

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 11 JANUARY 2022 AT 7:00PM VIA ZOOM VIDEO CALL

Committee Members Present: Cllrs J Cook, A Burke, P Kinchin, S Mills, P Stanhope, M Sullivan, G Young

Also In attendance: Cllr V Gupta and Nicole McCaig – Business Administrator (Minute Taker)

APOLOGIES FOR ABSENCE

Apologies: Cllrs C Beary and M Bhatti

Absent: Cllr S Bhachu

420/21 PUBLIC PARTICIPATION

13 members of the public (MoP) were in attendance at the meeting.

MoP 1 informed the Committee that 14 Mansion Lane Little Wonder had been sold for residential use. However, a change of use for a dinner club has been applied for. The property is located in a quiet residential area and doesn't have a drive to accommodate parking for visitors or staff.

MoP 2 spoke regarding 14 Mansion Lane and highlighted an issue with a lack of parking in the cul-de-sac. MoP 2 raised concerns regarding; the trading hours of 12:00 – 11:00pm; the lack of clarity about how many events are planned; home workers and home-schooled children will be disturbed by increased noise levels; there could be potential for increased crime in the area; the road is narrow. MoP 2 also reported the property is not currently inhabited and decking has been built outside in preparation for the business.

MoP 3 agreed with the previous points raised and shared the same concerns.

MoP 4 raised a concern that the business would be located in the garage which appears to have an asbestos roof.

421/21 DECLARATIONS OF INTEREST

Cllr G Young declared an interest in planning application PL/21/4754/FA at 53 Syke Ings.

422/21 MINUTES

Recommended that:

The Minutes of the Planning Committee meeting held on the 14th December 2021 and 4th January 2022, 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.

423/21 PROFESSIONAL PLANNING ADVICE

Cllr Cook explained that funds had been set aside for consultancy support with responses to commercial planning applications. Introduction calls will be arranged to talk to three proposed planning consultants.

Recommended that consultancy support is engaged when the following criteria are met:

- When developers have their own planning consultants.
- When applications are deemed significant.

Cllr Stanhope and Mills indicated they wish to attend the introduction calls with the three proposed planning consultants.

424/21 LICENSING APPLICATIONS RECEIVED

- **21/01374/LAPRE**
Little Wonder 14 Mansion Lane Iver Buckinghamshire SL0 9RH
Premises Licence
IPC Comments: Object.

Notes:

- change of use has not been granted.
- building works have already taken place at the property which may have needed planning permission.
- a previous planning condition required the garage to be used ancillary to the house.

Prevention of crime disorder – Site does not have appropriate security.

Public safety – Road safety issues are a concern as the proposed business would be located in a residential setting. The junction of Iverdale Close and Mansion Lane is a dangerous and busy junction and cars already park on either side of the junction.

Prevention of nuisance – noise disturbance would be unbearable for local residents.

Safety of children – families live in close proximity to the proposed business.

Cllr Kinchin suggested looking at the deeds of the property to check if it's subject to any covenants.

The Committee informed residents that they can report building works that may not have planning permission to Buckinghamshire Enforcement and make representations to Buckinghamshire Licensing via their website.

Cllr Young suggested requesting a reduction in operating hours.

425/21 MOTORWAY SERVICE AREA

No further updates.

426/21 LINK PARK

Cllr Cook reported that Parish Councillors had met with the developer to discuss issues and have requested a response in writing.

Resolved that: Cllr Cook have a discussion with Buckinghamshire Council Minerals and Waste team regarding their policy for mineral extraction in relation to this planning application.

Resolved that: Cllr Cook approach Network Rail to obtain more detail on why the railhead is deemed strategic.

427/21 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

Cllr Cook has written to M Gove to be submitted tomorrow.

Cllr Cook to write comments to support the Parish Council call-in of the 5 Points Roundabout planning application, to include a statement highlighting that the plan doesn't mitigate an increase in the volume of traffic.

428/21 SLOUGH TOWN CENTRE REDEVELOPMENT

A Parish Council response to the consultation is to be submitted.

429/21 PLANNING APPLICATIONS RECEIVED

- **PL/21/4366/FA** (* Consultation deadline extension requested)
13 Lossie Drive Iver Heath Buckinghamshire SL0 0JR
Part single, part two storey rear/side extension, loft conversion with rear dormer window, 2 front rooflights, 3 rear Juliette balconies, 2 rear roof lanterns, attached garage conversion to living space, changes to windows and doors and outbuilding.
IPC Comments: Object. The application contradicts the emerging local Neighbourhood Plan. The increased scale of dwelling is excessive for the plot size and exceeds the allowed limit for extending. The property is in Green Belt and has been previously extended. The planned changes would allow increased overlooking and a loss of privacy to neighbouring properties.
Resolved to: Call-in to Buckinghamshire Planning Committee.
- **PL/21/3065/FA** (* Consultation deadline extension requested)
117 Thorney Mill Road Iver Buckinghamshire SL0 9AH
Two storey side and erection of first floor including raising of roof height and changes to windows and doors.
IPC Comments: Object as Green Belt policy applies and the proposal would cause a loss of light and privacy for neighbours.
- **PL/21/4482/SA**
244 Swallow Street Iver Buckinghamshire SL0 0HT
Certificate of lawfulness for proposed ancillary mobile home in rear garden.
IPC Comments: Object as Green Belt policy applies. Note: there is no access via 244 Swallow Street to the proposed separate mobile home and the site lacks parking for an increased number of dwellings.
- **PL/21/4714/VRC**
26 Coopers Row Iver Heath Buckinghamshire SL0 0HW

Variation of condition 3 (approved plans) of planning permission PL/21/2502/FA (Demolition of conservatory and erection of single storey rear extension) to allow increased size of extension (part retrospective).

IPC Comments: No comment.

- **PL/21/4421/HB**
The Vicarage 18 Thorney Lane North Iver Buckinghamshire SL0 9JY
Listed building consent for roof works including: section A (South) to be stripped, underfelt, and laid with sound tiles salvaged from roof section B (North); and roof section B (North) replacement underfelt and new roof covering.
IPC Comments: No comment.
- **PL/22/0012/PNE**
143 Ashford Road Iver Heath Buckinghamshire SL0 0QE
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 3.0 metres, eaves height 2.4 metres).
IPC Comments: No comment.
- **PL/21/4742/FA**
28A Thorney Lane South Iver Buckinghamshire SL0 9AE
Rear dormer.
IPC Comments: **Object** due to lack of adequate parking for the addition of a 2 bed flat above the office.
- **PL/21/4754/FA**
53 Syke Ings Iver Buckinghamshire SL0 9ES
Part single/part two storey side extension, single storey rear extension, loft conversion with 2 rear dormer windows, 2 front and 2 side rooflights.
IPC Comments: Request design is in keeping with the emerging local Neighbourhood Plan. Note: Removal of garage reduces parking spaces.

430/21 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

The Business Administrator reported that the Committee are up to date with reported development decisions.

431/21 CORRESPONDENCE RECEIVED

Resolved to: write in support of Taplow Parish Council, including concerns regarding transparency of the planning processes.

432/21 IMPROVEMENTS AND EFFECTIVENESS

Cllr Cook felt that the recent separate meeting regarding a commercial planning application was beneficial.

Resolved to: have separate extraordinary planning committee meetings for commercial planning applications and to consider implementing a standard process to follow when considering commercial planning applications.

433/21 CHAIR'S REPORT

Nothing further to report.

Meeting closed at 8:17pm.

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

Next meeting date: Tuesday 8th February 2022.