

THE IVERS PARISH COUNCIL

Minutes of the Planning Committee held on Tuesday 9th March 2021 at 6:00pm via Zoom

In attendance:

Cllr Carol Gibson (Chair)
Cllrs, Ann Mayling, Arun Gaur, Chris Jordan, Chris Woolley, Ciaran Beary, Geoff Bennett, Julie Cook, Kevin Brown, Peter Stanhope and Wendy Matthews.

Nicole McCaig – Business Administrator (Minute Taker)

P.117/20 Public Participation

Member of the Public (MOP) was in attendance and outlined the reasons for the application (a). MOP had also submitted comments to the Planning Committee by email prior to the meeting. MOP confirmed the plans include retaining the garage, with wheelchair access, after completion of building work. MOP confirmed the outbuilding at the property had been built under permitted development.

P.118/20 Apologies for absence

Apologies: none received

Absent without apologies: Karanveer Bembej

P.119/20 Disclosure of interest in items on the agenda

Cllr Wendy Matthews - South Bucks Area Planning - **Noted**

P.120/20 To Resolve to sign the Minutes of previous meeting

It was RESOLVED that:

The Minutes of the Planning Committee meeting held on the 9th February 2021 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 Chair be authorised to sign the same – **signed**

P.121/20 Resolve to make comments on planning applications received

a. PL/21/0472/FA

3 Bathurst Walk Iver Buckinghamshire SL0 9AS

Demolition of existing bungalow and erection of new dwelling.

IPC Comments: No objection. Welcome the style of the existing townscape being reflected in the plans.

b. PL/21/0209/FA

1 Warren Field, Iver Buckinghamshire SL0 0RU

Proposed two storey side extension and internal alterations.

IPC Comments: Objection if 3 parking spaces are not provided.

c. PL/21/0539/FA

12 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ

Erection of an outbuilding to rear of property.

IPC Comments: Noted: large footprint. No objection subject to GB3.

d. PL/21/0587/NMA

29 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH

Non Material Amendment to planning permission PL/20/3260/FA (Single storey rear and side extension) to allow for alterations to the roof on the side extension.

IPC Comments: No objection.

e. **PL/21/0586/PNE**

Beam End Bathurst Walk Iver Buckinghamshire SL0 9AS

Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 8.0 metres, maximum height 3.75 metres, eaves height 2.95 metres).

IPC Comments: No objection.

f. **PL/21/0438/FA**

49 Swallowdale Iver Heath Buckinghamshire SL0 0EX

New vehicular access and hardstanding.

IPC Comments: Note: Property comprises 2 two bedroom maisonettes. Hedge has already been removed and replaced with poorly constructed fence. Parking space possibly limited for 2 cars. Turning circle is extremely tight due to volume of on street parking. Will need a splayed dropped kerb. However, this will trespass on neighbours' ability to install a dropped kerb. If a dropped kerb is installed it may reduce on street parking availability for the first floor maisonette.

g. **PL/21/0532/SA**

12 Potters Cross Iver Heath Buckinghamshire SL0 0BS

Certificate of Lawfulness for proposed garage conversion.

IPC Comments: Note: Garage is located at the front of the property, with access off Potters Cross. An outbuilding in this position would not be permitted. Ensure ancillary to main house and remove permitted development rights. Note: Peculiar internal layout.

h. **PL/21/0562/FA**

16 Trewarden Avenue Iver Heath Buckinghamshire SL0 0SB

Single storey front and rear extensions.

IPC Comments: Note: Object to front extension, contrary to EP3, H11 Symmetry spoilt by front extension.

i. **PL/21/0602/HB**

5 Iver Lodge Banqors Road South Iver Buckinghamshire SL0 0AW

Listed building consent for internal alterations, including changes to door openings.

IPC Comments: No objection subject to new internal doors and openings being in keeping with the existing style.

j. **PL/21/0683/NMA**

53 Wellesley Avenue Iver Buckinghamshire SL0 9BP

Non material amendment to planning permission PL/20/2967/FA (Single storey rear extension and erection of front and rear dormers to facilitate loft conversion) to allow for reduction from two roof lanterns to one, repositioning and change of design of roof lantern.

IPC Comments: No objection.

k. **PL/21/0279/FA**

32 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ

Single storey rear extension.

