



Minutes of the Planning Committee Scheduled for **Tuesday 21st July 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, Geoff Bennett, Peter Stanhope, Ciaran Beary, Arun Gaur and Chris Woolley (from 18.30).

Martin Haley – Administration Officer. Minutes taken by Martin Haley.

P.025/20 Public Participation:

None.

P.026/20 Apologies for absence:

None.

P.027/20 Disclosure of interest in items on the agenda

Cllr W Matthews – Cllr Buckinghamshire Council. Noted.

P.028/20 To Resolve to sign the Minutes of previous meeting:

It was RESOLVED that:

The minutes of the Planning Committee meeting held on the 23rd June 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.029/20 Resolve to make comments on planning applications received:

No	Planning applications received:		
1	Application No./site	PL/20/1825/PNE	Fourells Paddocks Richings Way Iver Buckinghamshire SL0 9DE
	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 8.0 metres, maximum height 3.3 metres, eaves height 2.9 metres) Open for comment icon	
	Comments	No Objection – Subject to Green Belt Policy. Property previously extended please check overall size of proposal	
2	Application No./site	PL/20/1801/FA	Gamekeepers Pinewood Road Iver Heath Bucks SL0 0NJ
	Proposal	Erection of a free-standing greenhouse	
	Comments	No Objection – Subject to Green Belt Policy.	
3	Application No./site	PL/20/1762/FA	60 Syke Ings Iver Buckinghamshire SL0 9EU
	Proposal	New vehicular access	
	Comments	Objection – Regret further loss of grass amenity space and footpath with associated loss of on street parking. Please check for services.	
4	Application No./site	PL/19/4430/FA	Sevenhills Road and Part Of Southlands and Pinewood Roads, To The North & East Of Pinewood Studios, Iver Heath, Bucks..
	Proposal	Sevenhills Road and Part Of Southlands and Pinewood Roads, Amended Plan Realignment, resurfacing and improvement works, with associated landscaping and engineering works to Sevenhills Road, Iver Heath.	
	Amended Plans.	Additional vehicular access to Pinewood Studios site.	

	Comments	Noted - The response by the ROW officer is noted. However it is disappointing that better and safer facilities are not to be provided for equestrians and cyclists in order to connect with existing Bridleways and improve access to Black Park. This is an opportunity missed. As horse riders and cyclists will be obliged to use SHR there must be signage to alert motorists and a reduced speed limit clearly signed. Without street lights a 30mph limit will not be obvious	
5	Application No./site	PL/20/1855/FA	97 Ashford Road Iver Heath Buckinghamshire SL0 0QF
	Proposal Amended Plan	Erection of an outbuilding to rear garden	
	Comments	No Objection	
6	Application No./site	PL/20/1896/SA	6 Holmsdale Close Iver Buckinghamshire SL0 9HY
	Proposal	Certificate of lawfulness for proposed extension of vehicular access and new hardstanding	
	Comments	Noted – regret further loss of on street parking which is now impacted due to similar applications and new additional property in the street, together with unfortunate loss of soft landscaping from this residential road designed to provide open plan garden frontages.	
7	Application No./site	PL/20/0115/FA	31 Syke Cluan, Iver, Buckinghamshire, SL0 9EP,
	Proposal Amended Plan	New replacement dwelling with associated parking Amended plans – reduced building size	
	Comments	Objection - The reduction in size does not include a reduction in roof height and the effect of that bulk in shading to the garden of 2 St James Walk. The rear dormer still has potential to overlook.	
8	Application No./site	PL/20/2089/CONDA	North Dock Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
	Proposal	Application for approval of details reserved by condition 7 on planning permission PL/19/3794/FA. (Demolition of existing buildings and the erection of a replacement building comprising two sound stages on the North Dock Site.)	
	Comments	Noted - Welcome information that oil prevented from entering stream in PL/20/2153/CONDA and trust the same conditions apply for PL/20/2089/CONDA Is any ongoing monitoring of outfall required?	
9	Application No./site	PL/20/2153/CONDA	Plot 1.03 Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
	Proposal	Application for approval of details reserved by condition 6 & 9 (partial) on planning permission PL/19/3932/FA. (Demolition of existing buildings and replacement with 2 sound stages on Plot 1.03.)	
	Comments	Noted - Welcome information that oil prevented from entering stream. Is any ongoing monitoring of outfall required?	
10	Application No./site	PL/20/2087/CONDA	Plot 1.04 Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
	Proposal	Application for approval of details reserved by condition 6 on planning permission PL/19/3858/FA. (Demolition of existing building and replacement with a single sound stage.)	
	Comments	Noted - Welcome information that oil prevented from entering stream. Is any ongoing monitoring of outfall required?	
11	Application No./site	PL/20/1985/FA	3 Bathurst Walk Iver Buckinghamshire SL0 9AS
	Proposal	Demolition of existing bungalow and construction of new dwelling	
	Comments	Objection – Overdevelopment of plot contrary to EP3/H11 and Out of Keeping with streetscene. Proposal will result in a potentially 7 bedroom property the provision of the 3 parkings spaces and the area assigned is cramped, impracticable and insufficient for the dwelling.	

