

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 12<sup>th</sup> NOVEMBER 2019 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, Geoff Bennett and Ann Mayling.

In attendance: Martin Haley Administration Asst

**68 PUBLIC PARTICIPATION:** - None

**69 TO RECEIVE APOLOGIES FOR ABSENCE:**

Apologies: Cllrs. Wendy Mathews.

**70 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.

**None:**

**71 THE MINUTES:**

It was RESOLVED that:

The minutes of the Planning Committee meeting held on the 15<sup>th</sup> October are approved as a correct record and the Chairman be authorised to sign the same – signed.

**72 PLANNING APPLICATIONS:**

No	Planning applications received:		
1	Application No./site	PL/19/3523/PNE	4 Slough Road Iver Heath Buckinghamshire SL0 0DR
	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 6.0m, maximum height 3.0m, eaves height 2.9m)	
	P. C. Comments	<b>Noted</b>	
2	Application No./site	PL/19/3478/SA	7 Swallowdale Iver Heath Buckinghamshire SL0 0EU
	Proposal	Certificate of Lawfulness for proposed use : single storey rear extension incorporating area of existing conservatory.	
	P. C. Comments	<b>Noted</b>	
3	Application No./site	PL/19/3483/FA	11 Syke Cluan Iver Buckinghamshire SL0 9EL
	Proposal	Part two storey, part single storey rear extension and conversion of garage to habitable accommodation	
	P. C. Comments	<b>No Objection</b>	
4	Application No./site	PL/19/3462/VRC	43 Langley Park Road Iver Buckinghamshire SL0 9RE
	Proposal	Variation of Condition 17 of planning permission PL/19/2101/VRC (Redevelopment of site for two detached dwellinghouses and vehicular accesses.) to allow for : the installation of rooflights and side dormers to facilitate habitable loft space, changes to rear doors/windows and roof alterations on the front elevation.	
	P. C. Comments	<b>Objection</b> – This is not a minor amendment, this will result in 6 bedrooms, per dwelling increased vehicle traffic onto busy road. Overdevelopment of site	

5	Application No./site	PL/19/2259/FA	Hallowhill House Slough Road Iver Heath Buckinghamshire SL0 0EA
	Proposal	Consultation on amendment to PL/19/2259/FA - <b>Amended plans received</b> resulting in change of proposed development - reduced to one replacement coach house and changes to landscaping.	
	P. C. Comments	<b>No Objection</b> – Subject to ensure protection of bats according to recommendations in the bat survey report.	
6	Application No./site	PL/19/3544/FA	232 The Parkway Iver Heath Buckinghamshire SL0 0RQ
	Proposal	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.	
	P. C. Comments	<b>No Objection</b> – Regret loss of catslide roof.	
7	Application No./site	PL/19/3543/FA	292 Longstone Road Iver Heath Buckinghamshire SL0 0RN
	Proposal	1st floor side / rear extension, single storey rear extension, enlargement of rear dormer and new front porch canopy.	
	P. C. Comments	<b>No Objection</b> – Noted that proposed front porch will extend forward of the building line.	
8	Application No./site	PL/19/2923/SA	6 Pinewood Close Iver Heath Buckinghamshire SL0 0QT
	Proposal	Application for a certificate of Lawfulness for a proposed: Two vehicular accesses	
	P. C. Comments	<b>Noted</b> - (Boundary wall permitted 07/2014)	
9	Application No./site	PL/19/3594/FA	2 Warren Field Iver Heath Buckinghamshire SL0 0RU
	Proposal	First floor side extension, part single / part two storey infill extension to the front of the property.	
	P. C. Comments	<b>No Objection</b>	
10	Application No./site	PL/19/3526/EU	12 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ
	Proposal	Application for a Certificate of Lawfulness for existing: Loft conversion within existing roof space	
	P. C. Comments	<b>No Objection</b> – subject to greenbelt policy	
11	Application No./site	PL/19/2661/FA	3 Evreham Road Iver Buckinghamshire SL0 0AH
	Proposal 15 <sup>th</sup> Nov 2019	Consultation on amendment to PL/18/2661/FA – <b>Amended plans received</b> resulting in an increase in the width at two storey. Alteration to the single storey side projection. Rooflights within the front and rear elevations	
	P. C. Comments	<b>No objection</b> – Note erroneous ref no. Amended plans noted. If permitted – please remove P.D.R.	
12	Application No./site	PL/19/3656/PNE	108 Dutton Way Iver Buckinghamshire SL0 9NX
	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 4.0m, maximum height 2.672m, eaves height 2.520m)	
	P. C. Comments	<b>No objection -</b>	
13	Application No./site	PL/19/3507/FA	28 Somerset Way Iver Buckinghamshire SL0 9AF
	Proposal	Log burning stove flue to protrude through the single storey roof to the rear and reconfigure vehicular access to allow for an in-out drive.	
	P. C. Comments	<b>Objection</b> – New access noted refer to BCC Highways. Loss of onstreet parking. Noted concern of the neighbor in respect of the flue, IPC concerned about emissions and that the design/height of the flue may be insufficient and drag fumes back across the properties. Refer to building control -. full technical details required.	
14	Application No./site	PL/19/3405/FA	Rivendell Langley Park Road Iver Buckinghamshire SL0 0JQ
	Proposal	Detached garage and retaining wall to front	
	P. C. Comments	<b>No Objection</b> – Subject to Green Belt Policy. <b>Noted</b> only one tree is shown to be retained, it appears that another will be [has been] removed. Request suitable replacement	

