

THE IVERS PARISH COUNCIL

4th February 2021

To all Members of the PLANNING COMMITTEE

A Meeting of the Planning Committee will be held on Tuesday 9th February 2021 commencing at 6.00pm. This meeting will be held by Zoom Video Conference for the purpose of transacting the following business.

Instructions for joining the Zoom meeting

Meeting ID 836 1125 2477

Passcode 584738

Invite Link <https://us02web.zoom.us/j/83611252477?pwd=OFM3cndtWFZONlV3ZGRzOWNFZFFldz09>

Date: 9th February 2021

Start Time: 18.00.

Stephanie Bennett

Clerk to the Council

AGENDA

1 Public Participation:

An Open Session will be held for members of the public who may ask questions or submit comments about Agenda items/Planning applications detailed below. Each person will usually be limited to three minutes. Duration of this part of the meeting usually to be no longer than fifteen minutes.

2 To Receive apologies for absence:

3 Disclosure of interest in items on the agenda

To resolve that it be noted that the participation of those Parish Councillors who are also members of the Buckinghamshire Council - South Bucks Area Planning Committee, in both the debate and any subsequent vote on matters contained in the agenda, was on the basis that the views expressed were preliminary views taking account of the information currently available to the Parish Council. Parish Council members who are also District Councillors reserved their final views on the applications until they were in full possession of all relevant information both for and against.

4 Terms of Reference:

a. Planning Committee.

b. Planning Research Sub Committee.

5 To Resolve to sign the Minutes of previous meeting

5^h January 2021

6 Resolve to make comments on planning applications received

a. PL/20/4337/SA

21 Wood Lane Close, Iver Heath, Buckinghamshire SL0 0LH

Certificate of Lawfulness for proposed demolition of existing extension, erection of a two storey rear extension

b. PL/20/4335/FA

21 Wood Lane Close, Iver Heath, Buckinghamshire SL0 0LH

Demolition of existing extensions, two storey rear and single storey side extension.

c. PL/20/4347/FA

40 Chequers Orchard Iver Buckinghamshire SL0 9NJ

Formation of new vehicular access, widening existing shared vehicular access

d. PL/20/4387/FA

26 Thornbridge Road Iver Heath Buckinghamshire SL0 0QD

Part two storey, part single storey and part first floor front extension and single storey rear extension.

e. **PL/21/0135/CONDA**

Evreham Lodge 100 High Street Iver Buckinghamshire SL0 9PJ

Approval of condition 2 (schedule of all materials and finishes) of planning permission allowed on appeal 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.

f. **PL/21/0128/ADJ**

Link Park Heathrow Thorney Mill Road Iver Buckinghamshire

Consultation from London Borough of Hillingdon re: Outline planning application with the details of access, appearance, landscaping, layout and scale reserved for later determination. Demolition and redevelopment to comprise a data centre (Use Class B8 (Data Centre) or sui generis (Data Centre) of up to 55,000sqm (GEA) including ancillary offices, internal plant & equipment and substation. In addition to the above the Development may also include: car parking; provision of external plant and equipment and fuel storage; creation of servicing areas and provision of associated services, including waste, refuse, cycle storage and lighting; and for the laying out of the buildings; routes and open spaces within the development; realignment of railhead; all associated and ancillary works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure, engineering operations.

g. **PL/20/4404/OA**

Link Park Heathrow Thorney Mill Road Iver Buckinghamshire

Outline planning permission for demolition and redevelopment of site to comprise a data centre (Use Class B8/Sui Generis), ancillary offices, associated works, services, landscaping and parking provision (all matters reserved)

h. **PL/20/4333/FA**

Pinetrees 83 Thornbridge Road Iver Heath Buckinghamshire SL0 0QB

Demolition of existing dwelling and erection of a new dwelling.

i. **PL/20/4193/CONDA**

3 Richings Way Iver Buckinghamshire SL0 9DA

Approval of details reserved by conditions 3 (schedule of materials), 4 (hard surfacing), 7 (landscaping) and 10 (walls/fencing) on planning permission 18/00913/FUL - Erection of detached dwelling following demolition of detached garage.

j. **PL/20/3962/FA**

Threeways, 53 Syke Cluan, Iver, Buckinghamshire, SL0 9EP.

