



Minutes of the Planning Committee Scheduled for **Tuesday 26<sup>th</sup> May 2020** held as Zoom Video Session – commencing at 18.00 hours.

**In Attendance:**

Cllr: Carol Gibson [Chairman]  
Cllrs Wendy Matthews, Ann Mayling, Geoff Bennett and Chris Woolley.

Stephanie Bennett – Clerk  
Martin Haley – Administration Officer. Minutes taken by Martin Haley.

**P.001/20 Public Participation:**

None.

**P.002/20 Apologies for absence:**

Cllr Reg Gould.

**P.003/20 Election of Chairman:**

As no Annual Meeting was held due to the COVID 19 extension of the year the committee and position of Chairman will continue and further nomination not required.

**P.004/20 Disclosure of interest in items on the agenda**

Cllr W Mathews – Cllr Buckinghamshire Council. Noted.

**P.005 /20 To Resolve to sign the Minutes of previous meeting:**

It was RESOLVED that:

The minutes of the Planning Committee meeting held on the 28<sup>th</sup> April together with the notes of comments and observations submitted to the new Buckinghamshire Area Planning team for Chiltern and South Bucks be accepted and approved as a correct record and the Chairman be authorised to sign the same – signed.

**P.006/20 Resolve to make comments on planning applications received:**

No	Planning applications received:		
1	Application No./site	PL/20/1466/CONDA	Plot 1.03 Pinewood Studios Pinewood Road Iver Heath Bucks SL0 0NH
	Proposal	Application for approval of details reserved by conditions 3 & 7 on planning permission PL/19/3932/FA. (Demolition of existing buildings and replacement with 2 sound stages on Plot 1.03.	
	Comments	<b>Noted-</b> Condition 3. <b>Noted &amp; No objection.</b> Condition 7 <b>Not satisfactory.</b> Details of traffic routes off site needs more detail. A means for residents to identify contractors and subcontractors off site to ensure full compliance with routing agreement is required.	
2	Application No./site	PL/20/1435/CONDA	Elizabeth Court 19 - 21 Bathurst Walk Iver Buckinghamshire SL0 9DQ
	Proposal	Application for approval of details reserved by condition 5 on planning permission PL/20/0546/FA. ( Alterations to existing vehicular access and creation of a new vehicular access to the rear of the existing apartment block.)	
	Comments	<b>Noted</b> – Condition Accepted – see below.	
3	Application No./site	PL/20/1167/FA	89 Swallow Street Iver Buckinghamshire SL0 0ET
	Proposal	Erection of a single-storey rear / side extension and outbuilding.	
	Comments	<b>No Objection</b> - GIA not stated, check liability for CIL. Similar to property at no 89. (No rear access to property check possible. parking – 3 spaces spaces required.)	

4	Application No./site	PL/20/1193/FA	45 Syke Ings Iver Buckinghamshire SL0 9ES
	Proposal	Demolition of existing dwelling and erection of replacement dwelling	
	Comments	<b>Objection</b> - Object to any increase in roof height and front projection forward of existing building line and neighbouring properties. Possible shading to 43, overlooking.	
5	Application No./site	PL/20/1180/SA	44 Barnes Way Iver Buckinghamshire SL0 9LZ
	Proposal	Certificate of Lawfulness for proposed conversion of garage to study/shower room	
	Comments	<b>Noted</b> - See also below.	
6	Application No./site	PL/20/1183/FA	44 Barnes Way Iver Buckinghamshire SL0 9LZ
	Proposal	Single storey rear extension and insertion of side door	
	Comments	<b>Objection</b> - Together with PL/20/1180/SA has potential to result in more bedrooms with inadequate parking space. Stated use of room as Study does not prevent future use as a bedroom and need for additional parking.	
7	Application No./site	PL/20/1186/FA	Shredding Green Farm Langley Park Road Iver Bucks SL0 9QS
	Proposal	Demolition of existing store/office at wholesale builders merchant and construction of replacement store/office	
	Comments	<p><b>Objection</b>- Any increase in use of the site will give cause for concern located on the corner of Langley Park Road and Mansion Lane. Please refer to BCC Highways.</p> <p>There is an error in the Ecology and Trees Checklist. A pond clearly shown on the location plan is within 250 m of the site but the "No" box is ticked. This site has been used for salvage of building materials, bricks, tiles etc. Vehicles visiting the site often parked over the footway, obstructing visibility for traffic exiting Mansion Lane and creating problems for pedestrians. Any intensification of the site will exacerbate the problems.</p> <p>If minded to permit, the entrance gates should be set back to allow vehicles to pull fully into the site. without damaging the wide grass verge. Some indication of the number of vehicles visiting and their size is required at this busy junction close to Wood Lane which, with Langley Park Road, is the HGV route through Iver. Condition to limit working hours in a residential area.</p>	
8	Application No./site	PL/20/0606/SA	37 Warren Field Iver Heath Buckinghamshire SL0 0RU
	Proposal	Certificate of Lawfulness for proposed vehicular access and hardstanding	
	Comments	<b>Noted</b> - Loss of on street parking, but front garden currently being used for parking of vehicle – so no objection.	
9	Application No./site	PL/20/0177/FA	74 Slough Road, Iver Heath, SL0 0DY
	<b>Amended Proposal</b> 27 May 2020	Demolition of existing dwelling, construction of new dwellings comprising of 6 flats with communal gardens and parking. revised car Parking layout.	
	Comments	<b>Objection</b> - There still remains a shortfall of 2 parking spaces, is the swept path realistic? The widened access to Slough Road has removed valuable soft landscaping making the comments by the Landscape Officer more pertinent. A planting scheme is needed.	
10	Application No./site	PL/20/0694/FA	134 High Street, Iver, Bucks, SL0 9PT
	<b>Amended Proposal</b> 21 May 2020	Part first floor/part two storey side extension and two storey rear extension. Revised layout of proposed extension	
	Comments	<b>Noted</b> – Previous comments apply.	