15	Application No./site	PL/19/3353/FA	Riching Parks Sports Club Wellesley Avenue Iver Bucks SL0 9BN
	Proposal	Change of use to office (Use Class B1)	
	P. C. Comments	<b>Objection</b> – No objection in principle to change of use as an Office but concerned regarding inclusion of storage for plumbing business on same site. This may result in an increase in traffic and HGV movements in a residential area for delivery and storage of plumbing material. Hours of working should be conditioned	
16	Application No./site	PL/19/3602/FA	235 The Parkway Iver Heath Buckinghamshire SL0 0RH
	Proposal	Single storey rear extension, garage conversion into habitable room and new front door with side lights.	
	P. C. Comments	<b>No Objection</b>	
17	Application No./site	PL/19/3741/FA	19 Old Slade Lane Iver Buckinghamshire SL0 9DY
	Proposal	Erection of a detached double garage to front of property.	
	P. C. Comments	<b>No Objection</b> – in principle– The site plan does not indicate the existing soft landscaping and tree. Please require accurate plans and provision for replacement soft landscaping. If permitted remove P.D.R.	
18	Application No./site	PL/19/2781/FA	15 Colne Orchard Iver Buckinghamshire SL0 9NA
	Proposal	Provision of vehicular access	
	P. C. Comments	<b>Objection</b> – Loss of soft landscaping, please refer to BCC Highways. Concerned over the size of the proposed access [6mtrs] and loss of on street parking.	
19	Application No./site	PL/19/3678/PNE	66 Swallow Street Iver Buckinghamshire SL0 0HQ
	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 6m, maximum height 3m, eaves height 2.65m	
	P. C. Comments	Noted – If permitted, condition removal of outbuildings.	