Replacement of existing conservatory with single storey rear extension.

k. **PL/21/0091/FA**

228 Swallow Street Iver Buckinghamshire SL0 0HS

Single storey rear extension

l. **PL/21/0073/FA**

**Garages at End Of Laurels Road and Rear Of
49 and 51 Heathway, Iver Heath, Buckinghamshire, SL0 0BX**

Erection of a block of 5 flats with associated landscaping.

m. **PL/21/0206/PNR**

28 Bathurst Walk 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 (2 bedroom) dwelling (C3),

n. **PL/21/0190/PNR**

28 Bathurst Walk 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 (studio flat) dwelling (C3).

o. **PL/21/0191/FA**

The Acorn 42B Pinewood Green Iver Heath Buckinghamshire SL0 0QG

Single story rear extension.

- p. **PL/21/0189/FA**
The Maple 42A Pinewood Green Iver Heath Buckinghamshire SL0 0QG
 Single story rear extension
- q. **PL/21/0160/FA**
2 Hawthorn Mews Main Drive Iver Buckinghamshire SL0 9DP
 Single storey rear extension and loft conversion with the addition of rooflights to the front, rear and side elevations
- r. **PL/20/4303/VRC**
Boteler 80 Slough Road, Iver Heath, Buckinghamshire, SL0 0DY
 Variation of condition 6 (approved plans) of PL/20/1034/FA (Part two storey, part single storey side extension, rear dormers and 2no. front roof lights, single storey rear extension, demolition of existing garage and utility shelter) to change the pitched roof on the left elevation to a crown roof with associated changes to first floor **elevation over porch.**
- s. **PL/21/0348/PNE**
4 St James Walk, Iver, Buckinghamshire, SL0 9EW
 Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 8.0 metres, maximum height 3.28 metres, eaves height 3.0 metres)
- t. **PL/21/0310/FA**
233 The Parkway, Iver Heath, Buckinghamshire, SL0 0RQ
 Gable end roof extension, rear dormer with juliet balcony, 2 roof lights to front, changes to first floor windows and new window to side elevation
- u. **PL/21/0291/CONDA**
34 and 35 The Ridgeway, Iver, Buckinghamshire, SL0 9JQ
 Approval of conditions 6, 7 & 11 of planning permission PL/19/1497/FA - Redevelopment of the site of 34 and 35 to provide a part two/ part three/ four storey fine arts secure storage and logistics facility with ancillary offices. Servicing to a ground floor undercroft area incorporating landscaping. Security access controls and lorry, car and cycle parking.
- v. **PL/21/0251/VRC**
8 Syke Ings, Iver, Buckinghamshire, SL0 9ET
 Variation of condition 2 (Drawings) of planning permission 16/02335/FUL (Replacement dwelling) to allow for a first floor window to side elevation.
- w. **PL/20/2967/FA**
53 Wellesley Avenue, Iver, Bckinghamshire, SL0 9BP
 Single storey rear extension and erection of front and rear dormers to facilitate loft conversion
- x. **PL/20/4090/FA** [out of Area]
Land at Beech Tree Farm, Rowley Lane, Wexham, Buckinghamshire, SL3 6PB
 Temporary access road with associated lighting columns and site cabin in connection with works at Wexham Park Golf Course
- y. **PL/21/0359/FA**
2 Apsley Walk, Iver, Buckinghamshire, SL0 9BQ
 Roof extension with a gable end, loft conversion including a rear dormer and two front rooflights.
- z. **PL/21/0319/FA**
1 Apsley Walk, Iver, Buckinghamshire, SL0 9BQ
 Hip to gable roof conversion to facilitate living space in loft with a rear dormer window and two rooflights to front.
- aa. **PL/21/0374/FA**
11 Iver Lodge, Bangors Road South, Iver, Buckinghamshire, SL0 0AW
 Single storey front/side extension.
- bb. **PL/21/0305/FA**
45 High Street, Iver, Buckinghamshire, SL0 9ND
 Single storey outbuilding ancillary to a car service and repair business. (Retrospective)

7 To Receive & note on Decision Notices

a. PL/20/3897/FA

Grange Farm Grange Way Iver Buckinghamshire SL0 9NT.

