

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 03<sup>rd</sup> MARCH 2020 at 6.00 PM IN THE COMMITTEE ROOM, THE IVERS PARISH COUNCIL**

Present: Councillor Carol Gibson (in the Chair)

Councillors:

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

In attendance: Martin Haley Administration Asst

**116 PUBLIC PARTICIPATION:**

None

**117 TO RECEIVE APOLOGIES FOR ABSENCE:**

Apologies: Chris Woolley

**118 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

**119 THE MINUTES:**

It was RESOLVED that:

The minutes of the Planning Committee meeting held on the 05<sup>th</sup> February are approved as a correct record and the Chairman be authorised to sign the same – signed.

**120 PLANNING APPLICATIONS:**

No	Planning applications received:		
1	Application No./site	PL/20/0605/PNE	Ashgrove Slough Road Iver Heath Buckinghamshire SL0 0EA
	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 extending from the original rear wall of 6.0 metres, maximum height 3.0 metres, eaves height 2.5 metres)	
	P. C. Comments	<b>Noted &amp; Objection</b> - Previously extended property and have used P.D.R to facilitate. Proposed further extension result in overdevelopment in Green Belt area.	
2	Application No./site	PL/20/0602/PNE	Bokenfield Slough Road Iver Heath Buckinghamshire SL0 0EA
	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 extending from the rear wall of the original dwellinghouse 8.0 metres, maximum height 3.55 metres, eaves height 2.55 metres)	
	P. C. Comments	<b>Noted</b> – No objection subject to Green Belt Policy	
3	Application No./site	PL/20/0540/SA	6 The Close Iver Heath Buckinghamshire SL0 0HE
	Proposal	Application for a Certificate of Lawfulness for proposed: Single storey rear extension.	
	P. C. Comments	<b>No Objection</b>	
4	Application No./site	PL/20/0493/FA	32 North Park Iver Buckinghamshire SL0 9DJ
	Proposal	Part two storey, part single storey, part first floor rear extension	
	P. C. Comments	<b>Objection</b> – Previously extended property using P.D.R. New proposal will result in overdevelopment of plot. Suspect application will result in H.M.O.	