IPC Comments: No objection subject to GB3.

l. **PL/21/0661/FA**

4 Laurel Court Denham Road Iver Buckinghamshire SL0 0PW

Demolition of existing single storey rear extension and erection of new single storey rear extension.

IPC Comments: No objection subject to GB policy.

m. **PL/21/0615/PNE**

53 Syke Ings Iver Buckinghamshire SL0 9ES

Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 6.0 metres, maximum height 2.74 metres, eaves height 2.63 metres).

IPC Comments: No objection subject to no previous extensions.

n. **PL/21/0313/VRC**

Land at Meadow Cottage Saltmarshe and Longridge (Meadow Court) Bangors Road South Iver Buckinghamshire

Variation of condition 9 (approved plans) of application PL/18/3560/VRC relating to variations of the original outline planning permission 13/00997/OUT for re-development of site to provide 39 apartments, to include balconies.

IPC Comments: No objection subject to no overlooking or loss of privacy to residents in Evreham Road and Barnfield. Agreed Iver Lodge too far away to be affected.

o. **PL/21/0695/FA**

Fairholme 7 Bangors Road North Iver Heath Buckinghamshire SL0 0BG

Single storey rear extension.

IPC Comments: No objection.

p. **Consultation – Adjacent Authority/Area PL/21/0569/ADJ**

Out Of Area Jupiter House, Horton Road, Colnbrook, Slough, Berkshire, SL3 0BB

Consultation from Slough Borough Council re: Demolition of the existing buildings (Valerie House and Jupiter House) and the development of 7,320m² GEA of flexible light industrial, general industrial and storage and distribution employment floor space, with associated service yards, car parking and landscaping (SBC Ref: P/09811/001).

IPC Comments: Note: Plan is inconsistent with achieving Slough's plan to increase residential development.

P.122/20 To Receive & Note on Decision Notices

a. **PL/20/3989/FA**

70A Langley Park Road Iver Buckinghamshire SL0 9QS

Subdivision of plot and conversion of detached dwelling into 2 semi-detached dwellings including 2 storey side extension, single storey front extension, garage conversion, rear balcony, 1 front and 2 side rooflights, extension to existing vehicular access and formation of additional vehicular access.

Decision: **Conditional Permission** PC Comments: **Objection** Over development and intensification of plot – Lack of parking and restricted access to/from busy main road B470. Langley Park Road is the HGV route between Iver & Richings Park and Wood Lane to the north to/from Slough. Problems currently noted with parked vehicles on the footpath at this address. Noted rooflights still shown in the loft as in plans PL/20/3992/FA – if minded to permit, condition loft not for habitable use and remove PDR. May have problems with drainage/foul water.

b. **PL/20/3992/FA**

70A Langley Park Road Iver Buckinghamshire SL0 9QS

Subdivision of plot and conversion of detached dwelling into 2 semi-detached dwellings (4 bedroom and 3 bedroom) including 2 storey side extension, single storey front extension, garage conversion, rear balcony, raising roof ridge height, 2 front, 1 side and 2 rear dormer windows, hardstanding and extension to existing vehicular access.

Decision: **Conditional Permission** PC Comments: **Objection** Over development and intensification of plot – Lack of parking and restricted access to/from busy main road B470. Langley Park Road is the HGV route between Iver & Richings Park and Wood Lane to the north to/from Slough. Problems currently noted with parked vehicles on the footpath at this address. Noted rooflights still shown in the loft as in plans PL/20/3992/FA – if minded to permit, condition loft not for habitable use and remove PDR. May have problems with drainage/foul water.

Action: NM to email Cllr Warren Whyte re: poor decision to permit the above with no consideration to the over-development of the site opposite.

c. **PL/20/3590/SA**

The Glen 1 Iver Lane Iver Buckinghamshire SL0 9LH

Certificate of lawfulness for proposed rear outbuilding to provide ancillary accommodation.

Decision: **Cert of Law for proposed dev/use refused.** PC Comments: **Noted**

Objection - Contrary to Green Belt policy. This appears to be a separate unit of accommodation with a route for access. It does not meet minimum space standards.

d. **PL/20/3962/FA**

Threeways 53 Syke Cluan Iver Buckinghamshire SL0 9EP

Replacement of existing conservatory with single storey rear extension.

