



Minutes of the Planning Committee Scheduled for **Tuesday 23rd June 2020** held as Zoom Video Session – commencing at 18.00 hours/ 6.00 pm.

In Attendance:

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

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

P.014/20 Public Participation:

None.

P.015/20 Apologies for absence:

Cllr Reg Gould.

P.016/20 Disclosure of interest in items on the agenda

Cllr W Mathews – Cllr Buckinghamshire Council. Noted.

P.017 /20 To Resolve to sign the Minutes of previous meeting:

It was RESOLVED that:

The minutes of the Planning Committee meeting held on the 26th May 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.018/20 Resolve to make comments on planning applications received:

| No | Planning applications received: | | |
|----|---------------------------------|---|---|
| 1 | Application No./site | PL/20/1726/NMA | 26 Coopers Row Iver Heath Buckinghamshire SL0 0HW |
| | Proposal | Non Material Amendment to planning permission PL/20/0954/FA (Front porch extension) to allow for changes to windows | |
| | Comments | No Objection: | |
| 2 | Application No./site | PL/20/1644/FA | 48 Langley Park Road Iver Buckinghamshire SL0 9QR |
| | Proposal | Demolition of existing conservatory and erection of a part two storey, part single storey rear extension with juliette balcony, loft conversion with rear dormer and front open air porch extension with a gable roof | |
| | Comments | Objection: No significant change in appearance from the front elevation from the previous application and earlier comments still apply. Remains Out Of Keeping and contrary to H11, EP3. The projecting open porch is incongruous and with the loss of the hipped roof does not contribute to consistency of Townscape character at this entrance to Iver Village., Contrary to NPPF on design Note 4 steps to front door indicates height of site and therefore prominence in street scene of LPR and Love Lane. Note: Plans mislabelled 'Existing' should be 'Proposed' on elevation drawing AKD-103 | |
| 3 | Application No./site | PL/20/1187/FA | 16 Coopers Row Iver Heath Buckinghamshire SL0 0HW |
| | Proposal | Subdivision of plot and erection of detached dwelling. | |
| | Comments | Objection: Strong objection as Out Of Keeping - adjacent to no.16, a non-designated heritage asset, and in the wider street scene. This gabled roof introduces an inconsistent style that fails to blend with either of the adjacent dwellings. Roof is also Out Of Keeping with the gabled roof to the bay and the hipped porch roof of the proposed dwelling. Contrary to H11, EP3. Please refer to Historic Buildings Officer. | |

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|----|---------------------------------|--|--|
| | | <p>Potentially 5 bedrooms as permission for "study" will not prevent future change of use. With reference to notes in Waste management information to "tenants". Is Environment satisfied there is sufficient provision?</p> <p>A shortfall of one parking space for potentially a 4 bedroom dwelling is not acceptable when this new application is for potentially a five bedroomed dwelling. The 'study' would easily become a bedroom.</p> <p>Parking required is 3 spaces on tightly restricted site with no excess onstreet spaces</p> | |
| 4 | Application No./site | PL/20/1267/FA | 84 Ashford Road, Iver Heath, Buckinghamshire, SL0 0QF |
| | Proposal | Garage conversion including changes to windows and doors. Changes to garage roof to allow for first floor accommodation. New vehicular access, hardstanding, gate and 1.6m high fence. | |
| | Comments | Objection: The proposed wall and railings, will be Out Of Keeping with street scene in area of special Townscape character and introducing an entirely inconsistent element. | |
| 5 | Application No./site | PL/20/0177/FA | 74 Slough Road Iver Heath Buckinghamshire SL0 0DY |
| | Proposal Amended Plan | Demolition of existing dwelling and construction of new building comprising of six flats, with associated parking, communal garden, refuse storage and cycle storage. | |
| | Comments | <p>Objection: Previous comments as submitted apply. <i>"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."</i></p> <p>Additional comment - If minded to permit, and if the driveway is widened, ensure integration with existing footway is fully compliant with BC highway standard and that verges are protected during and after construction.</p> | |
| 6 | Application No./site | PL/20/1740/FA | Navarone Wood Lane Iver Heath Bucks SL0 0LG |
| | Proposal | Demolition of conservatory, erection of two storey rear extension and insertion of first floor side window | |
| | Comments | No Objection: - Subject to Green Belt Policy. | |
| 7 | Application No./site | PL/20/1582/AV | Unit 1A, Ridgeway Distribution Centre, The Ridgeway, Iver, Buckinghamshire, SL0 9HX, |
| | Proposal | 4 no. non-illuminated fascia signs and 1 no. non-illuminated totem entrance sign. | |
| | Comments | No Objection: Please condition non-illuminated signage only. | |
| 8 | Application No./site | PL/20/1674/FA | Zarina House 49 The Poynings Iver Bucks SL0 9DS |
| | Proposal | Front porch, changes to windows and front door, render of all elevations | |
| | Comments | Objection: Proposed changes to facia, loss of brickwork and mock timber regreted new rendering and front porch Out Of Keeping with other properties in the area. Concerned given previous incursions that field boundaries at north and east that provide drainage, ensure there is no encroachment or infilling of ditches during construction. | |
| 9 | Application No./site | PL/20/1844/HB | Copthall 108 High Street Iver Buckinghamshire SL0 9PR |
| | | Listed Building Consent for : Repairs to boundary wall | |
| | Comments | No Objection: Not qualified to comment but welcome this repair and that the report and method statement should ensure that the wall is restored to preserve its architectural character and the setting of Copthall and townscape of this part of the High Street. | |
| 10 | Application No./site | PL/20/1425/SA | 108 Pinewood Green Iver Heath Bucks SL0 0QH |
| | | Certificate of lawfulness for a proposed single storey rear extension and porch to replace existing | |
| | Comments | No Objection: Cut and paste plans appear to be of differing scales and proportions. Subject to clarification no objection. | |