Change of use of agricultural building to B8 (Storage and Distribution).

Decision: **Conditional Permission**

PC 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 effect 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."

b. PL/20/3719/TP

Schoolkeepers Cottage, 38 Slough Road, Iver Heath, Buckinghamshire, SL0 0DT

Re-pollarding of 7 Lime trees. (SBDC TPO No 29, 1995).

Decision: **Conditional Permission**

PC Comments: **Noted** Insufficient

information – please refer to Tree Officer.

c. PL/20/3610/FA

63 Swallowdale, Iver Heath, Buckinghamshire, SL0 0EX

First floor side extension and changes to windows and doors.

Decision: **Conditional Permission**

PC Comments: **No Objection**

d. PL/20/3581/SA

Rannoch, Langley Park Road, Iver, Buckinghamshire, SL0 0JQ

Certificate of Lawfulness for proposed pool and outbuilding following demolition of existing outbuildings

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

Further development in Green Belt area. If minded to permit, condition ancillary to main house.

e. PL/20/3551/FA

33 Coopers Row, Iver Heath, Buckinghamshire, SL0 0HP

Single storey rear extension.

Decision: **Conditional Permission**

PC Comments: **No Objection**

f. PL/20/3188/SA

31 Syke Cluan, 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 2no. roof lights, garage conversion and proposed new outbuilding.

Decision **Part approve/refuse-PROPOSED Cert of Law** PC Comments **Objection** .

Noted : Status of land as residential curtilage is questioned.

g. 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.

Decision **Permission not needed**

PC Comments: **No Objection**

h. PL/20//20/0896/VRC

Land Between M25 and Thorney Lane South, Iver, Buckinghamshire

Variation of condition 10 and 14 of planning permission 17/00428/FUL (Construction of 250 vehicle commuter car park together with associated landscaping) to allow: minor alterations to the approved scheme layout and changes to visibility splays.

Decision: **Conditional Permission**

PC Comments: **No objection** and fully supportive of a reduction in the speed limit to 30mph for the length of road specified. From Richings way to north of railway bridge.

- i. **PL/20/3922/FA**
48 Langley Park Road Iver Buckinghamshire SL0 9QR Buckinghamshire
Demolition of existing conservatory and erection of single storey rear extension, hip to gable loft conversion including rear dormer and 2 no. roof lights and front porch canopy extension with gable roof.
Decision: **Conditional Permission** PC Comments: **Objection** Regret loss of hip to gable roof..
- j. **PL/20/4102/SA**
46 Iver Lane, Iver, Buckinghamshire, SL0 9RF.
Certificate of lawfulness for proposed single storey rear extension
Decision: **Cert of law proposed dev or use issued** PC Comments: **No Objection**
- k. **PL/20/4087/SA**
11, Iver Lodge, Bangors Road South, Iver, Buckinghamshire, SL0 OAW
Certificate of lawfulness for proposed vehicular access.
Decision: **Cert of law proposed dev or use issued** PC Comments: **No Objection**
- l. **PL/20/4021/FA**
6 Bangors Close, Iver, Buckinghamshire, SL0 0AJ.
Vehicle access.
Decision: **Conditional permission** PC Comments: **Objection** .
- m. **PL/20/3816/FA**
25 North Park, Iver, Buckinghamshire, SL0 9DH
Retention of temporary boundary fencing and gates (retrospective)
Decision: **Refused** PC Comments: **Objection** Loss of Streetscene and current akin to a building site.. presents a bleak frontage to North park
- n. **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.
Decision: **Cert of law proposed dev or use issued** PC Comments: **No Objection**
Combination of hip to gable with flat roof is poorly integrated with original. Check provision of off street parking. .
- o. **PL/20/3074/FA**
28A Thorney Lane South, Iver, Buckinghamshire, SL0 9AE.
Rear gable and roof extension with windows, new windows at first floor rear, 3 front roof lights to first floor flat and detached garage.
Decision: **Refused** PC Comments: **No Objection**
Providing no overlooking to rear . Green Belt begins at the rear boundary.
- p. **PL/20/1051/EU**
Merces Farm, Thorney Mill Road, Iver, Buckinghamshire, SL0 9AR
Certificate of Lawfulness for existing use of the land and buildings for waste management services including the recycling of scrap metal and the sorting and storage of industrial and domestic waste.
Decision: **Refuse to grant use certificate** PC Comments: **Objection** .
- q. **PL/20/4356/PNE**
St Mawes, Love Lane, Iver, Buckinghamshire, SL0 0QE
Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 6.0 metres, maximum height 2.96 metres, eaves height 2.4 metres)
Decision: **Prior Approval Not Required** IP.Comments: **Noted** .
- r. **PL/204169/SA.**
151 Ashford Road,, Iver Heath, Buckinghamshire, SL0 0QE
Certificate of lawfulness for a proposed outbuilding
Decision: **Cert of law proposed dev or use issued** PC Comments: **No Objection**
Combination of hip to gable with flat roof is poorly integrated with original. Check provision of off street parking. .

