

# THE IVERS PARISH COUNCIL

## MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 25<sup>TH</sup> MAY 2021 AT 7:00PM VIA ZOOM CALL

**Present:** Cllrs C Beary, J Cook, K Brown, W Matthews, S Mills, P Stanhope, M Sullivan, G Young, A Burke (joined at 7:08pm), P Kinchin (joined at 7:11pm)

**In attendance:** Stephanie Bennett – Clerk (left the meeting at 8:06pm)  
Nicole McCaig – Business Administrator (Minute Taker)  
One member of the public

### 026/21 ELECTION OF CHAIR

**Recommended** to appoint Cllr Julie Cook as Chair of the Planning Committee.

### 027/21 APOLOGIES FOR ABSENCE

Apologies: Cllrs C Ball and M Bhatti

Absent: Cllr P Brooksby

### 028/21 PUBLIC PARTICIPATION

One member of the public attended to observe the meeting but didn't wish to comment at this point.

### 029/20 DECLARATIONS OF INTEREST

Cllr Wendy Matthews - Buckinghamshire Area Planning

Cllr Peter Stanhope declared an interest in planning applications at 1A and 19 Rostrevor Gardens, Iver Heath

Cllr Graham Young declared an interest in the planning application at 5 The Ridings, Richings Park

Cllr Kevin Brown declared an interest in the planning application at 63 Swallowdale, Iver Heath

### 030/20 MINUTES

**Recommended** that:

The Minutes of the Planning Committee meeting held on the 13<sup>th</sup> April 2021, together with the notes of comments and observations submitted to the new Buckinghamshire Area Planning Team for Chiltern and South Bucks, be agreed and signed by the Chair.

### 031/21 MOTORWAY SERVICE AREA

Reviewed the requests for mitigation prepared in February 2021.

Discussed concerns regarding spoil removal and the subsequent sale of extracted gravel.

**Recommended councillors** to include monetary values against each request for mitigation contributions before submitting to Buckinghamshire Council (BC).

**Recommended councillors** to modify the request for a contribution towards a relief road to a contribution to provide alternative traffic mitigation measures.

**Recommended** to add 'Relief Road' as a future agenda item for discussion.

**Recommended for Cllr Cook, NM and SB** to finalise the mitigation requests prior to submission.

## **032/21 LINK PARK**

Cllr Wendy Matthews reported:

- Once an application for outline planning permission is granted, the property owner can apply for a change of condition in the future, enabling the property to be used for a different purpose e.g. warehousing.
- Flood zone mitigation and connection to the grid are needed if the data centre is to go ahead.
- Granting permission for a data centre allows for planning permission to be granted in the green belt. The land owners have reported that once planning permission is granted they will sell the site.
- Mitigation requests have to be related to the site and neighbouring area in question.
- Travel restrictions to the site cannot be included in the mitigation requests but can be included as part of planning conditions.

**Recommended councillors** to submit a focussed mitigation request, including:

- Protection work at Thorney Lake and Park.
- Highspeed broadband installation for local residents.

**Recommended councillors** to coordinate a Parish Council objection to the outline planning application, to include; effect of being located in an area identified as a flood risk and green belt; risk of generating increased traffic and road safety issues; risk of exacerbating air pollution.

## **033/21 PLANNING APPLICATIONS RECEIVED**

- **PL/21/1329/VRC** (\* consultation extension requested)  
**74 Slough Road Iver Heath Buckinghamshire SL0 0DY**  
Removal of condition 11 (obscure non opening windows) of planning permission 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.)  
**IPC Comments: Objection** on grounds of loss of privacy.
- **PL/21/1179/FA** (\* consultation extension requested)  
**95 Thorney Mill Road Iver Buckinghamshire SL0 9AH**  
First floor side /rear extension (resubmission of 16/00689/FUL).  
**IPC Comments: No objection.**
- **PL/21/1226/FA** (\* consultation extension requested)  
**173 The Parkway Iver Heath Buckinghamshire SL0 0RG**  
Installation of first floor front dormer.  
**BC were unable to extend the consultation and recommended that the application is approved.**

