

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 07<sup>th</sup> JANUARY 2020**  
**at 6.00 PM IN THE COMMITTEE ROOM, THE IVERS PARISH COUNCIL**

Present: Councillor Carol Gibson (in the Chair)

Councillors:

Cllrs: Reg Gould, Chris Woolley, John Gill, Wendy Mathews and Ann Mayling.

In attendance: Martin Haley Administration Asst

**92 PUBLIC PARTICIPATION:**

- None

**93 TO RECEIVE APOLOGIES FOR ABSENCE:**

Apologies: Cllrs. Geoff Bennett.

**94 DECLARATIONS OF INTEREST**

To resolve that it be noted that the participation of those Parish Councillors who are also members of the South Bucks District Council 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.

Cllr Wendy Mathews - SBDC

**95 THE MINUTES:**

It was RESOLVED that:

The minutes of the Planning Committee meeting held on the 08<sup>th</sup> December are approved as a correct record and the Chairman be authorised to sign the same – signed.

**96 PLANNING APPLICATIONS:**

No	Planning applications received:		
1	Application No./site	PL/19/4267/PNE	7 Swallowdale Iver Heath Buckinghamshire SL0 0EU
	Proposal	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 from rear wall 4.67m, maximum height 2.85m, eaves height 2.75m)	
	P. C. Comments	<b>No Objection</b> – Permitted development.	
2	Application No./site	PL/19/4194/SA	Knoll House Pinewood Road Iver Heath Buckinghamshire SL0 0NL
	Proposal	Application for a Certificate of Lawfulness for proposed: Single storey side extension	
	P. C. Comments	<b>No Objection</b>	
3	Application No./site	PL/19/4150/SA	Hawkswood Wood Lane Iver Heath Buckinghamshire SL0 0LG
	Proposal	Application for a Certificate of Lawfulness for proposed: Detached Outbuilding	
	P. C. Comments	<b>Objection</b> - NOTED 16m x 6.5m outbuilding to incorporate garage. Access to a garage will require new driveway to rear of house [not shown], which together with PL/19/3870/FA [if permitted] will result in overdevelopment in Green Belt area. If permitted condition ancillary to main house and remove PDR.	
4	Application No./site	PL/19/4148/FA	85 Leas Drive Iver Buckinghamshire SL0 9RB

	<i>Proposal</i>	Two storey side extension and single storey rear extension	
	P. C. Comments	<b>Objection</b> – Concerned East Flank elevation will be overbearing to No 79 & 81 – which are separated and accessed by a footway in front from the side of the proposed extension.	
5	Application No./site	PL/19/4115/FA	48 Langley Park Road Iver Buckinghamshire SL0 9QR
	<i>Proposal</i>	Three storey rear extension following demolition of existing conservatory, loft conversion and alterations to windows	
	P. C. Comments	<b>Objection</b> – Out of keeping, overbearing, poor design contrary to EP3 and H9. This is close to the rural edge of Iver Village where there is a level of homogeneity and a general level of consistency. That will be destroyed if this development is permitted and it will set the standard for ever larger and ugly buildings. The impact of the bulky over-extended roof will be apparent from the footway as the road is on a slight incline. If permitted ensure adequate parking on site as this is a busy road with a double junction opposite. Please refer to Highways.	
6	Application No./site	PL/19/3369/FA	Indian Nights Restaurant, 75 Slough Road, Iver Heath, Bucks, SL0 0DW
	<i>Proposal</i>	Single storey side, first floor rear extensions & conversion of first floor <b>Amended plans</b> and change of description to include the change of the use of the ground floor	
	P. C. Comments	<b>Noted no objection.</b>	
7	Application No./site	PL/19/4207/FA	190 The Parkway Iver Heath Buckinghamshire SL0 0RQ
	<i>Proposal</i>	Part two storey, part single storey side / rear extension, front dormer and loft conversion served by rear dormer window and front rooflights	
	P. C. Comments	<b>Objection</b> – To pitched roof front Dormer in Catslide roof. This is an area of special townscape character. If permitted the Character of this area requires that the dormer be flat roofed.	
8	Application No./site	PL/19/4359/FA	36 Dutton Way Iver Buckinghamshire SL0 9NY
	<i>Proposal</i>	Single storey rear extension, following demolition of existing conservatory	
	P. C. Comments	<b>Noted</b> - No objection	
9	Application No./site	PL/19/4175/TP	Fagins 57 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH
	<i>Proposal</i>	Sycamore tree (T1) - reduce the height by approx 2-3 metres and shape the lower crown in by approximately 1.5 metres whilst removing any dead wood (SBDC TPO No 6/2006)	
	P. C. Comments	<b>No Objection</b> – Refer to Tree Officer – Is this an example, to remove part of the tree of dead material, of delayed reaction damage due poor management and protection measures when the “new” house was built?	
10	Application No./site	PL/19/4193/CONDA	34 and 35 The Ridgeway Iver Buckinghamshire SL0 9JQ
	<i>Proposal</i>	Application for approval of details reserved by condition 9 on 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.'	
	P. C. Comments	<b>Noted</b> – See decision notices - <b>Condition Accepted.</b>	
11	Application No./site	PL/19/4192/CONDA	34 and 35 The Ridgeway Iver Buckinghamshire SL0 9JQ
	<i>Proposal</i>	Application for approval of details reserved by condition 3 on 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.'	
	P. C. Comments	<b>Noted</b> – No Objections welcome hard & soft landscaping proposals.	
12	Application No./site	PL/19/4196/CONDA	34 and 35 The Ridgeway Iver Buckinghamshire SL0 9JQ
	<i>Proposal</i>	Application for approval of details reserved by condition 5 on 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.'
	P. C. Comments	<b>Noted</b> – Concerned regarding drainage, hydrology, BCC not happy, high water table requires attenuation tank and further calculations. Would welcome proposals to use Grey Water harvesting.