Decision: **Conditional permission**

PC Comments: **No Objection**

e. **PL/20/3404/NMA**

Land at Meadow Cottage Saltmarshe and Longridge Bangors Road South Iver Buckinghamshire

Non Material Amendment to planning permission 13/00997/OUT (Redevelopment of site to provide 3 blocks comprising 39 apartments, with basement car park, surface parking, access and highway arrangements incorporating access onto Evreham Road (Outline Application).) to allow for revisions to external materials stated in condition application 16/01272/COND.

Decision: **Accepted**

PC Comments: **Noted**

f. **PL/20/3391/EU**

The Orchards Love Lane Iver Buckinghamshire, SL0 9QZ

Certificate of Lawfulness for existing single storey side extension/conservatory.

Decision: **Cert of Law - existing use – granted**

PC Comments: **Objection -**

Noted further encroachment of Green Belt area.

g. **PL/20/2967/FA**

53 Wellesley Avenue Iver Buckinghamshire SL0 9BP

Single storey rear extension and erection of front and rear dormers to facilitate loft conversion.

Decision: **Conditional Permission**

PC Comments: **No Objection to**

rear extension.. NB – OFFICER NOTE – revised plans received including removal of hip to gable extension – The proposal would not result in a gable roof. No Objection to revised plans 11th February.

h. **PL/20/1896/SA**

6 Holmsdale Close Iver Buckinghamshire SL0 9HY

Certificate of lawfulness for proposed extension of vehicular access and new hardstanding.

Decision: **Cert of law proposed dev or use issued**

PC Comments: **Noted: Concern**

expressed with regard to loss of parking due to similar applications (23rd July 2020).

i. **PL/20/4303/VRC**

Boteler 80 Slough Road Iver Heath Buckinghamshire SL0 0DY

Variation of condition 6 (approved plans) of PL/20/1034/FA (Part two storey, part single storey side extension, rear dormers and 2no. front roof lights, single storey rear extension, demolition of existing garage and utility shelter) to change the pitched roof on the left elevation to a crown roof with associated changes to first floor elevation over porch.

Decision: **Conditional permission**

PC Comments: **Noted**

j. **PL/20/3703/FS**

37 Syke Cluan Iver Buckinghamshire SL0 9EP

Erection of detached dwelling following demolition of existing.

Decision: **Conditional permission**

PC Comments: **Objection:**

To the use of slate for roof. Tiles must be used to retain Townscape Character. Welcome incorporation of catslide to permit view of residual wooded backdrop. If minded to permit condition to prevent sitting out on flat roof. Require enhancements recommended at 4.2 of Ecology Report.

k. **PL/20/3677/FA**

86 Bathurst Walk Iver Buckinghamshire SL0 9EG

Single storey rear and front extensions.

Decision: **Conditional permission** PC Comments: **No Objection**

I. PL/20/3317/FA

Land To South Of Woodlands Stables Bellswood Lane Iver Buckinghamshire SL0 0LU

Replacement of existing mast with 30m lattice tower.

Decision: **Conditional permission** PC Comments: **Objections:** Tree report is dated Dec 2017, a new survey is needed. The existing tree mast is highly visible from Bellswood Lane and Billet Lane, the lattice mast on Wood Lane farm is also visible from Swallow Street. These things are an eyesore but at least the tree mast attempts to blend in. Require hedgerow planting along parts of Bellswood Road to provide better screening if this lattice mast is permitted.

m. PL/20/2650/FA

20 Heatherden Green Iver Heath Buckinghamshire SL0 0PZ

Vehicular access and hardstanding.

Decision: **Conditional permission** PC Comments: **No Objection**

n. PL/19/3321/FA

The Beeches Swan Road Iver Buckinghamshire SL0 9LA

Change of use of land to 3 static Caravans and 2 touring Caravans for members of the Gypsy Traveller community, with 6 parking spaces and related infrastructure.

Decision: **Refuse Permission** PC Comments: **Objection** - Strong objection to this development in Green Belt and the increase in associated paraphernalia. No very special circumstances are advanced.

o. PL/20/3106/VRC

Site Of Former Hollybush Bangors Road North Iver Heath Buckinghamshire

Variation of Condition 22 of 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) to allow: re-siting of respective dwellings and re-arrangements to house 3 including changing a proposed dormer to a rooflight, changing internal space to a garage with a side door and alterations to windows.

