

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 25th JUNE 2019 at 6.00 PM IN THE COMMITTEE ROOM, THE IVERS PARISH COUNCIL

Present: Councillor Carol Gibson (in the Chair)

Councillors:

Cllrs: Geoff Bennett, Chris Woolley, John Gill, Reg Gould, and Ann Mayling.

In attendance: Martin Haley Administration Asst., and

Alan Wilson and Janet Jemmett – Representing Iver Heath Residents Association. [Item 20]

13. TO RECEIVE APOLOGIES FOR ABSENCE:

Apologies: Cllrs. Wendy Mathews and Sylvia Lidgate.

14. 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

15 THE MINUTES:

It was RESOLVED that:

The minutes of the Planning Committee meeting held on the 28th May 2019 are approved as a correct record and the Chairman be authorised to sign the same – signed.

16 PLANNING APPLICATIONS:

No	Planning applications received:		
1	Application No./site	PL/19/1763/VRC	17 Pinewood Green Iver Heath Buckinghamshire SL0 0QL
	Proposal <i>24th June</i>	Variation of condition 5 of planning permission PL/18/4799/FA (Single storey rear extension) to allow for: additional door in side elevation.	
	P. C Comments	Noted. Could be considered a loss of privacy for 15 where window in east flank serves 1st floor bedroom and is more or less aligned with the proposed kitchen door at 17. Potential disturbance due to light and noise and that views of the bedroom at 15 may still be possible when the door is open. It must be stressed that the additional door be maintained with obscured glass to afford some privacy for 15.	
2	Application No./site	PL/19/1965/FA	17 The Poynings Iver Buckinghamshire SL0 9DS
	Proposal	Demolition of existing dwelling and construction of one new dwelling	
	P. C Comments	No Objections.	
3	Application No./site	PL/19/1928/FA	42 Syke Ings Iver Buckinghamshire SL0 9EU
	Proposal	Single storey side / rear extensions. First floor rear extension	
	P. C Comments	Objection/Query Query plans and intended use of property – Access to family room from Garage No 1 and not from main house, Kitchen / Lounge has window into Garage No 2. Also noted through running of vehicles with access to rear garden. Block plans do not indicate areas of hardstanding for vehicle access to respective garages.	
4	Application No./site	PL/19/1913/NMA	7 Richings Way Iver Buckinghamshire SL0 9DA
	<i>Proposal</i>	Non-material amendment to planning permission PL/18/4387/FA (First floor rear extension and conversion of loft into habitable space incorporating front,side,rear dormers and side rooflights) to allow reduction of the first floor part set back on the rear elevation with roof alterations to suit	
	P. C Comments	Noted	