5	Application No./site	PL/20/0497/FA	48 Langley Park Road Iver Buckinghamshire SL0 9QR
	Proposal	Part two storey part single storey rear extension and loft conversion	
	P. C. Comments	<b>Objection</b> – Overdevelopment of plot – roofline will be prominent and out of keeping with street scene regret loss of hip to gable roof and front facing dormers. Contrary to H9, EP 3. This property sits on an upward sloping site near junction with Love Lane and will require 3 spaces. Insufficient off road parking and unable to enlarge space for further vehicle. First floor balcony and second floor Juliet balcony will overlook neighbours.	
6	Application No./site	PL/20/0434/VRC	8 Syke Ings Iver Buckinghamshire SL0 9ET
	Proposal	Variation of condition 2 of planning permission 16/02335/FUL (Replacement dwelling) to allow insertion of additional window in side elevation of ground floor (retrospective)	
	P. C. Comments	<b>Noted</b> – No Objections.	
7	Application No./site	PL/20/0437/FA	Land at Sutton Minor Little Sutton Lane Iver Buckinghamshire SL3 8AN
	Proposal	Erection of a raised bund on land adjoining the M4	
	P. C. Comments	<b>Objection</b> - Please refer to Highways England, concerned that Smart Motorway project and Highways England proposals for provision and extension of existing acoustic fencing would negate the need for this application. The application form [section 7] indicates that no materials are to be used. That is incorrect and if minded to permit, some measure of the volume of soils to be imported is required, together with the number of vehicle movements and over what period. The area of grazing land will be reduced by the bund, this will compromise the keeping of horses and negate the claim to “enhance Green Belt use of outdoor recreation”	
8	Application No./site	PL/20/0376/FA	84 Ashford Road Iver Heath Buckinghamshire SL0 0QF
	Proposal	Garage conversion including changes to windows and doors, new vehicular access, hardstanding, gate and 1.8m high fence	
	P. C. Comments	<b>Objection</b> – The appearance of the 1.8 mtr wall will be out of keeping with the street scene [hedges & low fences] in area of special Townscape Character. <b>No Objection</b> – to change of use of existing Garage to habitable use. Garage extension (17/0106/FUL) mirrors the adjoining property – No objection.	
9	Application No./site	PL/20/0324/FA	84 Ashford Road Iver Heath Buckinghamshire SL0 0QF
	Proposal	Garage conversion including changes to windows and doors and first floor side extension, new vehicular access, hardstanding, gate and 1.8m high fence	
	P. C. Comments	<b>Objection</b> – to height and appearance of the 1.8 mtr wall which will be out of keeping with the street scene [hedges & low fences] in area of special Townscape Character. Objection to first floor extension, design poorly integrated with existing property and out of keeping with neighbouring property. Over shadowing no 85.	
10	Application No./site	PL/20/0177/FA	74 Slough Road Iver Heath Buckinghamshire SL0 0DY
	Proposal	Demolition of existing dwelling and construction of new building comprising of six flats, with associated parking, communal garden, refuse storage and cycle storage	
	P. C. Comments	<b>Objection</b> - There is a shortfall of 2 parking spaces in an area poorly served by daytime public transport. Not sustainable. Potential for overlooking to 74A and adjoining property to the west. Neighbour concerned about foul water disposal and capacity of sewerage system. This area is prone for flooding suggest full hydrological survey.	
11	Application No./site	PL/20/0646/ADJ	[Out Of Area] Langley Business Centre Station Road Langley Slough Berkshire
	Proposal	Consultation from Slough Borough Council re: Outline Planning Permission with all matters reserved for details of access, appearance, landscaping, layout and scale reserved for later determination. Demolition and redevelopment to comprise on plot (B) a data centre of up to 96,000 sqm gross, including ancillary offices and sub station; and plot (A) up to 9,650 sqm GEA to comprise one or more land uses comprising: up to 60 dwellings (Use Class C3); up to 6,000 sqm gross of B1c (offices); additional development in use Classes: A1, A2, A3 (retail),	

		A4 (public house), A5 (take away); D1 and D2 (community and leisure) and an energy centre. Development in plot (A) or plot (B) or both may also include: car parking; provision of new plant; creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure, engineering operations. Development in plot (A) and plot (B) shall be in accordance with the approved Development Parameters Schedule and Plans. (SBC Ref P/00437/093)	
	P. C. Comments	<b>No Objection</b> – This will lead to a welcome reduction in HGV movements [access restricted by the height of the railway bridge] but may lead to an increase in commuter traffic and delivery vehicles. Require a transport plan for commercial development to reduce travel by private cars.	
12	Application No./site	PL/19/4334/FA	Littlebury Wood Lane Iver Heath Buckinghamshire SL0 0LD
	Proposal	Single storey rear/side extension and demolition of existing outbuilding	
	P. C. Comments	<b>No Objection</b> – Subject to Green Belt Policy – Assume new build will be no larger than that being demolished.	
13	Application No./site	PL/20/0288/FA	Redroofs Norwood Lane Iver Heath Buckinghamshire SL0 0EW
	Proposal	Demolition of single storey rear extensions and erection of part single/part two storey side and rear extensions	
	P. C. Comments	<b>No Objection</b> – subject to 1 mtr rule at first floor side boundary – please verify.	
14	Application No./site	PL/19/3405/FA	Rivendell, Langley Park Road, Iver, Buckinghamshire, SL0 0JQ,
	Proposal	Detached garage and front boundary wall and entrance gates <b>Amended Plans</b>	
	P. C. Comments	<b>No Objection</b> – Noted work on the new walling and brick pillars has already commenced. No objection subject to Green Belt Policy in respect of this or the repositioned site of garage – Noted large area of hard-standing due change of levels – check drainage into road.	
15	Application No./site	PL/20/0657/PNE	4 Apsley Walk Iver Buckinghamshire SL0 9BQ
	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 extending from the original rear wall of 6.0 metres, maximum height 3.0 metres, eaves height 3.0 metres)	
	P. C. Comments	<b>Objection</b> – Will result in shading adjacent small garden of property no 3	
16	Application No./site	PL/20/0546/FA	Elizabeth Court, 19 - 21 Bathurst Walk, Iver, Buckinghamshire, SL0 9DQ,
	Proposal	Closure of existing vehicular access and creation of a new vehicular access to the rear of the existing apartment block.	
	P. C. Comments	<b>Objection</b> – Will lead to conflicting vehicle movements in the vicinity of Iver Station where parking space is already limited. The access from the rear is over private land – not under control of either TfL or Network Rail and can not be relied upon.	
17	Application No./site	PL/20/0474/SA	Grange Farm Grange Way Iver Buckinghamshire SL0 9NT
	Proposal	Application for a Certificate of Lawfulness for proposed: Stationing of a caravan	
	P. C. Comments	<b>Noted</b> - If minded to permit, request temporary permission to be granted and use ancillary to main house.	