P.019/20 Decision Notices

| | | | Decision | PC Objection Notes |
|----|--|---|--|--|
| 1 | PL/20/0983/CONDA | 11 Iver Lodge Bangors Road South Iver Bucks SL0 0AW | Condition Accepted | |
| | Application for approval of details reserved by condition 3 of planning permission PL/19/2429/FA (Front infill extension to garage) | | | |
| 2 | PL/20/0694/FA | 134 High Street Iver Buckinghamshire SL0 9PT | Conditional Permission | Noted – Previous comments apply |
| | Part first floor/part two storey side extension and two storey rear extension and porch | | | |
| 3 | PL/20/0149/FA | Berkshire Garden Centre Sutton Lane Slough Bucks SL3 8AH | Conditional Permission | Objection – Concern regarding conflicting traffic movements with Axis oark |
| | Two-year temporary change of use from garden centre car park (A1 use) to B8 use for storage and distribution of stone products from 1st January to 31st October (Retrospective). | | | |
| 4 | PL/19/4405/DE | 8 Somerset Way Iver Buckinghamshire SL0 9AF | Conditional approval | Noted - objection to the poor quality of Cycle storage - inadequate and impractical for storage of 3 cycles for daily use. |
| | Application for reserved matters following outline planning permission PL/19/0518/OA (Outline planning application for: Construction of a new dwelling with associated amenity area, parking and vehicle access from Bathurst Close via no. 6 Somerset Way) for landscaping | | | |
| 5 | PL/20/0598/SA | Bokenfield Slough Road Iver Heath Buckinghamshire SL0 0EA | Cert of law proposed dev or use issued | No objection subject to Green Belt Policies |
| | Application for a Certificate of Lawfulness for a proposed single storey side extension | | | |
| 6 | PL/20/0602/PNE | Bokenfield Slough Road Iver Heath Buckinghamshire SL00EA | Prior Approval Not Required | Noted: - No objection subject to Green Belt Policy |
| | 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) | | | |
| 7 | PL/20/0790/TP | 24 Cedar Close Iver Heath Buckinghamshire SL0 0QX | Conditional Permission | Noted - Refer to tree officer |
| | T1 Eucalyptus - crown reduce/pollard to previous reduction points. (SBDC TPO 5, 1989). | | | |
| 8 | PL/20/0606/SA | 37 Warren Field Iver Heath Buckinghamshire SL0 0RU | Cert of law proposed dev or use issued | No Objection – Loss of on street parking noted |
| | Certificate of Lawfulness for proposed vehicular access and hardstanding | | | |
| 9 | PL/20/1253/CONDA | 2A Holmsdale Close Iver Buckinghamshire SL0 9HY | Condition Accepted | Noted |
| | Application for approval of details reserved by condition 3 on planning permission PL/19/0669/FA. (Erection of detached dwelling house following demolition of brick garden wall and shed.) | | | |
| 10 | PL/20/0362/FA | 3 Elizabeth Court 19 - 21 Bathurst Walk Iver Bucks SL0 9DQ | Conditional Permission | Objection. -The conversion from store to "study" still creates potential for a two bedroom apartment and would require 2 additional parking spaces & loss of cycle and bin storage |
| | Extension to existing apartment to incorporate redundant store and removal of external door. | | | |
| 11 | PL/20/0474/SA | Grange Farm Grange Way Iver Bucks SL0 9NT | Cert of law proposed dev or use issued | Noted - If minded to permit, request temporary permission to be granted and use ancillary to main house |
| | Application for a Certificate of Lawfulness for proposed stationing of a caravan | | | |
| 12 | PL/19/4017/CONDA | 8 Somerset Way Iver Buckinghamshire SL0 9AF | Condition Accepted | |
| | Application for approval of details reserved by condition 1 & 5 on planning permission PL/19/0518/OA (APP/N0410/W/19/3229235) - Outline planning application for: Construction of a new dwelling with associated amenity area, parking and vehicle access from Bathurst Close via no. 6 Somerset Way | | | |
| 13 | PL/19/4016/CONDA | 6 Somerset Way Iver Buckinghamshire SL0 9AF | Condition Accepted | |
| | Application for approval of details reserved by condition 1 & 5 on planning permission PL/19/0519/OA (APP/N0410/W/19/3229240) - Outline planning application for a new dwelling in the rear garden of no. 6 Somerset Way along with amenity area, parking and vehicle turning area with access from Bathurst Close | | | |