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

			Decision	PC Objection Notes
1	PL/19/3076/PNE	225 The Parkway Iver Heath Buckinghamshire SL0 0RQ	Prior Approval Not Required	Noted
	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 5.963 metres, maximum height 3.1 metres, eaves height 2.6 metres)			
2	PL/19/2883/FA	Iver Flowerland Norwood Ln Iver Heath Bucks SL0 0EW	Refuse Permission	Objection – No operators licences for HGV on site. Concern on noise dust un lawful use of site.
	Change of use of part of the Garden Centre to a Builder's merchant with retail sales (retrospective)			
3	PL/19/2703/FA	36-38 Mansion Lane Iver Buckinghamshire SL0 9RN	Conditional Permission	No Objection
	Joint application for single storey rear extensions sharing a party wall.			
4	PL/19/0400/FA	1 Pinewood Green Iver Heath Buckinghamshire SL0 0QL	Conditional Permission	No Objection – subject to adequate off street parking
	Hip to gable loft conversion incorporating rear dormers and front/rear rooflights (retrospective). Single storey front extension. Amended Plans 24 <sup>th</sup> Sept 2019			
5	PL/19/2959/NMA	Ashleigh Bangors Road North Iver Heath Bucks SL0 0BH	Accepted	Noted
	Non-material amendment to planning permission PL/18/2212/FA (Replacement dwelling with associated hardstanding) to allow changes to windows and rendering of porch			
6	PL/19/2951/SA	9 Leacroft Road Iver Buckinghamshire SL0 9QP	Cert of law proposed dev or use issued	Noted
	Certificate of lawful development for proposed : Removal of front boundary wall and widening of existing vehicle access			
7	PL/19/2600/EU	Wood Lodge Wood Lane Iver Heath Bucks SL0 0LB	Cert of Law - existing use - granted	Objection – Existing Extensions appear in excess of plans in GB Area Remove P.D.R.
	Application for a Certificate of Lawfulness for existing: to certify that the existing dwelling as in situ, including all existing extensions, is lawful.			
8	PL/19/2966/FA	Rivendell Langley Park Road Iver Bucks SL0 0JQ	Conditional Permission	No Objection
	Garage conversion with single storey rear and front extensions			
9	PL/19/2518/TP	Cedar House Main Drive Iver Buckinghamshire SL0 9DP	Trees Allowed In Part	No Objection - refer to Tree Officer
	T1 turkey oak - reduction of lateral branches by 1-2m up to 9m from ground level; T2 turkey oak - reduction of lateral branches by 2-3m up to 9m from ground level. (TPO SBDC 8, 1952)			