## 97 To Receive & note on Decision Notices - planning applications received:

			Decision	PC Objection Notes
1	PL/19/3594/FA	2 Warren Field Iver Heath Buckinghamshire SL0 0RU	<b>Conditional Permission</b>	<b>No Objection</b>
		First floor side extension, part single / part two storey infill extension to the front of the property.		
2	PL/19/3544/FA	232 The Parkway Iver Heath Buckinghamshire SL0 0RQ	<b>Conditional Permission</b>	<b>No Objection</b> – regret loss of catslide roof
		Demolition of existing outbuilding and single storey side extension. Part two storey, part first floor side and rear extensions. Provision of lantern roof light, and two additional roof lights. Widening of existing vehicular access		
3	PL/19/3543/FA	292 Longstone Road Iver Heath Bucks SL0 0RN	<b>Conditional Permission</b>	<b>No Objection</b> – noted proposed porch will be forward of the building line.
		1st floor side / rear extension, single storey rear extension, enlargement of rear dormer and new front porch canopy.		
4	PL/19/3153/FA	59 Richings Way Iver Buckinghamshire SL0 9DB	<b>Refuse Permission</b> ( <i>due to inaccurate plans</i> )	<b>No Objection</b> – Ensure adequate parking & back garden building remains ancillary to the main house
		Demolition of existing bungalow and erection of new two storey dwelling		
5	PL/19/3602/FA	235 The Parkway Iver Heath Buckinghamshire SL0 0RH	<b>Conditional Permission</b>	<b>No Objection</b>
		Single storey rear extension, garage conversion into habitable room and new front door with side lights.		
6	PL/19/2923/SA	6 Pinewood Close Iver Heath Buckinghamshire SL0 0QT	<b>Cert of law proposed dev or use issued</b>	<b>Noted</b> - Boundary wall permitted 07/2014
		Application for a certificate of Lawfulness for a proposed: Two vehicular accesses		
7	PL/18/2485/CONDA	6A Bangors Cotts Norwood Ln Iver Heath Bucks SL0 0EP	<b>Condition Accepted</b>	<b>Noted</b>
		Application for approval of conditions 3 and 4 of Planning Application 16/00921/FUL (Replacement dwelling house and re-positioned entrance gates).		
8	PL/19/3507/FA	28 Somerset Way Iver Buckinghamshire SL0 9AF	<b>Conditional Permission</b>	<b>Objection</b> – Refer to Highways re access & concern over flue emissions
		Log burning stove flue to protrude through the single storey roof to the rear and reconfiguration of vehicular access to form in-out drive.		
9	PL/19/3883/PNE	35 Love Lane Iver Buckinghamshire SL0 9QT	<b>Prior Approval Given</b>	<b>No Objection</b>
		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 3.5 metres, maximum height 3.7 metres, eaves height 2.9metres)		
10	PL/19/3444/SA	52 Old Slade Lane Iver Buckinghamshire SL0 9DR	<b>Part approve/ refuse- PROPOSED Cert of Law</b>	<b>No Objection</b> - subject to drainage issues
		Application for a Certificate of Lawfulness for proposed: Single storey rear extension, infill front porch, demolish side dormer and erect new dormer, extend front dormer and changes/alterations to windows and doors		
11	PL/19/3353/FA	Riching Parks Sports Club Wellesley Avenue Iver Buckinghamshire SL0 9BN	<b>Conditional Permission</b>	<b>Objection</b> – As description included reference to plumbing & storage.
		Change of use to office (Use Class B1).		
12	PL/19/4013/PNE	38 Stonecroft Avenue Iver Buckinghamshire SL0 9QF	<b>Prior notice is not required</b>	<b>Noted</b> – query on labeling of elevations
		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 rear wall of 6.0 metres, maximum height 3.2 metres, eaves height 2.7 metres)		
13	PL/19/4193/CONDA	34 and 35 The Ridgeway Iver Buckinghamshire SL0 9JQ	<b>Condition Accepted</b>	
		Application for approval of details reserved by condition 9 on 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.'		
14	PL/19/4140/TP	The Orchards Love Lane Iver Buckinghamshire SL0 9QZ		<b>Noted</b> – No objection