- **PL/21/1434/PNE**  
**117 Thorney Mill Road Iver Buckinghamshire SL0 9AH**  
 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 8.00 metres, maximum height 3.17 metres, eaves height 2.82 metres).  
**IPC Comments: No objection.**
- **PL/21/1252/FA** (\* consultation extension requested)  
**5 The Ridings Iver Buckinghamshire SL0 9DU**  
 Part single/part two storey side and rear extension following partial demolition of the existing side extension.  
**IPC Comments: No objection** as consistent with precedent set in The Ridings.
- **PL/21/1242/FA** (\* consultation extension requested)  
**South Lodge Cottage Slough Road Iver Heath Buckinghamshire SL0 0DZ**  
 Single storey side and new front porch extensions, new section of roof above existing flat roof.  
**IPC Comments: No objection.** Welcomed improvements to the appearance of the property.
- **PL/21/1197/SA**  
**218 The Parkway Iver Heath Buckinghamshire SL0 0RQ**  
 Certificate of Lawfulness for proposed single storey side and rear extensions, demolition of existing garage and re-establishing a boundary fence.  
**IPC Comments: No objection** as consistent with precedent set in The Parkway.
- **PL/21/1367/FA** (\* consultation extension requested)  
**1A Rostrevor Gardens Iver Heath Buckinghamshire SL0 0RB**  
 Extension of pitched roof with gable end over existing side extension and erection of single storey side extension incorporating attached garage/utility room.  
**IPC Comments: No objection.**
- **PL/21/0054/FA** (\* consultation extension requested)  
**8 Syke Ings Iver Buckinghamshire SL0 9ET**  
 Conversion of existing outbuilding currently being used as study and gym into independent living accommodation.  
**IPC Comments: No objection** subject to ensuring the building is ancillary to the main house and meets minimum space requirements. **Note to planning:** Consideration should be given to comments submitted by a neighbour regarding overlooking the neighbouring property and existing outbuilding possibly exceeding height restrictions.
- **PL/21/1644/CONDA**  
**5 Iver Lodge Bangors Road South Iver Buckinghamshire SL0 0AW**  
 Approval of conditions 3 (Scaled joinery and ironmongery), 4 (Blocking up of 1 and 2) & 5 (Removal of cupboards) of planning permission PL/21/0602/HB (Listed building consent for internal alterations, including changes to door openings.)  
**IPC Comments: No objection** to subject historical building officer's consent.

- **PL/21/1501/SA**  
**26 Coopers Row Iver Heath Buckinghamshire SL0 0HW**  
Certificate of Lawfulness for proposed single storey rear extension not exceeding 3 metres in depth.  
**IPC Comments: No objection.**
- **PL/21/1555/FA** (\* consultation extension requested)  
**37 Victoria Crescent Iver Buckinghamshire SL0 9JT**  
Vehicular access and hardstanding to front elevation.  
**IPC Comments: No objection** as consistent with precedent set in Victoria Crescent. **Note:** existing driveway already appears in use for parking of 3 cars.
- **PL/21/1452/SA**  
**3 Potters Cross Iver Heath Buckinghamshire SL0 0BS**  
Certificate of Lawfulness for proposed 4 meter single storey rear extension.  
**IPC Comments: Note:** Plot size already reduced due to division of plot for second property access to Bangors Road. Available garden space inconsistent with neighbouring properties.
- **PL/21/1207/PNE**  
**7 Hawthorn Close Iver Heath Buckinghamshire SL0 0DD**  
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 4.00 metres, maximum height 3.25 metres, eaves height 2.75 metres).  
**IPC Comments: No objection.**
- **PL/20/0437/FA** (\* consultation extension requested)  
**Land at Sutton Minor Little Sutton Lane Iver Buckinghamshire SL3 8AN**  
Erection of a raised bund on land adjoining the M4.  
**IPC Comments: Objection** on grounds of damage to the environmental qualities and visual character of the area; increased noise and disturbance within the environment; increased road safety issues and diminishing air quality due to HGV movements and importing soil.  
If approved The Ivers Parish Council will request mitigation contributions to the air quality plan. Clarification is needed regarding the volume of imported building material and location of the origin of building material.  
Clarification of specific routing and predicted HGV route and movements is also required.
- **PL/21/1788/CONDA**  
**Land Adjacent 74 Trewarden Avenue Iver Heath Buckinghamshire**  
Approval of condition 15 (Ecology Report) of planning permission 15/01418/OUT (Outline Application for four new dwellinghouses.)  
**IPC Comments: Note:** current surface isn't permeable and a drainage gully has been installed.
- **PL/21/1786/CONDA**  
**Land Adjacent 74 Trewarden Avenue Iver Heath Buckinghamshire**  
Approval of condition 2 (dropped kerb layout) of planning permission 17/02283/FUL (Dropping of the existing kerb to provide access into the development allowed under Planning Permission 15/01418/OUT and 17/00565/REM.)