5	Application No./site	PL/19/1917/CONDA	34 The Ridgeway Iver Buckinghamshire SL0 9JQ
	Proposal	Application for approval of details reserved by condition 8 on planning permission 18/00650/FUL - Redevelopment of the site to provide a three storey storage facility with ancillary offices at part second floor and with associated landscaping, security access controls, lorry parking and servicing to ground floor 'under-croft' area and associated car and cycle parking	
	P. C Comments	Noted	
6	Application No./site	PL/19/1885/FA	6 Thorney Lane South Iver Buckinghamshire SL0 9AE
	Proposal	First floor rear extension incorporating dormer.	
	P. C Comments	No Objection Query – labeling description of plans – plan states “Existing Flank Elevation” [DRG – A103] but shows proposed flank to include new extended dormer.	
7	Application No./site	PL/19/1883/FA	134 High Street Iver Buckinghamshire SL0 9PT
	Proposal	Part first floor/ part two storey side extension, single storey rear extension and porch.	
	P. C Comments	No Objection Note - <i>There is an outbuilding at the far end of the rear garden, not indicated on plans.</i> Otherwise No Objection	
8	Application No./site	PL/19/1876/FA	12 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ
	Proposal	Part single, part first floor rear extension with roof lantern	
	P. C Comments	No Objection	
9	Application No./site	PL/19/1866/SA	10 Iver Lodge Bangors Road South Iver Buckinghamshire SL0 0AW
	Proposal	Certificate of Lawfulness for proposed: extension to existing vehicular access and 2 parking spaces	
	P. C Comments	No Objection	
10	Application No./site	PL/19/1777/FA	14 Bathurst Walk Iver Buckinghamshire SL0 9AZ
	Proposal	New vehicular access and dropped kerb	
	P. C Comments	No Objection Please note - Application form at sections 5 and 7 appears to be incorrect. With increased vehicle movements from Bathurst Close due to 3 additional dwellings there, this proposal may be necessary to facilitate parking at 14. Please refer to BCC highways.	
11	Application No./site	PL/19/1862/FA	20 The Close Iver Heath Buckinghamshire SL0 0HE
	Proposal	Single storey rear extension	
	P. C Comments	No Objection	
12	Application No./site	PL/19/1580/SA	19 Evreham Road Iver Buckinghamshire SL0 0AH
	Proposal	Certificate of lawfulness for proposed: Vehicular access, brick post and boundary wall.	
	P. C Comments	No Objection	
13	Application No./site	PL/19/0574/FA	Hollybush, Bangors Road North, Iver Heath, Bucks, SL0 0BG
	Proposal 27 th June	Demolition of existing dwelling and erection of 1 x semi-detached pair of dwellings and one detached dwelling with new vehicular access. Amended Plans received.	
	P. C Comments	Objection Overdevelopment of Plot – Plans/application states 2 storey buildings but actual plans show all 3 properties to include roof/dormer. Result is 12 bedrooms with only 7 car parking spaces for the 3 properties. The detached property having potential for 6 bedrooms. The re-orientation of proposed house on plot 3 does not overcome concerns about overdevelopment, inadequate parking provision for a site total of 12 bedrooms and vehicle movements alongside plot 2 and Oaklea. See Mr I Severn’s report on PL/19/0130/FA [paras. 6, garden size; 7, plot size; 10, access road]. The character of the areas may be different, but the comments seem relevant in this case too. Does not conform to Policies EP3, H9. There is no provision for solar panels nor any indication that any renewable energy systems will be installed.	

		The small scale but cumulative loss of habitat in the Colne Valley Park makes it essential that the "Conditions" requested by the Oxfordshire Ecological Officer are included if this application is to be approved	
14	Application No./site	PL/19/1225/FA	14 Evreham Road Iver Buckinghamshire SL0 0AN
	Proposal 20 th June	Two storey side extension and creation of vehicular access. Amended Plans received.	
	P. C Comments	Noted Conditional Permission approved by SBDC 25th June 2019	
15	Application No./site	PL/19/1894/FA	15 Richings Way Iver Buckinghamshire SL0 9DA
	Proposal	Demolition of existing dwelling and erection of detached dwelling	
	P. C Comments	No Objection	
16	Application No./site	PL/19/2101/VRC	43 Langley Park Road Iver Buckinghamshire SL0 9RE
	Proposal	Variation of condition 3 of planning permission 17/00462/FUL (Redevelopment of site for two detached dwellinghouses and vehicular accesses) to allow for : a change to the roof tiles	
	P. C Comments	Noted Change of tiles noted – no objection	
17	Application No./site	PL/19/2089/FA	11 Post Meadow Iver Heath Buckinghamshire SL0 0DU
	Proposal	Part two, part single storey rear, single storey side and porch extensions and demolition of garage and carport	
	P. C Comments	No Objection	
18	Application No./site	PL/19/2078/FA	64 High Street Iver Buckinghamshire SL0 9NG
	Proposal	Change of use of ground floor to 2 residential flats (Use Class A3) with demolition of front porch and part of rear projection, changes to doors and windows and external alterations	
	P. C Comments	Objection Regret loss of potential of this existing retail outlet and change of use of this property in the High Street. No provision for parking to cover additional development and increase in no of Apartments/bedrooms proposed for the plot. Would welcome proposal for integral garage for this new apartment. Note Inconsistent labelling of plans, north and south confused with High Street and rear elevations	
19	Application No./site	PL/19/1969/FA	92 Swallow Street Iver Buckinghamshire SL0 0HQ
	Proposal	First floor rear extension and hip to gable roof extension with rooflights and rear dormer	
	P. C Comments	Objection Regret loss of Hip to Gable roof. Now 4 bedroom development with inadequate on site parking and in vicinity of width restriction. Refer to Highways. Also overshadowing and possible loss of privacy for No 90	