12	Application No./site	PL/20/1978/FA	25 St Margarets Close Iver Heath Bucks SL0 0DA
	Proposal	Single storey side/rear extension, replacement rear door, decking and demolition of outbuildings	
	Comments	Objection – The proposal given the roofline and bulk of the extension of the property being in a prominent position, is Out of Keeping with the streetscene contrary to EP3/H11.	
13	Application No./site	PL/20/2033/FA	4 Slough Road Iver Heath Buckinghamshire SL0 0DR
	Proposal	Single storey rear extension	
	Comments	No Objection - Subject to Green Belt Policy.	
14	Application No./site	PL/20/2030/SA	244 Swallow Street Iver Buckinghamshire SL0 0HT
	Proposal	Certificate of Lawfulness for proposed single storey outbuilding to rear	
	Comments	Noted – Further clarification of submission sought.	
15	Application No./site	PL/20/1619/FA	Bratton Pinewood Road Iver Heath Bucks SL0 0NL
	Proposal	Single storey side extension	
	Comments	No Objection – to the proposal as a stand alone application – as an extension to the existing property. Objection – Noted that the property has an approved application (PL18/4318/FA) with permission for substantial enlargement, this in conjunction with PL/20/1619/FA would result in overdevelopment of plot, Out of Keeping with the adjoining properties in the area.	
16	Application No./site	PL/20/1267/FA	84 Ashford Road, Iver Heath, Buckinghamshire, SL0 0QF,
	Proposal Amended Plan	Garage conversion including changes to windows and doors. Rear dormer to facilitate loft conversion. Changes to garage roof to allow for first floor accommodation and provision of new vehicular access with associated hardstanding - Changes to design including the removal of the front boundary wall and fence. Amended Plans	
	Comments	Objection – The revised plans are welcomed, but the extension with the rear dormer will still be overbearing and overlooking neighbouring property. No Objection – to the soft landscaping proposals.	
17	Application No./site	PL/20/2107/SA	Linkwood, 3 Bangors Road North, Iver Heath, Buckinghamshire, SL0 0BG
	Proposal	Certificate of lawfulness for proposed loft conversion incorporating rear dormer and front rooflights	
	Comments	Noted. - Concerned at potential for overlooking to neighbours adjacent and those in Linden Close.	

P.030/20 Decision Notices

			Decision	PC Objection Notes
1	PL/20/1512/DM	28 and 28A Bathurst Walk Iver Bucks SL0 9AZ	Prior Approval Not Required	Noted – No Objection
	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			
2	PL/20/1183/FA	44 Barnes Way Iver Buckinghamshire SL0 9LZ	Conditional Permission	Objection – Together with PL/20/1183/FA Stated use as proposed on plans does not prevent future use as a bedroom and need for additional parking.
	Single storey rear extension and insertion of side door			
3	PL/20/1180/SA	44 Barnes Way Iver Buckinghamshire SL0 9LZ		

	Certificate of Lawfulness for proposed conversion of garage to study/shower room.		Cert of law proposed dev or use issued	Noted – see above Objection
4	PL/20/0541/FA	Leslie Lodge Cottage Billet Lane Iver Bucks SL0 0LT	Conditional Permission	Objection on the basis of the proposed being poorly integrated into the dwelling
	Single storey side extension			
5	PL/20/1726/NMA	26 Coopers Row Iver Heath Buckinghamshire SL0 0HW	Accepted	No Objection
	Non Material Amendment to planning permission PL/20/0954/FA (Front porch extension) to allow for changes to windows			
6	PL/20/1515/TP	The Vicarage Delaford Close Iver Buckinghamshire SL0 9JX	Conditional Permission	Refer to Tree Officer
	T12 oak - prune low branches on southern aspect by approximately 1.5-2 meters. (TPO/1999/60).			