P.020/20 To Receive & Note amended, additional or withdrawn plans:

- **PL/20/0177/FA** - Demolition of existing dwelling and construction of new building comprising of six flats, with associated parking, communal garden, refuse storage and cycle storage. 74 Slough Road Iver Heath Bucks SL0 0DY **AMENDED PLANS**

P.021/20 To Receive & Note appeals and enforcement notices:

- None

P.022/20 Unresolved unauthorised development:

- Update

P.023/20 To Receive and comment on correspondence:

- Email and report Sevenhills Road PL194430 - Stewart Pomeroy Groundwork South on behalf of the Colne Valley Regional Park. **Noted**
- Email - PL/20/0196/EU and PL/20/0077/EU Ian Severn and James Prest – South Bucks Area Planning Team regarding issues raised regarding posting of IPC comments. **Noted** – whilst the two documents have been taken down the officers have not corrected the position.

P.024/20 Chairman's Report:

- The Chairman advised that Denham Parish Council had circulated their Neighbourhood Plan for consultation. This will be circulated to Councillors for their observations. Noted that Neil Homer of Consultancy O'Niel Homer has also been appointed to act on their behalf so could be a conflict of interest if asked to examine the Plan for IPC.
- Neil Homer has prepared and sent a powerpoint presentation for IPC's Neighbourhood Plan.
 - Data is in respect of 2013 survey.
 - Need to query if he has been supplied with data from subsequent 2016 survey. Inorgual meeting of the Neighbourhood Plan Sub Committee was held last week.
- City of London have produced a Burnham Beeches Strategy to prevent further development within 500m Burnham Beeches and require mitigation if development occurs within 6.8 Km. These mitigation payments/Scale of charges for remediation at Burnham Beeches are in addition of CIL charges. Colne Valley R.P should also be considered for a levy similar to that applied to the Lee Valley.
- New South Bucks Area Planning Team in operation and new policy including enforcement and provision for applications to be "called in" by Councillors has been published and will be distributed to our Councillors shortly.
first Planning Committee Meeting on the 9th 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.
 - Enforcement is a discretionary process, but the Policy is said to be transparent.
 - In 2019 the former authority dealt with 1,750 enforcement cases of which 75% were closed in 12 weeks. Query regarding clear-up rate of the balance?

Meeting closed at 6.40pm

Signed by the Chairman:

Date:

Next meeting date: Tuesday 21st July 2020 at 6.00pm.