17 DECISIONS NOTICES

			Decision	PC Objection Notes
1	PL/19/1006/FA	1 Laurel Court Denham Road Iver Bucks SL0 0PW	Conditional Permission	Objection – GP Policy and overdevelopment.
	Demolition of existing conservatory and erection of single storey side and rear extensions including conversion of existing integral garage to habitable accommodation			
2	PL/19/1403/CONDA	Land At Meadow Cottage Saltmarshe And Longridge Bangors Road South Iver Buckinghamshire	Condition Accepted	Noted – may need to move the bus stop and provide temporary stop during work
	Application for approval of details reserved by condition 6 on planning permission PL/18/3560/VRC. (Variation of Condition numbers 2, 3, 5 and 7 attached to Planning Permission Application Reference Number: 17/00694/RVC - amendments to layout, landscaping, service routes and tree protection.)			
3	PL/19/1532/DM	35 The Ridgeway Iver Buckinghamshire SL0 9HW	No Objections	
	Demolition of single storey masonry industrial building with profile metal sheet roofing			
4	PL/19/1219/SA	58 Leas Drive Iver Buckinghamshire SL0 9RD	Cert of lawfulness proposed dev or use issued	
	Single storey rear extension			
5	PL/19/1045/FA	29 Syke Ings Iver Buckinghamshire SL0 9ER	Conditional Permission	Objection – No significant change overdevelopment/ overshadowing of plot
	Replacement dwelling and new vehicular access			

6	PL/19/1053/SA	63- 69 Trewarden Avenue Iver Heath Bucks SL0 0SB	Cert of lawfulness proposed dev or use issued	Noted
		Application for certificate of lawfulness for proposed: Replacement of double glazed timber windows, with double glazed PVCu windows.		
7	PL/19/1057/SA	55-61 (Odd)Trewarden Avenue Iver Heath Bucks SL0 0SB	Cert of lawfulness proposed dev or use issued	Noted
		Application for certificate of lawfulness for proposed: Replacement of double glazed timber windows, with double glazed PVCu windows.		
8	PL/19/0988/FA	10 Little Sutton Lane Iver Buckinghamshire SL3 8AN	Conditional Permission	No Objection – subject to G.B.P
		Single storey rear and side extension with roof lanterns		
9	PL/19/0940/FA	59 Richings Way Iver Buckinghamshire SL0 9DB	Conditional Permission	No Objection
		Single storey side/rear extension and new roof construction.		
10	PL/19/0764/FA	36 Mansion Lane Iver Buckinghamshire SL0 9RN	Conditional Permission	No Objection – subject to G.B.P Amended plans noted
		Demolition of existing single storey rear extension and erection of new rear single storey extension.		
11	PL/19/0611/FA	10 Wellesley Avenue Iver Buckinghamshire SL0 9BN	Conditional Permission	No Objection – Amended plans noted
		Single storey rear extension and garage conversion to habitable space, side/rear conservatory (retrospective)		
12	PL/19/1087/FA	1 Colne Orchard Iver Buckinghamshire SL0 9NA	Conditional Permission	Objection – Overdevelopment/ overshadowing of plot & parking
		Two storey side/rear extension		
13	PL/19/1180/FA	Woodlands Langley Park Road Iver Bucks SL0 0JQ	Conditional Permission	No Objection - subject to GBP
		First floor rear dormers and internal alterations.		
14	PL/19/1356/SA	254 Swallow Street Iver Buckinghamshire SL0 0HT	Part approve/refuse-PROPOSED Cert of Lawfulness	Objection - If in addition to PL/18/4594 – 4 Bedroom property too large for the plot.
		Application for a Certificate of Lawfulness for proposed: Roof extension incorporating rear dormers and front rooflights.		
15	PL/19/1439/FA	Zarina House 49 The Poynings Iver Bucks SL0 9DS	Conditional Permission	No Objection
		Demolition of rear veranda, single storey rear extension & alterations to existing single storey roof		

