

# THE IVERS PARISH COUNCIL

Minutes of the Planning Committee Scheduled for Tuesday 5<sup>th</sup> January 2021 held as Zoom Video Session – commencing at 18.00/6.00pm.

In attendance::

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

Stepanie Bennett – Clerk.

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

**P.092/20 Public Participation:**

None

**P.093/20 Apologies for absence:**

Cllr. Geoff Bennett

**P.094/20 Disclosure of interest in items on the agenda**

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

Cllr Peter Stanhope – Application (p) PL/20/4046/FA

**P.095/20 To Resolve to sign the Minutes of previous meeting**

It was RESOLVED that:

The Minutes of the Planning Committee meeting held on the 8<sup>th</sup> December 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 [subject to amendment of reference no PL/20/3610/FA under item P.082/20] as a correct record and the Chair be authorized to sign the same – **signed**

**P.096/20 Resolve to make comments on planning applications received**

**a. PL/20/3992/FA**

**70A Langley Park Road, Iver, Buckinghamshire, SL0 9QS**

Subdivision of plot and conversion of detached dwelling into 2 semi-detached dwellings (4 bedroom and 3 bedroom) including 2 storey side extension, single storey front extension, garage conversion, rear balcony, raising of roof ridge height, 2 front, 1 side and 2 rear dormer windows, hardstanding and extension to existing vehicular access.

**IPC Comments: Objection:** Overdevelopment and intensification in use of the plot - lack of parking and amenity spaces with restricted access to/from the main road B470. Langley Park road is a busy HGV route between Iver and Richings Park and Wood Lane for HGVs – to/from the north M40 – and to/from Slough M4. The Footway is frequently blocked by cars parked at 70a. Any re-arrangement of access must ensure footway is kept clear and vehicles can exit with-out reversing onto busy road. Also object to rear balcony. Concern of neighbour indicates may have problems with drainage/foul waste.

**If minded to permit – Remove PDR**

**b. P PL/20/3989/FA**

**70A Langley Park Road, Iver, Buckinghamshire, SL0 9QS**

Subdivision of plot and conversion of detached dwelling into 2 semi-detached dwellings (3 bedroom and 2 bedroom) including 2 storey side extension, single storey front extension, garage conversion, rear balcony, 1 front and 2 side rooflights, extension to existing vehicular access and formation of additional vehicular access

**IPC Comments: Objection:** Overdevelopment and intensification of plot – lack of parking and restricted access to/from busy main road B470. Langley Park Road is the HGV route between Iver & Richings Park and Wood Lane to the North to/from Slough. Problems currently noted with parked vehicles on the footpath at this address. Also

object to projecting rear balcony. Noted rooflights still shown in the loft as in plans PL/20/3992/FA - If minded to permit condition loft not for habital use and remove PDR. May have problems with drainage/foul water.

c. **PL/20/4005/FA**

**24 High Street Iver Buckinghamshire SL0 9NG**

First floor rear extension and internal alterations to existing first floor self contained flat.

**IPC Comments:** **No Objection:** Ensure both windows on north elevation are matched.

d. **PL/20/4102/SA**

**46 Iver Lane, Iver, Buckinghamshire, SL0 9LF**

Certificate of lawfulness for proposed single storey rear extension.

**IPC Comments:** **Noted - No Objection:**

e. **PL/20/4087/SA**

**11 Iver Lodge, Bangors Road South, Iver, Buckinghamshire, SL0 0AW**

Certificate of Lawfulness for proposed vehicular access **0/3685/OA**

**IPC Comments:** **Noted - No Objection:**

f. **PL/20/4169/SA**

**151 Ashford Road Iver Heath Buckinghamshire SL0 0QE**

Certificate of lawfulness for a proposed outbuilding.

**IPC Comments:** **Noted –** Condition ancillary to main house. Has potential for residential use during rebuilding of house. If minded to permit condition outbuilding for residential use on temporary personal basis during construction of new main dwelling. Condition to remove PDR.

g. **20/4168/FA**

**151 Ashford Road Iver Heath Buckinghamshire SL0 0QE**

Demolition of existing dwelling and erection of new dwelling.

**IPC Comments:** **No Objection:** Needs 3 Parking spaces. This is an area of Special Townscape Character, reflected in the proposed roof design and flat roof dormer – more inkeeping than the original bungalow. If minded to permit condition outbuilding for residential use on temporary personal basis during construction of new main dwelling. Condition to remove PDR.

h. **PL/20/3922/FA**

**48 Langley Park Road, Iver, Buckinghamshire, SL0 9QR**

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.