Decision: **Conditional Permission** PC Comments: **No Objection** - Allow if overall dimensions the same as that approved, positions on site not detrimental to neighbours. **Otherwise Objection** – Regrettable that developer and/or builders proved incapable of building to the permitted plans. Changes do not justify demolition.

P.123/20 To Receive & Note amended, additional or withdrawn plans

a. PL/20/4005/FA

24 High Street Iver Buckinghamshire SL0 9GS

First floor rear extension and internal alterations to existing first floor self contained flat.
- **Withdrawn Application**

P.124/20 Enforcement – Planning

- Cllr Gibson outlined the enforcement and appeal procedures.
- Cllr Cook reported that Lossie Nursery and Sawyers Green Farm are advertising car sales facilities on their websites.
- Cllr Cook raised a concern that BPA are not replacing the fuel pipelines under Mansion Lane Fields. Residents are concerned about non-compliance with Critical Land Infrastructure Act and Buckinghamshire Council's (BC) failure to meet enforcement Service Level Agreements (SLAs).

Action: Cllr Cook/NM to draft letter to BC regarding their failure to meet SLAs in response to reports of suspected breaches and to request a fast track nominated officer to assist with breaches.

Action: TIPC to release comms to residents, to reassure them that Mansion Lane Fields are on TIPC's watchlist.

Action: Cllr Gibson to contact BPA to discuss concern above.

Action: Cllr Gibson to circulate new Enforcement Policy and copy to Policies section on SharePoint.

P.125/20 Unresolved unauthorised development

- No further action reported by Bucks Enforcement team.

P.126/20 To Receive and comment on correspondence

- Covered in minutes P.129/20 and P.130/20.

P.127/20 Report from Planning Research Sub Committee

- Cllr Gibson outlined the purpose of the Planning Sub Committee.
- Councillors made no comment on the report circulated by Cllr Gibson.

Action: Cllr Gibson to recirculate notes from February Planning Sub Committee meeting.

P.128/20 Motorway Service Area

- Cllr Gibson asked for comments on her response circulated prior to the meeting.
- Agreed to request a capital sum contribution of:
- £100,000 to install green energy technologies at TIPC buildings.
- £250,000 for cycleways.
- £215,000 for open spaces.
- Funding for 5 apprenticeships (in construction, hospitality, business administration and project management).

Action: Cllr Cook to draft paragraph requesting capital sum contributions.

P.129/20 Pinewood Studios

- Cllr Gibson has registered to speak at the Strategic Sites Planning Committee meeting on 11 March 2021. Issues to be raised include; privacy and security for residents, traffic and green belt protection.
- Cllr Gibson reported that permission was previously given for a lower profile development further away from residential properties.
- Cllr Mayling suggested that evidence of drainage issues is needed from multiple incidents, throughout the year.
- The Pinewood Community Liaison Group wishes to re-establish.
- Cllr Jordan is awaiting a response from ITransport as Pinewood's traffic/transport experts are reluctant to attend a meeting.

P.130/20 Link Park

- Concern raised that there is no guarantee that the data centre will be used as a data centre.
- Agreed to object until a specific use for the premises is identified.

Action: Cllr Gibson to submit a formal objection due to Green Belt restrictions.

Action: Cllr Gibson/NM to send email acknowledging receipt of Link Park's response.

P.131/20 Evreham Lodge, 100 High Street, Iver

- Cllr Gibson reported that Evreham Lodge was refused by BC due to the proximity to Evreham Road and Evreham Close.

Action: NM to resubmit Evreham Lodge, High Street as the proposed street name.

P.132/20 Buckinghamshire Local Plan – Statement of Community Involvement Consultation and Brownfield Call for Sites

Action: Councillors to respond to consultations and suggest brownfield sites.

P.133/20 Biodiversity Accounting Supplementary Planning Document Consultation

Action: Councillors to respond to consultation.

P.134/20 MHCLG Consultation on the Model Design Code

Action: Cllr Gibson to review as the code may inform future versions of the neighbourhood plan.

Action: Councillors to respond to consultation.

P.135/20 DfT Consultation on Night Flight Restrictions at Heathrow

- Cllr Matthews has responded to the consultation.

P.136/20 Responses to Planning Applications During Purdah

- Business as usual. However, any politically sensitive decisions must not be considered.

P.137/20 Chair's Report

- Covered in discussions above.

Meeting closed at 7:45pm

Signed by the Chair _____ of the Planning Committee Date: _____