10	PL/19/2970/FA	Palmers Moor House Palmers Moor Lane Iver Bucks SL0 9LG	Conditional Permission	No Objection – Subject to GB Policy Refer to Historic Buildings Officer.
		First floor rear extension, following demolition of existing ground floor and first floor elements.		
11	PL/19/2979/EU	Watergate Farm Cherry Tree Lane Iver Heath Iver Bucks SL0 0EE	Certificate of Lawful Development & Operation	No Objection – Requested if permitted controls in position to manage drainage from area of hardstanding
		Application for a Certificate of Lawfulness for Existing: installation of an area of hardstanding to the north east of Watergate Farm		
12	PL/19/2830/FA	57 Richings Way Iver Buckinghamshire SL0 9DB	Conditional Permission	No Objection
		Single storey side and rear infill, front extension, construction of first floor and loft incorporating rear dormer and roof windows to all elevations		
13	PL/19/2429/FA	11 Iver Lodge Bangors Road South Iver Bucks SL0 0AW	Conditional Permission	Objection – Detracts from the design of the lodge – Remove PDR
		Front infill extension to garage		
14	PL/19/3068/FA	Pine Lodge Hollybush Lane Iver Bucks SL0 0JU	Conditional Permission	No Objection – subject to Green Belt Policy.
		Demolition of conservatory, construction of single storey rear infill extension. Alterations to existing rear extension roof, doors and windows		
15	PL/19/3282/CONDA	19 and 21 Bathurst Walk Iver Buckinghamshire	Condition accepted	Noted
		Application for approval of details reserved by condition 19 on planning permission 17/01562/FUL. (Redevelopment of site to provide a block containing 19 apartments with associated access, landscaping and hardstanding.)		
16	PL/19/3103/SA	66 Swallow Street Iver Buckinghamshire SL0 0HQ	Cert of law proposed dev or use issued	Noted
		Roof alterations including hip to gable roof extension, rear dormer and front rooflights.		
17	PL/19/2439/FA	21 Syke Cluan Iver Buckinghamshire SL0 9EL	Conditional Permission	Objection – Bulky overdevelopment of plot – Plans not clear indicate would appear to be overbearing to neighbours.
		Two storey front, rear and side extension including a cellar, rear dormer, rooflights and front gable to facilitate loft conversion, front canopy, changes to fenestration and new vehicular access		
18	PL/19/2509/FA	2 and 4 The Poynings Iver Buckinghamshire SL0 9DT	Refuse Permission	Objection – Loss of distinctive roofshape in area of special townscape character in GB area.
		First floor side/rear extensions, alterations to roof incorporating a rear dormer, changes to windows on front elevation. Single storey rear infill extension (No 4 only)		
19	PL/19/2078/FA	64 High Street Iver Buckinghamshire SL0 9NG	Conditional Permission	Objection – Loss of retail unit & change of use. No parking provision for additional residential units,
		Change of use of ground floor to 2 residential flats (Use Class C3) with demolition of front porch and part of rear projection, changes to doors and windows and external alterations		
20	PL/19/3307/PNE	St Just Love Lane Iver Buckinghamshire SL0 9QT	Prior Approval Given	Noted
		Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: single storey rear extensions (depth extending from the original rear wall of 6.0 metres, maximum height 2.706 metres, eaves height 2.706 metres)		
21	PL/19/3186/TP	Land Between Rostrevor Gardens and Trewarden Avenue Iver Heath Buckinghamshire	Conditional Permission	Noted – Refer to Tree Officer.
		T25 oak - crown thinning not to exceed 20% and crown lift by 5m from ground level. (Tree Preservation Order).		
22	PL/19/2834/TP	Land In Front Of 4 Rowan Gardens Iver Heath Buckinghamshire	Conditional Permission	Noted – Refer to Tree Officer.
		T2, T3, T4 oak - 2m clearance from property/buildings and crown lift by 4m from ground level. (Tree Preservation Order)		
23	PL/19/2199/FA	Land Adjacent To 23A Colne Orchard Iver Bucks SL0 9NA	Conditional Permission	Objection – Plot Overdevelopment, loss of privacy (onto Chequers Orchard) & insufficient car parking
		Erection of detached dwelling (retrospective)		
24	PL/19/2696/EU	Iver Flowerland Norwood Lane Iver Heath Bucks SL0 0EW	Refuse to Grant Use Certificate	Noted – Objections /query over no of units – shared use and drainage.
		Certificate of Lawfulness for an existing use of the land for the siting of residential caravans for workers.		
25	PL/19/3162/FA	24 Pinewood Green Iver Heath Buckinghamshire SL0 0QP	Conditional Permission	Objection - Lack of detailed block plan in relation to No 22 – may overshadow – overdevelopment of plot
		Part two storey/part single storey side and rear extensions.		

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

- 18/00924/COND - 19 And 21 Bathurst Walk Iver Buckinghamshire SL0 9AS - **WITHDRAWN**  
Variation of condition 5 of planning permission PL/18/4387/FA - Noted
- PL/19/3392/NMA - 19 And 21 Bathurst Walk Iver Buckinghamshire SL0 9AS - **WITHDRAWN**  
Non-Material amendment to planning permissions - Noted  
PL/19/0983/VRC and 17/01562/FUL
- PL/19/3161/FA - 31 Syke Cluan Iver Buckinghamshire SL0 9EP - **WITHDRAWN**  
Demolition of existing dwelling and erection of new dwelling..

- PL/19/3014/FA - 4 Slough Road Iver Heath Buckinghamshire SL0 0DY - **WITHDRAWN**  
Demolition of existing dwelling & construction of 8 new flats. - Noted
- PL/19/2661/FA - 3 Evreham Road Iver Buckinghamshire SL0 0AH - **AMENDED**
- PL/19/2259/FA - Hallowhill House Slough Road Iver Heath Bucks SL0 0EA - **AMENDED**

