey rear extension.

– **Amended Plans** – 23rd December **Noted.** Previous objection regarding increase in number of apartments and insufficient on site parking still applies.

P.087/20. To Receive & Note appeals and enforcement notices

- Notice of Appeal – PL/20/0741/SA – Ref: APP/N0410/X/20/3259488 – 30 Wellesley Ave
Noted – Witten Representations required by 23rd December 2020.

P.088/20 Unresolved unauthorised development:

- Lossie Nurseries, Langley Park Road, Iver. – Additional residential mobile home delivered to site and vehicle storage Noted. **Action** - Enforcement to be advised.
- Flowerland – Withdrawn appeal application – No sign of clearance of material from site and time limit to comply with decision now expired. **Action** - Enforcement to be advised.
- Povey's Yard – New activity noted and shown on Google Maps as Thames Valley Automotive Supplies. **Action** - Enforcement to be advised.

P.089/20 To Receive and comment on correspondence:

- Acknowledgement of IPCs objections in respect of PL/20/3280/OA – Land South of Pinewood Studios **Noted**.

P.090/20 Pinewood Studios:

- Concerned that Pinewood Studios will not support AQMP – so will need to make S106 request to mitigate pollution and additional traffic movements.
- Letter sent to Martin Tett – Buckinghamshire Council, but no response as yet.
- Traffic figures produced only related to the Sevenhill Road scheme. Separate traffic figures produced for 5 Points Junction indicate existing 50,000 movements per day. **Agreed** – to make further representation to County Highways Authority – that impact survey needs to be addressed to cover the whole village. Noted Pinewood Studios had raised concern regarding closure of Chequers Bridge and through traffic. Query that Officers have sufficient knowledge of the Village and each scheme is looked in isolation.
- **Agreed** – to make public lack of commitment and support from Pinewood Studios to AQMP scheme and to involve the Resident Associations. [Cllr G Bennett left at 18.55]

P.091/20 Chair's Report:

- a. Neighbourhood Plan – Version 2 – Policy detail updated. Letter sent to Buckinghamshire Council – Screening opinion sought on need for:
 - Habitat Regulations Assessment.
 - Strategic Environmental Assessment

It is thought neither will be necessary.

The pre – Submission Plan is expected to be ready for a 6 Weeks Regulation 14 consultation in February.

Meeting of Environment Group – 6th December, Next Neighbourhood Planning Meeting 14th December.

- b. Pinewood and Motorway Service Area proposals are a further attack on the Green Belt – need to be upfront to residents on representations made. **Agreed** that the matter should be put to Full Council to devise a strategy to fight further incursions and the defence on applications “special circumstances” to justify expansion into the Green Belt Area. Cllr G Gibson to draft a document for approval.

Meeting closed at 19.06

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

Next meeting date: Tuesday 5th January 2021.