11	Application No./site	PL/20/1558/CONDA	Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
	Proposal	CONDA Application for approval of details reserved by condition 9 on planning permission PL/19/3932/FA. (Demolition of existing buildings and replacement with 2 sound stages on Plot 1.03.)	
	Comments	<b>Noted</b> – With regard to demolition please refer to the Historic Buildings Officer.	
12	Application No./site	PL/20/1512/DM	28 and 28A Bathurst Walk Iver Buckinghamshire SL0 9AZ
	Proposal	Prior Notification under Part 11 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 for demolition of rear storage building	
	Comments	<b>Noted</b> – No objection	
13	Application No./site	PL/20/1481/FA	The Lanterns Hollybush Lane Iver Bucks SL0 0JU
	Proposal	Erection of single storey outbuilding to rear of house.	
	Comments	<b>Objection</b> – Green Belt. Query possibility on relocation of apple tree on the plan – Refer to Tree Officer, Would it be better to plant a more suitable tree at front?. Also noted strange arrangement of small external door to small internal door, the first door is into a porch, the second is into the accommodation (bedsit). It also abuts the boundary fences without a gap for building or maintenance, with no accessible windows. Cramped layout & not in keeping with the property..	
14	Application No./site	PL/20/1480/FA	88 Bathurst Walk Iver Buckinghamshire SL0 9EG
	Proposal	Single storey front extension with garage conversion to habitable room	
	Comments	<b>No Objection</b> – Please ensure adequate on site parking given the loss of garage and conversion to habitable room. This is the cul de sac end of Bathurst Walk.	

## P.010/20 Decision Notices

			Decision	PC Objection Notes
1	PL/20/1435/CONDA	Elizabeth Court 19 - 21 Bathurst Walk Iver Buckinghamshire SL0 9DQ	Condition Accepted	Noted
	Application for approval of details reserved by condition 5 on planning permission PL/20/0546/FA. ( Alterations to existing vehicular access and creation of a new vehicular access to the rear of the existing apartment block.)			
2	PL/20/0803/CONDA	Indian Nights Restaurant 75 Slough Road Iver Heath Buckinghamshire SL0 0DW	Condition Accepted	
	Application for approval of details reserved by condition 6 on planning permission PL/19/3369/FA (Single storey side and first floor rear extensions. Conversion of first floor to two dwelling units with associated works. Change of use of ground floor from A3 Use Class (Restaurants and Cafes) to A2 Use Class (Financial and Professional Services))			
3	PL/20/0648/FA	55 Swallow Street Iver Buckinghamshire SL0 0ES	Conditional Permission	No Objection – subject to Bucks Highways approval
	Widening of vehicular crossover including demolition of wall			
4	PL/20/0638/PNR	28 and 28A Bathurst Walk Iver Buckinghamshire SL0 9AZ	Prior Approval Not Required	
	Prior notification under Class M of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 - Change of use to 1 residential unit (Use Class C3).			
5	PL/20/0626/SA	. 5 Barnfield Iver Buckinghamshire SL0 0AL	Cert of law proposed dev or use issued	Noted
	Application for a Certificate of Lawfulness for a proposed extension to existing vehicular access.			
6	PL/20/0605/PNE	Ashgrove Slough Road Iver Heath Buckinghamshire SL0 0EA	Prior Approval Not Required	Objection – Previous use of PDR. In GB area
	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)			