**IPC Comments:** **Objection:** Out of keeping with street scene in a prominent and highly visible position with change of Hipped roof to Gable end. There are no other gabled-end semis on that side of the road. Contrary to EP3. The pitched roof over the projecting porch is inconsistent with the proposed roof. No Objection to the rear extension.

i. **PL/20/4356/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 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)

**IPC Comments:** **Noted:**

j. **PL/20/3891/SA**

**Redmaves, Langley Park Road, Iver, Buckinghamshire, SL0 0JQ**

Certificate of Lawfulness for proposed erection of outbuilding.

**IPC Comments:** **No Objection:** Subject to Green Belt Policy. Condition ancillary to main house.

k. **PL/20/4044/FA**

**Richings Motors, 11A Wellesley Avenue, Iver, Buckinghamshire, SL0 9AX**

Change of use of ground floor to retail (Use Class A1) and roofspace above to residential (Use Class C3)

**IPC Comments:** **Objection:** Overdevelopment of cramped plot and out of keeping with streetscene. Objection to fenestration, the groundfloor retail area must be consistent in appearance with nearby retail units and the front dormers are a poor mimic of the adjacent units in Bathurst Walk. Does not comply with EP3 (c) & (d). Objection to fenestration.

I. **PL/20/2803/FA**  
**10 Thorney Lane North Iver Buckinghamshire SL0 9JY**

Single storey rear extension.

**IPC Comments:** **No Objection:** This is in conservation area of the village that extends south and includes Mulberry House. The street scene does not appear to be affected. Please check depth of proposed extension and the sight lines (45 degrees) to neighbours.

m. **PL/20/4227/VRC**  
**11 St James Walk Iver Buckinghamshire SL0 9EN**

Variation of condition 5 (approved plans) of application PL/20/2299/FA (Addition of first floor, two storey front extension and porch, and fenestration changes) to allow insertion of a rear dormer window and 6 side rooflights, changes to front porch and to windows and doors.

**IPC Comments:** **No Objection:** Please monitor "self build status" of application.

n. **PL/20/4223/SA**  
**Linkswood, 3 Bangors Road North, Iver Heath, Buckinghamshire, SL0 0BG**

Certificate of lawfulness for proposed side roof extensions, loft conversion with 2 front roof lights and rear dormer incorporating a juliet balcony.

**IPC Comments:** **No Objection.** Please ensure not over looking neighbours and rear gardens of Linden Close.

o. **PL/20/4147/NMA**  
**3 Potters Cross, Iver Heath, Buckinghamshire, SL0 0BS**

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.

**IPC Comments:** **Noted.**

p. **PL/20/4046/FA**  
**46 St Davids Close, Iver Heath, Buckinghamshire, SL0 0RT**

Change of use to dog grooming business (Use Class sui generis) and coffee shop (Use Class E). *Note : Cllr Peter Stanhope exited the meeting at 18.24 – during discussion of this item.*

**IPC Comments:** **No Objection:** There needs to be adequate separation between dog grooming facilities and provision of food service. Parking is very limited for all the retail units in the entire parade.

q. **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.

**IPC Comments:** **No Documents available for inspection.** Unable to comment.

r. **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.

**IPC Comments:** **No Documents available for inspection.** Unable to comment.

**P.097/20 To Receive & note on Decision Notices**

a. **PL/20/3479/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 dwelling (C3).