## **75 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 9BH  
Notice of Appeal: written representations - APP/N0410/W/19/3238243  
(Consultation closes 22 Nov 19) – **Noted** no further action required.
- Letter from SBDC - Notice of Appeal Decisions - Land Rear Of 23 To 35, High Street, Iver, Bucks.  
Ref: PL/19/1507/OA & PL/18/3474/FA Status Appeal Dismissed - **Noted**
- Letter from SBDC - Notice of Appeal to Secretary of State - Mercers Farm, Thorney Mill Road, Iver,  
Buckinghamshire, SL0 9AR - re: refuse to grant a certificate of lawfulness,  
Ref: APP/N0410/X/19/3229281 - PL/19/0577/EU.  
**Noted** – Concerned card from EA does not identify either site or named  
business or person. One of the companies mentioned has been before Traffic  
Commissioners 's The company referred to by the applicant had O licence  
revoked.
- Letter from SBDC - Notice of Appeals – Evreham Lodge, 100 High Street, Iver, Bucks, SL0 9PJ,  
Ref: PL/19/2135/FA – Written Representations - Consultation closes 5th Dec 19  
**Noted** – will send further comments based on outcome of PL/18/2261/FA.  
Ref: PL/18/2261/FA – Appeal decision – Appeal Dismissed - **Noted**

## **76 THE IVERS NEIGHBOURHOOD PLANNING GROUP**

- No update report made as no meetings held.

## **77 UNRESOLVED UNAUTHORISED DEVELOPMENT**

- Povey's Yard – Reported to both Enforcement and Environmental Control [in respect of noise] also  
noted further change of use – now appearing to use site for transferring waste and sorting material. Will  
refer to Enforcement and Environmental Control.
- Report of site in Bellwood lane relating to airport parking to be investigated and reported as necessary,

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

- Letter from SBDC – Town and Country Planning Act 1990 – Notice of Tree Preservation Notice  
TPO/19/0013 - Oaklea, Bangors Road North, Iver Heath, Bucks, SL0 0BG.  
Consultation closes 2nd December 2019 – **Noted and agreed no objection.**
- Email London Borough of Hillingdon – Local Plan Part 2 – Notice of Receipt of Inspector's Report
- Letter from London Luton Airport – Notice of Consultation – Future LuToN Project Expansion Consultation  
Now open (16 October/16 December 2019)
- Email Slough B.C – Consultation in response to P/17826/000, EfW replacement facility. **Noted** and  
response sent details circulated to Council
- Email from SBDC – Notice of consultation – Environmental Permit Application - Ashville Concrete  
Limited - Mobile Concrete Batching Plant, Unit 5, Link Park, West Drayton.  
Consultation Closes 2nd Dec 19. **Noted** and awaiting comments from Chris  
Jordan to be added. Concerned regarding HGV Movements, Air Quality, daily  
cleaning and wash-out facility [if any] and drainage/seepage into the watercourse.  
**Action** – full response to be sent by 30<sup>th</sup> November.

## **79 CHAIRMANS REPORT**

- Key Worker Housing – Details circulation for consultation regarding use of ZEDpods [or similar] for use  
on "brownfield" sites.
- Colne Valley Park – Responses from C V P to Heathrow and EfW Relocation consultation - **noted**
- Buildings of local historical or cultural interest/concern. Only 10 councils to benefit £700K total available  
funds. Iver has no remaining buildings that would fulfil the criteria? Publicise and ask residents to nominate.
- C&C GI Strategy Huge piece of work demonstrating the importance of the linked Crane and Colne Valleys.  
For higher level planning and to reinforce insistence upon protection, mitigation and improvement for public  
access, farming, ecology, climate change.
- Dudley Wharf letter from resident and enforcement complaint sent. Update to District and County Cllrs.
- INP Freight Strategy meeting and a recognition that traffic is detrimental to The Ivers' sense of place.
- A NALC briefing highlighting the opportunity with NP to improve health and wellbeing. From pollution to  
physical activity.

Next meeting to take place on **Tuesday 10<sup>th</sup> December 2019 at 6.00pm.**

There being no further business to discuss, the Chairman closed the meeting at 6.59 pm.

Signed.....Chairman

Dated.....