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

			Decision	PC Objection Notes
1	PL/19/4194/SA	Knoll House Pinewood Road Iver Heath Bucks SL0 0NL	<b>Cert of law for proposed dev/use refused</b>	<b>No Objection</b>
		Application for a Certificate of Lawfulness for proposed: Single storey side extension		
2	PL/19/4150/SA	Hawkswood Wood Lane Iver Heath Bucks SL0 0LG	<b>Cert of law proposed dev or use issued</b>	<b>Objection –</b> Noted 16 x 6.5m outbuilding to incorporate garage will need new driveway to rear which together with PL19/3870/FA over development in green belt area.If permitted condition ancillary to main house remove PDR.
		Application for a Certificate of Lawfulness for proposed: Detached Outbuilding		
3	PL/19/4148/FA	85 Leas Drive Iver Buckinghamshire SL0 9RB	<b>Conditional Permission</b>	<b>Objection –</b> Flank wall overbearing to No 79 & 81 – Query access point.
		Two storey side extension and single storey rear extension		
4	PL/19/4071/FA	69 Bathurst Walk Iver Buckinghamshire SL0 9EF	<b>Conditional Permission</b>	<b>Objection –</b> Overdevelopment of site, reference to Gym & Office give rise to 7 bedrooms & increased parking. Due to drainage & water table risk of flooding. Refer for Hydro survey.
		Demolition of existing single storey detached garage and single storey rear extension, erection of the two-storey side extension and single storey rear extension. Conversion of roof space to habitable use to include alterations to roof including and an increase in ridge height. Two rear dormer windows and installation of roof lights to front and side. Alternations to windows and doors. Internal changes. Addition of spiral basement wine cellar; rear boundary acoustic fence. Provision of 3 off street parking spaces with associated landscape		
5	PL/19/4078/FA	7 Holmsdale Close Iver Buckinghamshire SL0 9HY	<b>Conditional Permission</b>	<b>Noted –</b> Regret loss of on street parking.
		Vehicular access and driveway		
6	PL/19/3905/FA	43 Colne Orchard Iver Buckinghamshire SL0 9NB	<b>Conditional Permission</b>	<b>No Objections</b>
		Single storey extension		
7	PL/19/3345/CONDA	Hollybush Bangors Road North Iver Heath Bucks SL0 0BG	<b>Condition Accepted</b>	<b>Objection –</b> Metal railings are out of keep-ing and drawing indicate a hedge – please verify Refer to Tree Officer – concern that recommendations will be implemented.
		Application for approval of details reserved by conditions 2, 3, 4, 9, 17 & 21 on 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.)		
8	PL/19/2982/EU	Larkfields Billet Lane Iver Buckinghamshire SL3 6DG	<b>Refuse to Grant Use Certificate</b>	<b>Objection –</b> Use of greenbelt area I.P.C unable to verify/ refute claim
		Certificate of Lawfulness for existing use : Use of land for the storage of motor vehicles and the laying of hardstanding.		
9	PL/19/2920/DE	Land at 5 Potters Cross Iver Heath Buckinghamshire SL0 0BS	<b>Conditional approval</b>	<b>Objection –</b> Outline is for 3 bed now 5 bed – need 3 parking spaces see appeal re use APP/N0410/W/17/3179097 Refer to BCC Highways
		Application for reserved matters following outline planning permission 18/00229/OUT (Construction of new dwelling with associated access) for appearance landscape design, detailed access, site layout and scale.		
10	PL/19/0598/FA	Millstone 2 Honeysuckle Close Iver Buckinghamshire SL0 0LZ	<b>Conditional Permission</b>	<b>Objection –</b> Overdevelopment in Green Belt area – bulky and overlooking neighbouring property. Parking for 7 Vehicles noted.
		First floor side/rear extension and single storey rear extension		
11	PL/19/0459/FA	5 Thornbridge Road Iver Heath Buckinghamshire SL0 0PU	<b>Conditional Permission</b>	<b>Objection –</b> Overdevelopment of site lack of parking Flats over shop – not in line SBDC Local Plan Policy 1999
		Two storey rear extension and conversion of 1 flat into 2 flats.		
12	PL/18/4306/FA	Tower House Dutton Way Iver Buckinghamshire	<b>Conditional Permission</b>	<b>No Objection –</b> amended plans <b>Objection</b> to original application.
		Demolition of existing block of flats and redevelopment of site to erect 3 no two bed, 5 no three bed houses with associated parking, amenity space and cyle/refuse storage.		
13	16/01548/RVC	Ponderosa Love Lane Iver Buckinghamshire SL0 9QZ	<b>Conditional Permission</b>	<b>No Objection -</b> 'If permission granted would request that it remains personal. Ensure only one utility building as existing.
		Removal of Condition 1 of Planning Permission 13/01386/VC to make permission permanent and personal to Mr James Casey, Mrs Mary Casey and their resident dependants.		