**Decision:** **Prior Approval Refused** **PC 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.

b. **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

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

- c. **PL/20/3108/FA**  
95 Ashford Road, Iver Heath, Buckinghamshire, SL0 0QF  
 Front porch and detached rear outbuilding  
 Decision: **Conditional Permission** PC Comments: **No Objection**
- d. **PL/20/3155/SA**  
8 Wood Lane Close, Iver Heath, Buckinghamshire, SL0 0LJ  
 Application for a certificate of Lawfulness for a proposed: Vehicular  
 Decision: **Cert of law proposed dev or use issued** PC Comments: **No Objection**
- e. **PL/20/2799/FA**  
Palmers Moor House Palmers Moor Lane Iver Buckinghamshire SL0 9LG  
 Single storey rear extension and replacement of existing gates.  
 Decision: **Conditional Permission** PC Comments: **No Objection – To extension - refer to Historic Buildings Officer. Objection - To design of gates.**
- f. **PL/20/2499/FA**  
16 The Poynings, Richings Park, Iver, Buckinghamshire, SL0 9DT  
 Single storey rear, side and front porch extensions, enlarge existing side dormer and alterations to fenestration at front elevation. onversion of garage into a habitable room. etached outbuilding to rear  
 Decision **Conditional Permission** PC Comments: **No objection**
- g. **PL/PL/20/3029/FA**  
10 Iver Lodge Bangors Road South Iver Buckinghamshire SL0 0AW  
 Single storey front infill extension with pitched roof (retrospective)..  
 Decision **Conditional Permission** PC Comments: **Objection windows not in keeping with this and adjoining buildings.**
- h. **PL/20/2811/FA**  
Gamekeepers, Pinewood Road, Iver Heath, Buckinghamshire, SL0 0NJ  
 Increase in height to balustrade on existing balcony.  
 Decision **Conditional Permission** PC Comments: **No Objection**
- i. **PL/20/2662/FA**  
23 Iossie Drive, Iver, Buckinghamshire, SL0 0JR  
 Demolition of existing conservatory and construction of part single/part two storey rear extension. Demolition of garage and store.  
 Decision **Conditional Permission** PC Comments: **No Objection**
- j. **PL/20/3234/FA**  
Bridge Fort, Uxbridge Road, Iver Heath, Buckinghamshire, SL0 0JLP  
 Loft conversion, rear dormer and two front rooflights  
 Decision **Refused Permission** PC Comments: **No Objection**
- k. **PL/20/4027/UA**  
Land To The North Of Swains Thorney Mill Road Iver Buckinghamshire SL0 9AN  
 To provide a new access point to the main railway line near Iver Station.  
 Decision **No Objections** PC Comments: **Noted.**
- l. **PL/20/2988/PNE**  
Fourells Paddocks Richings Way Iver Buckinghamshire SL0 9DE  
 Loft conversion, rear dormer and two front rooflights  
 Decision **Prior Approval Not Required** PC Comments: **Noted n Green Belt. This does nothing to improve the design of a poorly extended property**
- m. **PL/20/2282/FA**  
Elizabeth Court 19 - 21 Bathurst Walk Iver Buckinghamshire SL0 9DQ  
 Infilling of existing undercroft and single storey rear extension to create 2 apartments and addition of canopy over front entrance door.  
 Decision **Conditional Permission** PC Comments: **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. Amended Plans - 23rd December Noted. Previous objection regarding increase in number of apartments and insufficient on site parking still applies..**

**P.098/20 To Receive & Note amended, additional or withdrawn plans:**

**a. 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. - **Withdrawn**

**b. 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), - **Withdrawn**

**P.099/20. To Receive & Note appeals and enforcement notices**

- PL/19/3011/FA – Notice of Appeal Decision – ref APP/N0410/W/20/3247363 – 10<sup>th</sup> December 2020 - Change of use to short term car parking storage (Retrospective) St Andrews, Wood Lane, Iver Heath, Bucks, SL0 0LD. - **Appeal is dismissed**

**P.100/20 Unresolved unauthorised development:**

- List of cases as submitted to Enforcement Team was circulated to members and updated with information and further observations.
- **Action** - Enforcement to be updated and chased for feedback.

**P.101/20 To Receive and comment on correspondence:**

- Proposed telecommunications upgrade - Long Coppice, Bell Farm, Seven Hills Road, Iver, Buckinghamshire. Letter from Waldon Telecom Ltd. Ref: RP/CTIL\_245248 20.
  - Proposed plans noted – no objection. **Action** advise Waldon Telecom Ltd
- Letter from Joy Morrissey MP – Responding to I.P.C. Comments on The Sewage (Inland Waters) Bill 2019-21. **Action** letter noted and circulated to members.

**P.102/20 Pinewood Studios:**

- To consider latest developments and proposals – Pinewood Studios.
  - PL/20/3179/FA - Phase 3, Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH. **Amended Application – Noted.**
  - Revised plans still result in large development and use of unsightly steel around the temporary sound stages and previous objections apply. **Action** request plans to be called in.

**P.103/20 Chair's Report:**

- a. Noted a report "HS2 Cycling Interfaces" that reference is made regarding negotiations between Buckinghamshire Council, HS2 and DfT, to secure funding for mitigation to cycling and walking interfaces and harmed by the development – reference is made to Iver as a growth hub and Pinewood Studios as a tourist destination. Concerned that the £700,000 is being diverted from other cycling/walkways and not being sought by the County from HS2 to mitigate damage. **Agreed** that a formal letter be sent to Martin Tett requesting clarification. **Action** Cllr C. Gibson to prepare draft for Council to agree.
- b. Concerned at this and other recent references to major proposed developments – which are then referenced in other applications and reports indicating pre-determination of pending applications in the area. **Agreed** that formal letter be sent to Martin Tett at Buckinghamshire Council to formalise IPC objections to any pre-determination at Pinewood Studios and the separate application for the Motorway Service Station on the M25. **Action** Cllr C. Gibson to prepare draft for Council to agree.
- c. Pinewood and Motorway Service Area proposals are a further attack on the Green Belt and as identified above the Council needs to be upfront to residents on representations made. **Action** Cllr C. Gibson to prepare draft for Council to agree.

Meeting closed at 19.14

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

**Next meeting date: Tuesday 2nd February 2021.**

*[NB – Rescheduled to 9th February at Full Council 11th January 2021]*