

# THE IVERS PARISH COUNCIL

4<sup>th</sup> March 2021

To all Members of the PLANNING COMMITTEE

A Meeting of the Planning Committee will be held on Tuesday 9<sup>th</sup> March 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      **846 2757 6794**

Passcode        **619807**

Invite Link     <https://us02web.zoom.us/j/84627576794?pwd=OThBOWJHdzN5dFN6c0xOSXBXUUFuUT09>

Date:             9<sup>th</sup> March 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 To Resolve to sign the Minutes of previous meeting**

9<sup>h</sup> February 2021

### **5 Resolve to make comments on planning applications received**

#### **a. PL/21/0472/FA**

#### **3 Bathurst Walk Iver Buckinghamshire SL0 9AS**

Demolition of existing bungalow and erection of new dwelling.

#### **b. PL/21/0209/FA**

#### **1 Warren Field, Iver Buckinghamshire SL0 0RU**

Proposed two storey side extension and internal alterations.

#### **c. PL/21/0539/FA**

#### **12 Wood Lane Close Iver Heath, Buckinghamshire SL0 0LJ**

Erection of an outbuilding to rear of property.

#### **d. PL/21/0587/NMA**

#### **29 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH**

Non Material Amendment to planning permission PL/20/3260/FA (Single storey rear and side extension) to allow for alterations to the roof on the side extension.

- e. **PL/21/0586/PNE**  
**Beam End Bathurst Walk Iver Buckinghamshire SL0 9AS**  
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 3.75 metres, eaves height 2.95 metres).
- f. **PL/21/0438/FA**  
**49 Swallowdale Iver Heath Buckinghamshire SL0 0EX**  
New vehicular access and hardstanding.
- g. **PL/21/0532/SA**  
**12 Potters Cross Iver Heath Buckinghamshire SL0 0BS**  
Certificate of Lawfulness for proposed garage conversion.
- h. **PL/21/0562/FA**  
**16 Trewarden Avenue Iver Heath Buckinghamshire SL0 0SB**  
Single storey front and rear extensions.
- i. **PL/21/0602/HB**  
**5 Iver Lodge Bangors Road South Iver Buckinghamshire SL0 0AW**  
Listed building consent for internal alterations, including changes to door openings.
- j. **PL/21/0683/NMA**  
**53 Wellesley Avenue Iver Buckinghamshire SL0 9BP**  
Non material amendment to planning permission PL/20/2967/FA (Single storey rear extension and erection of front and rear dormers to facilitate loft conversion) to allow for reduction from two roof lanterns to one, repositioning and change of design of roof lantern.
- k. **PL/21/0279/FA**  
**32 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ**  
Single storey rear extension.
- l. **PL/21/0661/FA**  
**4 Laurel Court Denham Road Iver Buckinghamshire SL0 0PW**  
Demolition of existing single storey rear extension and erection of new single storey rear extension.
- m. **PL/21/0615/PNE**  
**53 Syke Ings Iver Buckinghamshire SL0 9ES**  
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 2.74 metres, eaves height 2.63 metres).
- n. **PL/21/0313/VRC**  
**Land at Meadow Cottage Saltmarshe and Longridge (Meadow Court) Bangors Road South Iver Buckinghamshire**  
Variation of condition 9 (approved plans) of application PL/18/3560/VRC relating to variations of the original outline planning permission 13/00997/OUT for re-development of site to provide 39 apartments, to include balconies.
- o. **PL/21/0695/FA**  
**Fairholme 7 Bangors Road North Iver Heath Buckinghamshire SL0 0BG**  
Single storey rear extension.
- p. **Consultation – Adjacent Authority/Area PL/21/0569/ADJ**  
**Out Of Area Jupiter House, Horton Road, Colnbrook, Slough, Berkshire, SL3 0BB**  
Consultation from Slough Borough Council re: Demolition of the existing buildings (Valerie House and Jupiter House) and the development of 7,320m<sup>2</sup> GEA of flexible light industrial,

general industrial and storage and distribution employment floor space, with associated service yards, car parking and landscaping (SBC Ref: P/09811/001).

## 6 To Receive & note on Decision Notices

### a. 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 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.

Decision: **Conditional Permission** PC Comments: **Objection** Over development 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. Noted rooflights still shown in the loft as in plans PL/20/3992/FA – if minded to permit, condition loft not for habitable use and remove PDR. May have problems with drainage/foul water.

### b. 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 roof ridge height, 2 front, 1 side and 2 rear dormer windows, hardstanding and extension to existing vehicular access.

Decision: **Conditional Permission** PC Comments: **Objection** Over development 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. Noted rooflights still shown in the loft as in plans PL/20/3992/FA – if minded to permit, condition loft not for habitable use and remove PDR. May have problems with drainage/foul water.