14	18/00841/FUL	Mead House Grosvenor Close Iver Heath Bucks SL0 0EG	<b>Conditional Permission</b>	<b>Objection</b> – Loss of housing for seniors, Lack of Parking for No of new units, in area with out public transport. Interesting use of materials noted.
		Redevelopment of site to provide 15 new dwellings and the retention of 10 existing dwellings, with associated landscaping and car parking following the demolition of Mead House and Numbers 1 & 2 Grosvenor Close and the realignment of Grosvenor Close road		
15	PL/19/3968/ADJ	{out of Area] Little Britain Lake Packet Boat Lane Cowley	<b>No Objection</b>	<b>No Objection</b>
		Consultation on 52368/APP/2017/1844. Proposed footbridge over the River Colne at the north end of Little Britain Lake.		
16	PL/19/3219/FA	40 Wellesley Avenue Iver Buckinghamshire SL0 9BN	<b>Conditional Permission</b>	<b>Objection</b> – Mock Tudor with decorative brickwork, dark tiles and facing brick out of keeping with townscape – if minded to permit need more appropriate colour and ensure installation of bat and bird boxes.
		Erection of replacement dwelling – <b>Amended Plans</b>		
17	PL/19/4359/FA	36 Dutton Way Iver Buckinghamshire SL0 9NY	<b>Conditional Permission</b>	<b>No Objection</b>
		Single storey rear extension, following demolition of existing conservatory.		
18	PL/19/4359/FA	36 Dutton Way Iver Buckinghamshire SL0 9NY	<b>Conditional Permission</b>	<b>No Objection</b>
		Single storey rear extension, following demolition of existing conservatory		
19	PL/20/0012/ADJ	(Out Of Area) Iver South Sewage Works Old Slade Lane Iver Buckinghamshire	<b>No Objection</b>	<b>Objection</b>
		Re-consultation from Slough Borough Council re: Proposed development of a replacement Energy from Waste (EfW) facility including a High Temperature Incinerator (HTI), provision of a new access road and new junction with the A4, visitor centre, car parking, temporary construction compound, associated works, ancillary buildings and structures (SBC Ref: P/17826/000).		

