

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 14 SEPTEMBER 2021 AT 7:00PM VIA ZOOM CALL

Committee Members Present: Cllrs C Beary, J Cook, M Bhatti, K Brown, P Kinchin, S Mills, P Stanhope, M Sullivan, G Young

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

APOLOGIES FOR ABSENCE

Apologies: Cllr A Burke

Absent: Cllr S Bhachu

199/21 PUBLIC PARTICIPATION

3 members of the public attended the meeting, including a representative from the Iver Heath Residents Association (IHRA).

1 member of the public (MoP) declared an interest in planning application PL\21\3370\FA. MoP has emailed a copy of his objection to Buckinghamshire Council's Planning Department and this has been shared with the Parish Council Planning Committee.

2 members of the public didn't wish to add anything at this point.

200/21 DECLARATIONS OF INTEREST

Cllr Brown declared an interest in planning application PL/21/3008/FA - 36 Swallowdale.

201/21 MINUTES

Cllr Cook gave an update regarding planning application PL/21/2856/SA - 85 Leas Drive, which was considered at the previous committee meeting. The Parish Council have submitted an objection. However, a member of the public has since been in contact as the work is still in progress. The Parish Council can't use the call-in procedure as the application is for a Certificate of Lawfulness.

Recommended that: Cllr Cook/Business Administrator advise the Planning Officer that work is in progress.

Recommended that:

The Minutes of the Planning Committee meeting held on the 10th August 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.

202/21 PLANNING APPLICATION RECEIVED

- **PL/21/3370/FA**
49 Colne Orchard Iver Buckinghamshire SL0 9NB

First floor side extension, single storey rear extension, rear dormer to accommodate loft conversion, 5 rear rooflights, changes to front windows.

IPC Comments: Objection and request to Call-In due to: neighbouring properties being overlooked and overdevelopment of the site; altering the existing street roofline as there are no dormer windows in the current roofline; loss of amenity space at rear of property; impact on visual character and loss of amenity of the area; loss of light and overshadowing; noise disturbance; absence of sufficient car parking; extension would restrict growth of the tree at the side of the property. **Notes to Planning Officer:** Block plan shows red line boundary including a shared footpath which does not belong to the property. Access is via shared side access and no off-street parking. A ransom strip of land and footpath access are located to the rear of the property.

Standing orders were suspended for the remainder of the meeting to allow Carol Gibson (CG) to provide some advice. CG added if the flank wall goes to the ridge of the house it will be close to the maisonettes and will deprive neighbouring properties of residential amenity.

Recommended to: call-in to Planning Officer. Cllr Beary to attend committee meeting if necessary.

203/21 MOTORWAY SERVICE AREA

Cllr Cook reported that a planning application for mineral extraction has been received, which is conditional to the Motorway Service Area (MSA) going ahead.

Statutory consultee responses include comments about receiving insufficient information to make comment. Including Buckinghamshire Council LLFA, who have objected, but note they have insufficient evidence to submit a full view.

Recommended to: object on grounds of: detrimental impact on air quality; insufficient information; not to extract non-renewable materials unless there is sufficient need (a UN sustainable development concept); possible site of archaeological interest; risk of flooding.

Cllr Sullivan joined the meeting at 19:25.

Recommended to: raise concerns regarding a conflict of interest for Buckinghamshire Council when making a decision about land it owns from which they will receive a subsequent financial benefit.

204/21 LINK PARK

No further updates.

Recommended: Cllr Cook to submit an objection and mitigation request.

205/21 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

Cllr Cook summarised the Five Points Roundabout and Seven Hills Road planning applications status.

Cllr Cook reported that the Pinewood Liaison Committee had confirmed a new planning application will be submitted. However, Pinewood describes the new application as a 'simple refresh' and confirmed they would not be applying the Iver

traffic monitoring data that has been undertaken since the original planning application.