### c. PL/20/3590/SA

#### **The Glen 1 Iver Lane Iver Buckinghamshire SL0 9LH**

Certificate of lawfulness for proposed rear outbuilding to provide ancillary accommodation.

Decision: **Cert of Law for proposed dev/use refused.** PC Comments: **Noted 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.

### d. PL/20/3962/FA

#### **Threeways 53 Syke Cluan Iver Buckinghamshire SL0 9EP**

Replacement of existing conservatory with single storey rear extension.

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

### e. 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.

Decision: **Accepted** PC 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 Keble source something more blended and in keeping 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.

### f. PL/20/3391/EU

#### **The Orchards Love Lane Iver Buckinghamshire, SL0 9QZ**

Certificate of Lawfulness for existing single storey side extension/conservatory.

Decision: **Cert of Law - existing use – granted**  
Noted further encroachment of Green Belt area.

PC Comments: **Objection -**

**g. PL/20/2967/FA**

**53 Wellesley Avenue Iver Buckinghamshire SL0 9BP**

Single storey rear extension and erection of front and rear dormers to facilitate loft conversion.

Decision: **Conditional Permission**

PC Comments: **Objection -** To roof extension. Bulky gable end 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.. NB – OFFICER NOTE – revised plans received including removal of hip to gable extension – The proposal would not result in a gable roof. No Objection to revised plans 11<sup>th</sup> February.

**h. PL/20/1896/SA**

**6 Holmsdale Close Iver Buckinghamshire SL0 9HY**

Certificate of lawfulness for proposed extension of vehicular access and new hardstanding.

Decision: **Cert of law proposed dev or use issued** PC Comments: **Noted:** Concern expressed with regard to loss of parking due to similar applications (23rd July 2020).

**i. 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.

Decision: **Conditional permission** PC Comments: **Noted**

**j. PL/20/3703/FS**

**37 Syke Cluan Iver Buckinghamshire SL0 9EP**

Erection of detached dwelling following demolition of existing.

Decision: **Conditional permission** PC 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.

**k. PL/20/3677/FA**

**86 Bathurst Walk Iver Buckinghamshire SL0 9EG**

Single storey rear and front extensions.

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

**l. PL/20/3317/FA**

**Land To South Of Woodlands Stables Bellswood Lane Iver Buckinghamshire SL0 0LU**

Replacement of existing mast with 30m lattice tower.

Decision: **Conditional permission** PC 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/20/2650/FA**

**20 Heatherden Green Iver Heath Buckinghamshire SL0 0PZ**

Vehicular access and hardstanding.

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

**n. PL/19/3321/FA**

**The Beeches Swan Road Iver Buckinghamshire SL0 9LA**

Change of use of land to 3 static Caravans and 2 touring Caravans for members of the Gypsy Traveller community, with 6 parking spaces and related infrastructure.

o. **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 (Demolition of existing dwelling and erection of 1 x semi-detached pair of dwellings and one detached dwelling with new vehicular access) 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.

Decision: **Conditional Permission** PC 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.

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

a. **PL/20/4005/FA**

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

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

- **Withdrawn Application**

**8 Enforcement - Planning**

- Chair to introduce the process for the reporting of suspected breaches of development permissions.

**9. Unresolved unauthorised development**

- Update on listed cases.

**10 To Receive and comment on correspondence**

**11. Report from Planning Research Sub Committee**

**12. Motorway Service Area**

- To finalise comments and mitigation requests.

**13. Pinewood Studios**

- To consider latest developments and proposals.

**14. Link Park**

- To consider responses from Link Park LLP to Iver Parish Council comments.

**15. Evreham Lodge, 100 High Street, Iver**

- To agree new road name in line with Street Naming and Numbering Policy.

**16. Buckinghamshire Local Plan – Statement of Community Involvement Consultation and Brownfield Call for Sites**

***Deadline : 22 March 2021***

- <https://yourvoicebucks.citizenspace.com/planning/sci-2021/>
- <https://yourvoicebucks.citizenspace.com/planning/brownfield-call/>

**17. Biodiversity Accounting Supplementary Planning Document Consultation**

***Deadline : 19 March 2021***

- <https://aylesburyvaledc.oc2.uk/>

**18. MHCLG Consultation on the Model Design Code**

- Response from Council required.

**19. DfT Consultation on Night Flight Restrictions at Heathrow**

- Councillor Matthews to report on consultation.
- To consider and agree the written response.

**20. Responses to Planning Applications During Purdah**

- Committee to consider delegation of decisions to Clerk and Chair of Planning Committee for the period of the commencement of purdah to election day.

## **21. 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