**IPC Comments: No objection.**

- **PL/21/1619/FA** (\* consultation extension requested)  
**Devonia Cecil Road Iver Buckinghamshire SL0 9PS**  
Conversion of loft to living space with 2 front dormer windows; erection of single storey rear and side extensions with 2 rear roof lanterns; creation of front parking area and new vehicular access.  
**IPC Comments: No objection.** Welcome improvements to the property.
- **PL/21/1611/FA** (\* consultation extension requested)  
**28A Thorney Lane South Iver Buckinghamshire SL0 9AE**  
Rear gable end roof extension with windows, new windows at first floor rear, 3 front roof lights to first floor flat.  
**IPC Comments: Note:** permission previously refused by Buckinghamshire Council. The new roof is now lower but confirmation is needed that height conditions have been complied with.
- **PL/21/1386/AV** (\* consultation extension requested)  
**Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH**  
1 externally illuminated and 5 internally illuminated fascia signs.  
**IPC Comments: Objection** on grounds of impact to the environmental quality within the local area caused by increased light pollution; inappropriate change in lighting at night causing damage to the ecology at night. Clarification is needed regarding the method of lighting, the brightness of the lights and hours of operation of the lights.
- **PL/21/1800/SA**  
**3 Cape Villas Cecil Road Iver Buckinghamshire SL0 9PU**  
Certificate of Lawfulness for proposed Single storey rear extension.  
**IPC Comments: No objection.**
- **PL/21/1713/SA**  
**174 The Parkway Iver Heath Buckinghamshire SL0 0RG**  
Certificate of lawfulness for proposed hip to gable roof conversion and new rear dormer.  
**IPC Comments: No objection. Note:** Change from hip to gable roof affects street character.
- **PL/21/1685/FA**  
**102 Pinewood Green Iver Heath Buckinghamshire SL0 0QH**  
Proposed single storey side, rear and front extensions.  
**IPC Comments: No objection,** consistent with precedent set in Pinewood Green.
- **PL/21/1527/FA**  
**4 Wellesley Avenue Iver Buckinghamshire SL0 9BL**  
Erection of a self contained accommodation unit ancillary to the existing dwelling.  
**IPC Comments: Objection** to overdevelopment of the site. **Note:** A condition is required to restrict the use of new self-contained accommodation to specified person/s only, preventing rental of the accommodation in the future. **Note:** Internal doors appear too narrow to allow for disabled access in the future.
- **PL/21/1858/VRC**

**Tanglin House Norwood Lane Iver Heath Buckinghamshire SL0 0EW**

Variation of condition 3 (approved plans) of application 16/01444/FUL (Single storey front extension, part single storey/part two storey rear extension and part single storey/part two storey side extension.) to allow for a larger remodelled single storey front extension, first floor rear link extension with balcony, 2 rear rooflights and changes to windows and doors.