The IHRA representative reported that Buckinghamshire Council haven't collected any air quality monitoring data for the area. However, IHRA are currently monitoring air quality.

Recommended: Councillors to express concerns to Buckinghamshire Council's Deputy Leader, Political and Public Service Lead for Planning (copying unitary Councillors and MP).

Recommended: Councillors to respond to Cllr Cooks draft letter by close of business on Friday and to include the following suggestions in the final letter:

- reference the Parish Council climate declaration
- raise air quality as an issue
- state the Parish Council would appreciate a response within 14 days
- request use of the higher traffic monitoring figures

206/21 SLOUGH TOWN CENTRE REDEVELOPMENT

No further updates.

207/21 PROFESSIONAL ADVICE

Recommended: £10,000 be made available to the Planning Committee for professional advice. Cllr Cook to explore the source of funding including CIL/106 and underspend from last year.

208/21 TRAINING FOR PLANNING COMMITTEE MEMBERS

Recommend: the following Councillors attend training:

- BMKALC: Cllrs Mills, Stanhope, Beary, Cook, Young and Sullivan.
- Community Right to Build Order and NDO: Cllrs Mills, Stanhope, Young, Beary and Cook.

209/21 CONSULTATION ON CREATING A VISION FOR OXFORD-CAMBRIDESHIRE ARC

Recommend: not to comment.

210/21 PLANNING APPLICATIONS RECEIVED

- **PL/21/3008/FA**
36 Swallowdale Iver Heath Buckinghamshire SL0 0EZ
First floor rear extension.
IPC Comments: Note to Planning Officer: the Parish Council wish to preserve the existing tree and foliage.
- **PL/21/3373/PNE**
Whiteway Langley Park Road Iver Buckinghamshire SL0 0JQ
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 metres, maximum height 3 metres, eaves height 3 metres).

IPC Comments: Note to Planning Officer: Green Belt policy applies and second application at property: PL/21/3364/SA.

- **PL/21/3361/PNE**
32 Pinewood Green Iver Heath Buckinghamshire SL0 0QP
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 3.4 metres, eaves height 2.5 metres).
IPC Comments: No objection. Welcome retention of bungalow style.
- **PL/21/3259/FA**
Mayerling Langley Park Road Iver Buckinghamshire SL0 9RE
Single storey side extension and alterations to the roof to provide first floor living space including raising the ridge height, 2 front rooflights and 3 rear dormer windows.
IPC Comments: No objection.
- **PL/21/3252/CONDA**
Pinewood Studios Pinewood Road Iver Heath Buckinghamshire SL0 0NH
Approval of condition 6 (Construction Traffic Management Plan (CTMP)) of planning permission PL/20/3179/FA - Construction of 4 sound stages and a workshop building on PSDF development zone 4 and 4a at Pinewood Studios, Iver Heath.
IPC Comments: Note to Planning Officer: The Parish Council request that audible vehicle alarms are white noise alarms which are not audible to neighbours.
- **PL/21/3240/SA**
29 Richings Way Iver Buckinghamshire SL0 9DA
Certificate of Lawfulness for proposed outbuilding in rear garden.
IPC Comments: If minded to approve a condition is needed to ensure the building is ancillary to the main dwelling and is not for habitation.
- **PL/21/3152/RM** (* consultation deadline extension requested)
Land Adjacent 83 Wellesley Avenue Iver Buckinghamshire
15.0m Phase 8 Monopole C/W wraparound cabinet at base and associated ancillary works.
IPC Comments: Objection on grounds of loss of visual character of the area and the scale of the proposed cabinets which exceeds the size of the current cabinets. The Parish Council suggest relocation to Thorney Lane South between the railway and canal. Note: The Parish Council are not aware of any consultation for placement of the mast in line with the telecoms code of practice.
- **PL/21/3109/FA** (* consultation deadline extension requested)
35 Coopers Row Iver Heath Buckinghamshire SL0 0HP
Extending the existing dropped kerb to the corner kerb.
IPC Comments: Object to width of dropped kerb and the impact this will have on reducing on-street parking in an area with existing parking issues.
- **PL/21/2954/SA**
North Lodge Iver Lane Iver Buckinghamshire SL0 9LJ
Certificate of Lawfulness for proposed outbuilding.