P.031/20 To Receive & Note amended, additional or withdrawn plans:

- PL/19/4430/FA - Realignment, resurfacing and improvement works, with associated landscaping and engineering works to Sevenhills Road, Iver Heath.
AMENDED PLANS – Noted separate notice sent [as per No 4 above] to South Bucks Area Planning 20th July.
- PL/20/0115/FA - New replacement dwelling with associated parking, 31 Syke Cluan, Iver, SL0 9EP. Reduced building size.
AMENDED PLANS – Noted as per No 7 above.
- PL/20/1267/FA - 84 Ashford Road, Iver Heath, Buckinghamshire, SL0 0QF. Changes to design including the removal of the front boundary wall and fence.
AMENDED PLANS – Noted as per No 16 above.
- PL/20/1141/SA - Application for a Certificate of Lawfulness - single storey side extension 25 St Margarets Close Iver Heath Buckinghamshire SL0 0DA.
WITHDRAWN
- PL/18/3202/CONDA - Application for approval of condition 3 of Planning Application 18/00879/FUL Demolition of 'North Dock' - Pinewood Studios, Iver Heath,
WITHDRAWN
- PL/20/0376/FA & - Garage conversion inc changes to windows & doors, new vehicular access,
• PL/20/0324/FA - Garage conversion inc changes to windows & doors and first floor side extension, new vehicular access, gate & 1.8m high fence. 84 Ashford Road Iver Heath, SL0 0QF.
WITHDRAWN

P.032/20 To Receive & Note appeals and enforcement notices:

- None

P.033/20 Unresolved unauthorised development:

- PL/19/2372/FA - Appeal by Mr Anitra Cuff 2 Glaisyer Way, Iver Heath, Buckinghamshire, SL0 0RX – In respect of detached single storey dwelling with associated amenity, Noted - **APPEAL DISMISSED**

P.034/20 To Receive and comment on correspondence:

- Email and report - London Borough of Hillingdon – Consultation Document regarding Self Build Programme. Open for consultation. **Noted** – welcome opportunity to comment and illustration as policy which could be taken on board as part of the Local Plan for South Bucks.
- Email and letter - Waldon Telecom Ltd., Proposed Telecoms upgrade .
Proposed Base Station upgrade at Pinewood Studios Pinewood Rd Iver Heath Bucks, SL0 0NQ. **Noted** – No Objection
- Email and letter - Clarke Telecom Ltd., Proposed telecommunications base station upgrade at Slough Road/Swallow Street, Iver Heath, SL0 0DN.
Noted – Further clarification sought over the need and retention of existing telecom cabinate and tower, otherwise **Objection** to the proposal given the location in a residential location.

P.035/20 Chairman's Report:

- The Chairman welcomed the 3 new Councillors to the Committee and advised them that she will send over copies of the earlier Planning Presentations made by the Officers designate of the Area Planning Team to Councillors earlier this year prior to Lockdown,
- Denham Parish Council had circulated their Neighbourhood Plan for consultation.

This has been circulated to Councillors for their observations. Noted that the Plan looks to be in order and well executed. Comment that section 5.14 - Reference to HS2 planting proposals and access should have regard to C&C GI strategy.

- New South Bucks Area Planning Team in operation and first Meetings of the new South Bucks Area Planning Board has been held. Still need clarification regarding the policy and provision for applications to be “called in” by County Councillors has been published, the website for South Bucks still needs to be up-dated

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. Noted the Councillor calling in the Plans [if a member of the Area Board] would not be able to participate in the meeting.
 - Parish/Town Councils will have the opportunity to address the meeting.
 - Representations from interested bodies both in favour and as objectors will then have the right to participate.
- Neil Homer has prepared and sent a powerpoint presentation for IPC's Neighbourhood Plan and a further meeting of the Sub Committee will be held shortly..
 - New proposals and relaxation of controls in respect of “Pop up” Market and Boot Fairs together with street trading regulations as part of the Government's CV19 response is awaited.

Meeting closed at 7.00 pm

Signed by the Chairman:

Date:

Next meeting date: Tuesday 18th August 2020 at 6.00pm.