7	PL/20/0 588/FA	17 Iver Lane Iver Buckinghamshire SL0 9LH	Conditional Permission	
		Two storey side and single storey rear extensions		
8	PL/20/0 288/FA	Redroofs Norwood Lane Iver Heath Buckinghamshire SL0 0EW	Conditional Permission	No Objection – subject to 1mtr rule
		Demolition of single storey rear extensions and erection of part single/part two storey side and rear extensions		
9	PL/20/0 410/FA	8 Syke Ings Iver Buckinghamshire SL0 9ET	Conditional Permission	No Objection
		Outbuilding and separate garden store (Retrospective)		
10	PL/20/0 837/PN E	3 Apsley Walk Iver Buckinghamshire SL0 9BQ	Prior Approval Refused	Noted – Query of previous application and removal of PDR
		Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A.4 for a single storey rear extension (Dimensions D 6m, MH 3m, EH 3m).		

#### **P.08/20 To Receive & Note amended, additional or withdrawn plans:**

- PL/19/4270/OA - The Stables Parsonage Farm Hollow Hill Lane Iver Buckinghamshire SL0 0JW  
Outline application for part demolition of building to allow for the construction of two new semi-detached dwellings and conversion of part of the building **WITHDRAWN**
- PL/20/0177/FA - 74 Slough Road, Iver Heath, Buckinghamshire, SL0 ODY  
Demolition of existing dwelling, construction of new dwellings comprising of 6 flats Revised car Parking layout. **AMENDED PLANS**
- PL/20/0694/FA - 134 High Street, Iver, Bucks, SL0 9PT  
Part first floor/part two storey side extension and two storey rear extension. Revised layout of proposed extension. **AMENDED PLANS**

#### **P.09/20 To Receive & Note appeals and enforcement notices:**

- None

#### **P.10/20 The Ivers Neighbourhood Planning Group:**

- Appointment of consultant – Niel Homer of Consultancy ONiel Homer. Now made and meeting of new working group set for 15<sup>th</sup> June at 14.00. invitations will be made for representatives from local Residents Associations to join the group. Lorraine will task this matter.
- The local plan submitted by the former SBDC/CDC which was due for public examination hearing in March- due COVID 19 – this referred and dealt with by the Inspectorate as Written representations – This has failed due to lack of Duty to Co Operate with Slough Borough Council.

#### **P.11/20 Unresolved unauthorised development:**

- Update

#### **P.12/20 To Receive and comment on correspondence:**

- None received, - Cllr Gibson stated she had been in contact with the area Planning team regarding two items, and will forward details to members:
  - Comments PL/20/0077/EU re curtilage at **244 Swallow Street** [Application Refused] and PL/20/0196/EU for residential mobile home at rear of 246 [Application Granted] - Noted.
  - 4, Apsley Walk - On rear 4 IPC commented on size of plot relative to extension but did not query P.D.R. – P.D.R was raised when no 3 applied for similar as Apsley Walk was an enabling development for RPSC and PDR was removed. - Officer picked it up and small rear extension does need full application so PNE refused for 3. (PNE granted for 4)

#### **P.13/20 Chairman's Report:**

- The Chairman returned to Cllr Mathews for further clarification regarding the local plan and the inspectorate's findings that it had failed due to lack of Duty to Co-operate or to show reason why this was not considered as required. Officers of the new Council may choose to challenge the Planning Inspectorates decision.
- Need for IPC Neighbourhood Plan even more relevant now.
  - In order to get better representation from the community discussion took place regarding time of day for Working Group Meetings. Felt it would be better to hold this early evening. Revised date/time proposed 18.30 on the 17<sup>th</sup> June. The Clerk will check with the Consultant – Niel Homer. Can he reschedule?

- WRLtH have given notice that they intend to proceed with the DCO regardless of the current postponement of the 3<sup>rd</sup> Runway at Heathrow – in July.
  - They have insisted on confidentiality on documents shared previously with Bucks County Council..
  - No Transport assessment and environmental impact studies.
  - Lack of consultation – last 3 sessions booked for Iver have been cancelled by Network Rail.
  - Cemex also understood not to have been consulted.
- New South Bucks Area Planning Team now operation and will be holding their first Planning Committee Meeting on the 9<sup>th</sup> June.
  - New arrangement apply for Plans to be called in.
  - Local council may ask County Councillor to call in the plans – not automatic referral on 10 or more objections.
  - Povy's Yard had attracted 40 objections – but not guaranteed that it will be referred to Council.
- Inspectors and Officers can now visit sites – subject to Social Isolation.

**Meeting closed at 6.40pm**

**Signed by the Chairman:**

**Date:**

**Next meeting date: Tuesday 23rd June 2020 at 6.00pm.**