

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 8TH JUNE 2021 AT 7:00PM VIA ZOOM CALL

Present: Cllrs C Beary, J Cook, K Brown, A Burke, S Mills, P Stanhope

In attendance: Nicole McCaig – Business Administrator (Minute Taker)

037/21 APOLOGIES FOR ABSENCE

Apologies: Cllrs C Ball, W Matthews, G Young, P Kinchin, M Sullivan, M Bhatti

Absent: Cllr P Brooksby

038/21 PUBLIC PARTICIPATION

1 member of the public attended the meeting but didn't wish to add anything at this point.

Discussion and request made by a Councillor on behalf of a resident about their concern regarding motorbikes entering the Iver Heath Recreation Ground. It was noted that the topic was not planning related and Councillors are very concerned and noted that the issue must be addressed as a priority.

Recommended to add 'Protection of Parish Council owned open spaces from motorbike incursion' to Council Meeting Agenda.

039/21 DECLARATIONS OF INTEREST

None declared.

040/21 MINUTES

Recommended that:

The Minutes of the Planning Committee meeting held on the 25th May 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.

041/21 MOTORWAY SERVICE AREA

Cllr Cook reported that work on the mitigation requests is underway.

042/21 LINK PARK

Cllr Cook reported that work on the mitigation requests is underway.

043/21 PLANNING APPLICATIONS RECEIVED

- **PL/21/1926/FA**
25 North Park Iver Buckinghamshire SL0 9DH
Erection of boundary fence and gates.

IPC Comments: Object: 1.8m high industrial fencing is detrimental to the visual quality of the area and is not in keeping with the surrounding residential area. Road safety and vehicular access will be compromised when the gates are closed as there is insufficient space for cars to wait safely off the road while the gates are opened, therefore generating an increase in waiting traffic and the associated increase in air pollution.

- **PL/21/1902/FA**

4 St James Walk Iver Buckinghamshire SL0 9EW

Demolition of existing dwelling and erection of a new dwelling.

IPC Comments: No objection Note: change of character from original property design, however a similar precedent for change of character has already been set in Richings Park. **Note:** query reduction in available car parking as the plan indicates demolition of the existing garage.

- **PL/21/1903/SA**

21 Anslow Gardens Iver Heath Buckinghamshire SL0 0BW

Certificate of lawfulness for proposed single storey rear extension.

IPC Comments: Note: similar development precedent already set in Anslow Gardens.

- **PL/21/2160/PNE**

4 Barnes Way Iver Buckinghamshire SL0 9LZ

Notification under The Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, Class A for: single storey rear extension (depth extending from the original rear wall of 3.60 metres, maximum height 3.59 metres, eaves height 2.57 metres).

IPC Comments: No objection.

- **PL/21/2038/FA**

24 High Street Iver Buckinghamshire SL0 9NG

First floor rear extension and internal alterations to existing first floor self contained flat.

IPC Comments: Objection due to; concerns regarding road safety as pedestrian access is via vehicle access road; increased traffic as accommodation increases from 1 to 2 bedrooms. **Notes to planning officer:** the extension is to a flat over a takeaway restaurant with no access or residents' parking. Query regarding the ownership of suggested access to rear of property as it appears to be via vehicular access to neighbouring Universal Court. Lack of emergency vehicle access could pose a health & safety risk. Bin storage and space for refuse collection vehicles is not detailed on the plans.

- **PL/21/1904/FA**

Little Swan House 4 High Street Iver Buckinghamshire SL0 9NG

First floor rear extension with juliet balcony, loft conversion with rear dormer and roof terrace, internal alteration and changes to doors and windows.

IPC Comments: Note: property is located in a conservation area. Query if rear of property and roof elevation is covered by conservation area planning rules. Concern regarding overdevelopment of the site from 2 to 3 bedrooms without an increase of associated parking. Welcome sympathetic design of front façade which is in keeping with conservation nature of the area. Concerned that the build will have a negative impact on sustainable design and construction and will increase noise disturbance.