**IPC Comments: No objection.**

- **PL/21/1840/SA**  
**19 Rostrevor Gardens Iver Heath Buckinghamshire SL0 0RB**  
Certificate of lawfulness for proposed hip to gable side roof extension and rear dormer to form a loft conversion, and 2 single storey side extensions.  
**IPC Comments: No objection** if consistent with planning precedent already in existence in the street.
- **PL/21/1808/FA**  
**1 and 2 Apsley Walk Iver Buckinghamshire SL0 9BQ**  
Loft conversions to both properties which include a hip to gable roof conversion, rear dormer and 2 front rooflights.  
**IPC Comments: No objection** if not affecting privacy of neighbouring properties.
- **PL/21/1812/SA**  
**6 Wellesley Avenue Iver Buckinghamshire SL0 9BL**  
Certificate of Lawfulness for proposed outbuilding.  
**IPC Comments: Objection** to overdevelopment of the site. **Note:** A condition is required to restrict the use of new self-contained accommodation to specified person/s only, preventing rental of the accommodation in the future.
- **PL/21/1848/FA**  
**12 Thorney Lane South Iver Buckinghamshire SL0 9AE**  
Erection of a rear conservatory.  
**IPC Comments: No objection.**
- **PL/21/1789/FA**  
**Whiteway Langley Park Road Iver Buckinghamshire SL0 0JQ**  
Single storey side infill extension.  
**IPC Comments: Note:** previously extended and located in green belt.
- **PL/21/1718/FA**  
**53 Swallow Street Iver Buckinghamshire SL0 0ES**  
Single storey rear extension, rear dormer with glass balcony and front window alterations.  
**IPC Comments: Note:** grey window frames are inconsistent with neighbouring cottages which have white window frames.
- **PL/21/1574/FA**  
**51 Heathway Iver Heath Buckinghamshire SL0 0BX**  
Two storey side / rear extension with front porch.  
**IPC Comments: No objection.**
- **PL/21/1270/FA**  
**11 St James Walk Iver Buckinghamshire SL0 9EN**

Addition of first floor and second floor accommodation over existing bungalow including dormer and roof lights, two storey front extension and porch, and fenestration changes.

**IPC Comments: No objection.**

- **PL/21/2027/NMA**  
**63 Swallowdale Iver Heath Buckinghamshire SL0 0EX**  
Non material amendment to planning permission PL/20/3610/FA (First floor side extension and changes to windows and doors) to allow for the first floor and ground floor to extend further to the rear, changes to rear window and doors.  
**IPC Comments: No objection.**
- **PL/21/1881/SA**  
**27 Bathurst Walk Iver Buckinghamshire SL0 9EE**  
Certificate of Lawfulness for proposed vehicular access.  
**IPC Comments: Note:** recommend use of a permeable surface to mitigate possible drainage issues.
- **PL/21/1806/FA**  
**94 Swallow Street Iver Buckinghamshire SL0 0HQ**  
Single storey rear extension.  
**IPC Comments: No objection.**

**034/21       WORKS TO TREES SUBJECT TO TREE PRESERVATION ORDER (TPO) APPLICATIONS RECEIVED**

- **PL/21/1331/TP** (\* consultation extension requested)  
**18 Cedar Close Iver Heath Buckinghamshire SL0 0QX**  
5x Spruce (G1) - Crown lift to approximately 5mts (TPO/SBDC/1989/05).

NM advised the work had gone ahead, as consultations on Tree Preservation Orders couldn't be extended by BC. However, the Trees Manager at BC advised that the work carried out was minimal.

**035/21       DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION**

NM reported:

- BC's response to the Parish Council's request for an extension to the consultation on 173 The Parkway, Iver Heath.
- All but one of the planning applications on the Weekly Planning Application list had been included on this meeting agenda. The planning application for 25 North Park, Iver will be included for consideration on 8 June Planning Committee agenda, which falls within the consultation period.

**036/21       CHANGES TO BUCKINGHAMSHIRE COUNCIL PLANNING COMMITTEE RULES**

Cllr Wendy Matthews reported that Parish Councils now have the right to call-in a planning application to the BC Planning Committee. The Chair of the BC Planning Committee will ultimately make decisions in consultation with officers to prevent call-ins on non-material grounds. Parish Councillors will be required to attend the relevant BC Planning Committee meeting.

Meeting closed at 9:01pm.

Signed by the Chair \_\_\_\_\_ of the Planning Committee

Date: \_\_\_\_\_

**Next meeting date:** Tuesday 8 June 2021.