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

- PL/19/3741/FA - 19 Old Slade Lane Iver Buckinghamshire SL0 9DY  
Erection of a detached double garage to front of property. **Withdrawn Plans**
- PL/19/3405/FA - Rivendell Langley Park Road Iver Buckinghamshire SL0 0JQ  
Detached garage and front boundary wall and entrance gates **Amended Plans**

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

- PL/19/2135/FA - Evreham Lodge, 100 High Street, Iver, Bucks, SL0 9PJ  
Demolition of Lodge and erection of 8 residential units contained within three blocks, conversion of 'coach house' to residential unit.  
Appeal against Decision Notice – **Appeal Allowed**  
**Noted** – Residents Association are looking to seek review with Historic England to get 100 High Street and the Coach House re-listed, as buildings now under threat.
- EN/17/10112/ENCU - Povey's Yard – Enforcement advise that [Retrospective Application] is pending but awaiting supporting documents to enable dissemination for consultation.

## **124 THE IVERS NEIGHBOURHOOD PLANNING GROUP**

- Update of working group meeting - Local Plan – report from Peter Edwards with details of his availability for the Chiltern and South Bucks Local Plan Hearing 17<sup>th</sup> to 19<sup>th</sup> and 25<sup>th</sup> March noted **Agreed:** to circulate to all Councilors – who may wish to attend.
- Neighbourhood Plan Working Group - Minutes of meeting held on 3<sup>rd</sup> .Feb 2020 circulated
- Invitations to tender - Reported that the Clerk has now received two tenders and that a meeting will be held with both companies on Monday 23<sup>rd</sup> March at 13.00 at the Jubilee Pavilion to present their Tenders in person.

## **125 UNRESOLVED UNAUTHORISED DEVELOPMENT**

- Dudley Wharf - No change – no feed back from SBDC Enforcement or BCC Highways.
- Flowerland - BCC Highways want further information including swept path analysis and figures on vehicle movements.
- Kingcup Farm - Denham Parish – referred to SBDC
- Copsewood Farm - Change of use of Farm Buildings and warehouse - Vehicle storage/Parking?

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

- Email from SBDC [PL/19/3741/FA] – Request for screening information **Noted**  
Sevenhills Road and Part of Southlands and Pinewood Road.

- Email from Iver Residents Assc. - Requesting support and information to assist with application to Historic England to get property at 100 High Street listed on the “at risk” register.
- EfW relocation - Groundwork have suggested a number of sites in Iver and Richings park for mitigation if the incinerator is relocated - agreed at full council.

**127 REQUEST FROM PINWOOD STUDIOS**

- PL/19/4430/FA - Request for a letter of support – consultation Seven Hills Road Re-Alignment  
**Noted. Agreed** to draft letter with outline support together with IPC reservations & recommendations to be sent to Pinewood Studios.

**128 CHAIRMANS REPORT**

- CIL - Now approved and first application included above – ref PL/20/0177/FA noted. Noted will apply to all new applications over 100 sq mts [unless exempt due self build – conditions apply] will be liable for C.I.L and apportionment of Levy
- Tree woks Pinewood Close - Unauthorised work appears to have been undertaken on protected trees on land at 6 Pinewood Close - Inspectors have visited but unable verify who undertook the work? Carol to send photographs of the trees to T.P.O team.
- Motorway Services M25 Motorway - Noted recent “press release” about a proposal for development in Iver. This would conflict with Colne Valley Park objectives and intervention of the Secretary of State due to the GB location is not certain. No plans or consultation appears to have taken place and this would appear to conflict with the Plans [approved] near Chesham for a Motorway Service Area. Action Clerk to be requested to draft a letter of protest regarding the change of site, lack of consultation and the timing of the information of the press release.

Next meeting to take place on Tuesday **31<sup>st</sup> March 2020 at 6.00pm.**

There being no further business to discuss, the Chairman closed the meeting at 7.25 pm.

Signed.....Chairman

Dated.....