18 TO RECEIVE AND NOTE AMENDED, ADDITIONAL OR WITHDRAWN PLANS

- PL/19/0574/FA - **AMENDMENT** - Hollybush, Bangors Road North, Iver Heath, Bucks, SL0 0BG
Amended plans received.
- PL/19/1225/FA – **AMENDMENT** - 14 Evreham Road, Iver, Bucks, SL0 0AN.
Amended plans received
- PL/18/3248/CONDA - **WITHDRAWN** - Pinewood Studios Pinewood Road Iver Heath Bucks SL0 0NH
Application for approval of conditions 22, 23 and 24 of Planning Application 13/00175/OUT: (Phase 3 (Building 1.05) of outline planning permission 13/00175/OUT.
- PL/18/2682/CONDA - **WITHDRAWN** - Pinewood Studios Pinewood Road Iver Heath Bucks SL0 0NH
Application for approval of conditions 5, 16 and 21 of Planning Application 13/00175/OUT. (Approval of Reserved Matters for Phase Three comprising the demolition of existing building and erection of new building 1.05 (following Outline Application 13/00175/OUT).

19 TO RECEIVE AND NOTE APPEALS AND ENFORCEMENT NOTICES:

New NOTICES Noted

- PL/18/4472/FA - NOTICE OF APPEAL – Grange Farm, Grange Way, Iver, Bucks, SL0 9NT
Call for representations by 10th July 2019. **Objections to be sent**
- PL/19/0519/OA - NOTICE OF APPEAL – 6 Somerset Way, Iver, Bucks, **Objections to be sent**
- PL/19/0528/OA - NOTICE OF APPEAL – 8 Somerset Way, Iver, Bucks, **Objections sent**
Written Representations by 18th July 2019
- 17/10088/ENCU - Thorney Park Golf Course – Enforcement Notice. APP/NO410/C18/3213168
Appeal against enforcement Notice – **Objections sent.**
- 18/10105/ENCU - Palmers Moor Poultry Farm, Palmers Moor Lane, Iver APP/N0410/C/18/3213323
Notice of Appeal. **Objections to be sent**
- PL/18/3474/FA R/O 23-35 High St Notice of Appeal APP/N0410/W/19/3228295

20 THE IVERS NEIGHBOURHOOD PLANNING GROUP

- Iver Heath Residents Association
 - Copy of Report “A Plan for Iver Heath” presented to members in response to TINP survey and findings to be included in TINP.
 - IHRA – asked to produce figures behind the graphs
 - The Association also attended the recent consultation – SBDC/CDC –
 - IHRA – have also held focus group meetings with both Schools and the PTAs and have encouraged these organisations to make individual responses to the SBDC/CDC Consultation.

- TINP Group
 - Need to seek similar responses from Iver and Richings Park Residents Associations as IHRA above.
 - Approach the PTAs for the schools in Iver to further increase range of responses.
 - Feedback from Drop In meeting SBDC/CDC Noted. [with particular reference to option 14 possible GB land release for development.
 - Need to clarify the work for analysis and validation of results from the initial Neighbourhood Survey.
- Date for next meeting – List of possible dates of next Working Group to be circulated to members.

21 UNRESOLVED UNAUTHORISED DEVELOPMENT

- New activity at Povey’s Yard, Iver Heath – Noted will send to enforcement [related to Sevenhills Road].
- Further activity at Field End Farm, Sevenhills Road, Iver – Noted by resident and reported to enforcement – Vehicles/Skips appear to have been moved following Inspectors visit
- St Andrews/Wood Lane Farm – suspect use for Airport Parking.
- New activity noted at Lossie Nursery – Previous Stop notice issued and being ignored.

22 TO RECEIVE AND COMMENT ON CORRESPONDENCE

- Email from SBDC/CBC – re CIL. Noted. Consultation Papers now available for inspection.

23 CHAIRMAN’S REPORT

- Note appeals against both refusal of permission and against Enforcement action.
- While previous comments on applications are forwarded to Planning Inspectorate by SBDC, there are no previous comments on Enforcement. If there is information on activity at the sites that will help to confirm the need for the action required by Enforcement, that should be sent to PI.
- Energy From Waste incinerator relocation, with SBC, not yet listed as registered.
- GB reported on a useful tour of the EfW site with WM – regret loss of amenity due proposed relocation due Heathrow expansion. Plans with Slough Borough Council, awaiting validation.

Next meeting to take place on **Tuesday 23rd July 2019 at 6.00pm.**

There being no further business to discuss, the Chairman closed the meeting at 7.15 pm.

Signed.....Chairman

Dated.....