	Conifer hedge - reduce to same height as where cutting has already happened (TPO 11, 1957)		<b>Consent not needed</b>
15	PL/19/3851/SA	35 Barnfield Iver Buckinghamshire SL0 0AL	<b>Cert of law proposed dev or use issued</b>
	Application for a Certificate of Lawfulness for proposed: Erection of detached outbuilding in rear garden.		
16	PL/19/3868/SA	35 Love Lane Iver Buckinghamshire SL0 9QT	<b>Cert of law proposed dev or use issued</b>
	Application for a Certificate of Lawfulness for proposed: Hip to gable end and rear dormer roof extension		

## **98 TO RECEIVE AND NOTE AMENDED, ADDITIONAL OR WITHDRAWN PLANS**

- PL/19/2336/FA - Indian Nights Restaurant, 75 Slough Road, Iver Heath Buckinghamshire SL0 0DW  
**Amended plans** – Single storey side, first floor extension, and change of use

## **99 TO RECEIVE AND NOTE APPEALS AND ENFORCEMENT NOTICES:**

- PL/19/2336/FA - To the rear of Richings Park Library, 38 Bathurst Walk Iver, Bucks, SL0 9AL  
Appeal against Decision Notice - refusal of Erection of new dwelling.  
**Appeal Dismissed**

## **100 THE IVERS NEIGHBOURHOOD PLANNING GROUP**

- No update report made. Clerk still looking for a Consultant to assist with progressing the project. **Agreed following a presentation made at BAMLK Cllr Wendy Mathews will seek contact details for a presentation to Councillors to facilitate onward progress.**

## **101 UNRESOLVED UNAUTHORISED DEVELOPMENT**

- Iver Gardens - Reported to Enforcement and they have visited the site. Noted that work undertaken to-date falls within permitted development, no further action due. Query that Enforcement not requesting retrospective application to formalize and record development on the site.
- Dudley Wharf - Re-reported to both Enforcement and Environmental Control in respect of further unauthorised development/expansion of the site, including blocking off and use of Hollow Hill Lane. Feedback from BCC and SBDC noted – also will refer to BPA concerning possible impact to Fuel Line across part of the site and road.
- Lossie Nurseries - Suspected Airport parking and Vehicle storage reported to enforcement – will monitor for further development. BPA also advised of possible development of site.

## **102 TO RECEIVE AND COMMENT ON CORRESPONDENCE:**

- Copy of Letter - From Joy Morrissey MP to Secretary Of State – Call in of Local Plan [SBDC/CDC] under Section 77 of the Town & Country Planning Act – Noted. Understand that a similar letter has also been sent by CPRE to Martin Tett at Bucks CC.

## **103 CHAIRMANS REPORT**

- New Planning Officer - Noted new Interim appointment for the Joint Planning Officer Cathy Gallagher is in post.
- New Planning Authority - Copy of recent presentation made by BCC to be circulated to members concerning new area planning team replacing SBDC/CDC. **On Sharepoint**
- Local Plan - Following examination by the Planning Inspectorate of a number of Local Plans and that have been found to be invalid and the action noted above to Call in the SBDC/CDC Local Plan it is anticipated that emphasis will move in the direction of greater input from Town and Parish Council.
- CIL - Subject to approval by SBDC next month CIL arrangements and apportionment of grant will apply to valid applications from 17<sup>th</sup> February. Expected income to the Parish to be 15% of the levy raised

Next meeting to take place on **Wednesday 05<sup>th</sup> February 2020 at 6.00pm.**

There being no further business to discuss, the Chairman closed the meeting at 6.45 pm.

Signed.....Chairman

Dated.....