s. **PL/20/3891/SA**

Redmayes, Langley Park Road, Iver, Buckinghamshire, SL0 OJQ

. Certificate of Lawfulness for proposed erection of outbuilding.

Decision: **Cert of law proposed dev or use issued** PC Comments: **No Objection**

Subject to Green Belt Policy. Condition ancillary to main house.

8. **To Receive & Note amended, additional or withdrawn plans**

a. **PL/20/4332/OA**

Land North of A4007, Slough Road, [between Junct 15 & 16 of M25] Iver Heath, Buckinghamshire

Outline application for Motorway Service Area with access from A4007 – The application is accompanied by an Environmental Statement. - **Amended Application**

b. **PL/20/2967/FA**

53 Wellesley Avenue, Richings Park, Iver, Buckinghamshire, SL0 9BP

Single storey rear extension and erection of front porch and dormers to facilitate loft conversion. Amended plans remove hip to gable extension and reduction of dormer size. - **Amended Application**

c. **PL/20/4147/NMA**

3 Potters Cross Iver Heath Buckinghamshire SL0 OBS

Non material amendment to planning permission PL/19/1646/FA (Addition of first floor and two storey front extension to convert outbuilding into dwellinghouse, erection of garage, subdivision of plot and formation of vehicular access onto Bangors Road South) to allow for design change to front dormer windows, and increase to front porch and change of roof tiles from rustic red to rustic grey. - **Application Withdrawn**

9 **To Receive & Note appeals and enforcement notices**

- **PL/20/2613/FA**

8 Pleasant Cottages, Uxbridge Road, Iver Heath, Buckinghamshire, SL0 0LR.

Notice of Appeal – Written representations by 15th Feb – Ref APP/N0410/W/3263921

- **16/10256/ENCU**

Iver Flowerland, Norwood Lane, Iver Heath, Buckinghamshire, SL0 0EN.

Enforcement Notice – clearance of Site.

10. **Unresolved unauthorised development:**

- Update on listed cases.

11. **To Receive and comment on correspondence:**

- Proposed Street Names for roadway off 100 High Street – Evreham Lodge. Letter from developers – Osprey Homes. Suggestions include Nash Close and Saxon Close.
- Letter from Clerk of Wexham Parish Council – Planning Application PL/20/4090/FA Land at Beech Tree Farm Rowley Lane, Wexham. Application includes documents indication permission for temporary access for 4 years to facilitate 100 HGV movements per day onto the A412. – Requesting comments to be forwarded to South Bucks Area Planning Team.
- Spatial Strategy Consultation Response – to Slough Borough Council – January 2021
- Land at Leacroft Road – Notice posted concerning ROW and area of identified on the Land Registry Map.
- Planning and Environment Update – Newsletter from Buckinghamshire Council.
- Response letter from Martin Tett – Leader of Buckinghamshire Council to Cllr Dr Wendy Matthews – Chairman I.P.C – Planning in the Ivers [omitted from meeting 5th January]

12. **Pinewood Studios :**

- To consider latest developments and proposals – Pinewood Studios.

13. **Chair's Report:**

Copies to: Cllr C. Gibson, Cllr K. Bembey, Cllr G. Bennett, Cllr C. Woolley, Cllr W. Matthews, Cllr S. Lidgate, Cllr P Stanhope, Cllr A Gaur, Cllr C Beary & Cllr Ann Mayling. Cllr Julie Cook

Next meeting date: Tuesday 9th March 2021.