IPC Comments: Note to Planning Officer: Green Belt policy applies. If minded to approve a condition is needed to ensure the building is ancillary to the main dwelling and is not for habitation.

- **PL/21/2955/SA**
21 Anslow Gardens Iver Heath Buckinghamshire SL0 0BW
Certificate of Lawfulness for proposed single storey rear extension.
IPC Comments: No objection.
- **PL/21/2855/FA** (* consultation deadline extension requested)
73 Wellesley Avenue Iver Buckinghamshire SL0 9BP
Past single/part 2 storey front extension, single storey rear extension and first floor rear extension.
IPC Comments: No comment.
- **PL/21/3364/SA**
Whiteway Langley Park Road Iver Buckinghamshire SL0 0JQ
Certificate of lawfulness for proposed erection of single storey side extension.
IPC Comments: Note to Planning Officer: Green Belt policy applies and second Application at property: PL/21/3373/PNE.
- **PL/21/3269/FA**
180 The Parkway Iver Heath Buckinghamshire SL0 0RG
Proposed single storey front / side / rear infill extension with 2 roof lights.
IPC Comments: No comment.
- **PL/21/3270/FA**
180 The Parkway Iver Heath Buckinghamshire SL0 0RG
Proposed detached garden room.
IPC Comments: No comment.
- **PL/21/3271/SA**
180 The Parkway Iver Heath Buckinghamshire SL0 0RG
Certificate of Lawfulness for proposed loft conversion.
IPC Comments: Note to Planning Officer: Regret loss of existing roofline in an area of special townscape character.

Cllr Beary left the meeting at 20:29.

211/21 WORKS TO TREES SUBJECT TO A TPO

- **PL/21/3260/TP**
18 Somerset Way Iver Buckinghamshire SL0 9AF
T2 Oak - Reduce crown by 2.5m (from 8m to 6.5m). T3 Sycamore - Fell.
(SBDC TPO No 13, 2011).
IPC Comments: No objection.

212/21 BUCKINGHAMSHIRE COUNCIL DRAFT LICENSING POLICY

Recommend to: Submit the following comment:

The Ivers Parish Council welcomes the role of Parish Councils in the licencing application process and licencing issues will be considered by the Planning Committee.

213/21 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

The Business Administrator reported that the appeal regarding 71 Thorney Mill Road, Iver, Buckinghamshire, SL0 9AH has been dismissed.

214/21 IMPROVEMENTS AND EFFECTIVENESS

No suggestions for improvements and effectiveness were discussed.

215/21 CHAIR'S REPORT

Recommended: Business Administrator to send the Parish Council's updated enforcement list to Buckinghamshire Council's Enforcement Team and request updates via attendance at a Planning Committee meeting.

Recommended: Councillors to undertake training on Section 4 Directives to assist in the reduction of retail units being converted into residential accommodation.

Cllr Cook reported that representatives of the Neighbourhood Planning Committee had met with Buckinghamshire Planning officers and discussed the following:

- The Committee questioned Buckinghamshire Council's disagreement with Neighbourhood Planning policies on air quality, HGV/traffic, Thorney Business Park.
- Buckinghamshire Council Planning Officers will have further discussions with Transport for Bucks regarding policies on The Ivers relief road.
- Existing employment sites e.g. industrial sites have to be retained and can't be removed. However, their use can be changed to provide a different type of employment e.g. employment that doesn't generate HGV movements.
- Positive meeting and good engagement with the Buckinghamshire Planning team.

Meeting closed at 8:46pm.

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

Next meeting date: Tuesday 12th October 2021.