- PL/21/1876/FA**
47 Swallow Street Iver Buckinghamshire SL0 0ER
 Demolition of bungalow and erection of 2 semidetached dwellings with associated parking.
IPC Comments: Objection due to footprint being significantly larger than the existing property, which would fill the whole width of the plot and is not in keeping with properties on either side. **Note:** the Highways report queries whether internal garages are smaller than building guidance allows. Plans are inconsistent with Swallow Street townscape and don't address the inconsistency of the townscape in Swallow Street. A broken front line would improve the design of the frontage. Query if wood burner is sustainable and meets standards to limit impact on climate change.
- PL/21/1841/FA**
90 Bathurst Walk Iver Buckinghamshire SL0 9EG
 Detached outbuilding.
IPC Comments: Objection on grounds of increased noise disturbance for neighbours if used as a home gym and impact to the environmental quality of the local area caused by increased light pollution. If minded to approve a condition is needed to limit use as a home office/gym and to ensure the building is ancillary to the main dwelling. **Note:** query excessive height of building.
- PL/21/1799/FA**
Balamere Lodge Wood Lane Iver Heath Buckinghamshire SL0 0LG
 Proposed front and roof extension with dormers and roof lights to existing detached garage.
IPC Comments: Note: property is located within Green Belt and has been previously extended. If minded to approve a condition is needed to limit use as a home office and to ensure the building is ancillary to the main dwelling.
- PL/21/1909/SA**
101 Thorney Mill Road Iver Buckinghamshire SL0 9AH
 Certificate of Lawfulness for proposed outbuilding, single storey 12m x 5m within the curtilage of an existing dwelling of ancillary residential use.
IPC Comments: Note: property is located in an area of flood risk. Therefore, drainage and flooding need to be investigated. If minded to approve a condition is needed to ensure the building is ancillary to the main dwelling.
- PL/21/1941/SA**
2 Post Meadow Iver Heath Buckinghamshire SL0 0DU
 Certificate of Lawfulness for proposed Timber clad garden outbuilding to rear of garden.
IPC Comments: Note: If minded to approve a condition is needed to ensure the building; is ancillary to the main dwelling, is not for habitation and does not cause a noise nuisance to neighbours.

044/21 PLANNING APPEALS RECEIVED

- APP/N0410/C/21/3270965 - Enforcement Notice Appeal**
 Bellswood Farm, Bellswood Lane, Iver, Buckinghamshire, SL0 0LU
IPC Comments: The Parish Council supports Buckinghamshire Council's enforcement action due to the inappropriate nature of the development. The

access road is not suitable for HGV access. The Parish Council is concerned that there are many more properties and commercial businesses operating at the site. The Parish Council is also concerned that a local stream is being used to dispose of sewage from the dog grooming business. The development is also inconsistent with the emerging Ivers Neighbourhood Plan.

- **APP/N0410/C/21/3270966 - Enforcement Notice Appeal**
Bellswood Farm, Bellswood Lane, Iver, Buckinghamshire, SL0 0LU
IPC Comments: The Parish Council supports Buckinghamshire Council's enforcement action due to the inappropriate nature of the development. The access road is not suitable for HGV access. The Parish Council is concerned that there are many more properties and commercial businesses operating at the site. The Parish Council is also concerned that a local stream is being used to dispose of sewage from the dog grooming business. The development is also inconsistent with the emerging Ivers Neighbourhood Plan.

045/21 WORKS TO TREES SUBJECT TO TREE PRESERVATION ORDER (TPO) APPLICATIONS RECEIVED

- **PL/21/2119/TP**
2 Potters Cross Iver Heath Buckinghamshire SL0 0BS
T1 Oak - Remove diseased branches 3cm and larger throughout crown, reduce canopy by 2-3 metres (TPO/ER/1963/04).
IPC Comments: Noted.

046/21 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

Buckinghamshire Council Planning decisions between 28 May to 3 June were emailed to councillors on 4 June. No enforcement cases (other than the enforcement notice appeals above) have been received.

047/21 TO RECEIVE AND COMMENT ON CORRESPONDENCE

Noted no correspondence received.

048/21 CHAIR'S REPORT

Cllr Cook reported:

- Slough Borough Council are holding a virtual exhibition on the redevelopment of Slough Town Centre which includes proposals for buildings of up to 20 storeys. Cllr Cook urged Councillors to review the exhibition.

Recommended to add 'Slough Town Centre Redevelopment' to next Planning Committee meeting agenda.

- Buckinghamshire Council are conducting a scoping activity for proposed gravel extraction at Trenches Lane. Cllr Cook urged Councillors to monitor the situation.
- A Neighbourhood Plan briefing session is planned for 16th June. Residents Associations and Buckinghamshire Council Councillors have been invited to attend.

Meeting closed at 8:05pm.

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

Next meeting date: Tuesday 13 July 2021.