

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 8 FEBRUARY 2022 AT 7:00PM VIA ZOOM VIDEO CALL

Committee Members Present: Cllrs C Beary, S Bhachu, A Burke, P Kinchin, S Mills

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

461/21 APPOINTMENT OF A CHAIR FOR THIS MEETING

Cllr Beary was appointed as Chair.

APOLOGIES FOR ABSENCE

Apologies: Cllrs M Bhatti, J Cook, P Stanhope, M Sullivan and G Young

462/21 PUBLIC PARTICIPATION

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

MoP 1 reported he has added objections on the Buckinghamshire Council website regarding planning application PL/22/0076/PNE. The objection draws attention to; Errors on the plans which show the flank wall as a party wall between 49 and 50 Colne Orchard. The previous application was withdrawn due to lack of access during the build process. There is a ransom strip at the rear of the property.

MoP 2 raised a query regarding verges on Thorney Lane South being incorporated into residential driveways. Cllr Beary advised MoP 2 this was a matter for Buckinghamshire Council Highways. MoP 2 was also advised to contact the Parish Council office to confirm boundaries using Parish Online.

A representative of Bellmamy Roberts wished to discuss Link Park, the railhead and traffic movement. However, Cllr Beary suggested setting up a separate meeting with Councillors for this discussion.

463/21 DECLARATIONS OF INTEREST

No declarations of interest were made.

464/21 MINUTES

Recommended that:

The Minutes of the Planning Committee meeting held on the 11 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.

465/21 MOTORWAY SERVICE AREA

No further updates.

466/21 LINK PARK

No further updates.

467/21 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

Recommended to: circulate the published Section 106 Agreement to Councillors.

468/21 SLOUGH TOWN CENTRE REDEVELOPMENT

No further updates.

469/21 PLANNING CONSULTANCY

Cllr Mills gave an update on the introductory meeting with O'Neill Homer, who felt that planning issues in the Ivers are complex and will require a lot of research.

Recommended to: obtain consultancy rate quotes from both planning consultants.

470/21 PLANNING APPLICATIONS RECEIVED

- **PL/22/0076/PNE**
49 Colne Orchard Iver Buckinghamshire SL0 9NB
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 3.23 metres, maximum height 3.0 metres, eaves height 2.8 metres).
IPC Comments: Note: There is no direct access during build or access from the rear of the land and no possibility to open up access at the rear. The ransom strip at the rear of the property is owned by residents of Colne Orchard. The plans need reviewing as figures and drawings are incorrect.
- **PL/21/4835/FA** (* consultation extension requested)
11 Syke Ings Iver Buckinghamshire SL0 9ER
Part two, part single storey side, rear and front extension, front canopy, replacement roof, rear dormer roof extension, three front roof windows, balcony to front and rear and additional/changes to windows and doors.
IPC Comments: Note: residents' comments regarding loss of privacy due to the balcony to the front. A Tree Protection Order is in place in some areas of Richings Park which must be considered.
- **PL/21/4812/FA** (* consultation extension requested)
Lambourn Cherry Tree Lane Iver Heath Iver Buckinghamshire SL0 0EE
Installation of air-sourced heat pump (ASHP).
IPC Comments: No objection.
- **PL/21/4796/FA** (* consultation extension requested)
15 Somerset Way Iver Buckinghamshire SL0 9AG
Demolition of existing bungalow and erection of a new detached dwelling.
IPC Comments: If minded to permit, planning officer to ensure new dwelling does not encroach on boundaries and neighbours' privacy.
- **PL/21/4728/SA** (* consultation extension requested)
Kimberley Cecil Road Iver Buckinghamshire SL0 9PS
Certificate of lawfulness for proposed vehicular access and hardstanding.

IPC Comments: Note: recommend use of a permeable surface to mitigate possible drainage issues.

- **PL/21/4507/SA** (* consultation extension requested)
39 Warren Field Iver Heath Buckinghamshire SL0 0RU
Certificate of lawfulness for proposed vehicular access.
IPC Comments: Note: recommend use of a permeable surface to mitigate possible drainage issues.
- **PL/21/4422/FA** (* consultation extension requested)
28A Bathurst Walk Iver Buckinghamshire SL0 9AZ
Side/rear dormer roof extension and conversion of loft into self-contained flat.
IPC Comments: Objection due to overdevelopment of the site and lack of parking for an additional dwelling. Request to Planning Officer to confirm the rear access to neighbouring properties, shown on the plan, is owned by 28A Bathurst Walk.
- **PL/22/0018/FA** (* consultation extension requested)
4 St James Walk Iver Buckinghamshire SL0 9EW
Demolition of existing dwelling and erection of detached dwelling.
IPC Comments: Request planning officer notes residents' objections. The Parish Council is concerned regarding the loss of trees on the site.
- **PL/21/4339/FA** (* consultation extension requested)
5 and 6 The Ridings Iver Buckinghamshire SL0 9DU (Change to Description of the Development Only)
Extensions to number 5 The Ridings consisting of part single/part two storey side and rear extension following partial demolition of the existing side extension & extensions to number 6 The Ridings consisting of part two / part single storey rear / side extension following demolition of existing garage and rear conservatory, porch to front (part retrospective).
IPC Comments: Note: The Parish Council's emerging Neighbourhood Plan records The Ridings as an Area of Special Townscape Character.
- **PL/22/0238/NMA**
218 The Parkway Iver Heath Buckinghamshire SL0 0RQ
Non Material Amendment to planning permission PL/21/2264/FA (Demolition of garage and erection of single storey side/rear extension) to allow for an increase in the height of the rear extension.
IPC Comments: No comment.
- **PL/22/0239/NMA**
218 The Parkway Iver Heath Buckinghamshire SL0 0RQ
Non Material Amendment to planning permission PL/21/2264/FA (Demolition of garage and erection of single storey side/rear extension) to allow for changes to rooflights.
IPC Comments: No comment.
- **PL/22/0137/FA**
25 Richings Way Iver Buckinghamshire SL0 9DA
Two storey front, first floor side, single rear extensions, loft and garage conversion to living spaces, roof lights to front, rear and side elevation, an additional window to the rear elevation and erection of an outbuilding in rear garden.

IPC Comments: No comment.

- **PL/22/0230/SA**
28 Iver Lane Iver Buckinghamshire SL0 9LF
Certificate of Lawfulness for proposed conversion of loft into living space by the extension of the roof from a hip to gable end incorporating a rear dormer and front roof lights.
IPC Comments: Note: the property is subject to Green Belt Policy and has been previously extended.
- **PL/22/0190/FA**
46 and 46A Bathurst Walk Iver Buckinghamshire SL0 9BH
Changes to doors and windows.
IPC Comments: No comment.
- **PL/22/0326/FA**
Sherwood Pinewood Green Iver Heath Buckinghamshire SL0 0QR
Loft conversion with front dormer window and 2 side and 1 rear rooflights.
IPC Comments: No comment.
- **PL/22/0328/FA**
182 Swallow Street Iver Buckinghamshire SL0 0HS
Single storey front extension, widening of existing dropped kerb access and surfacing to front garden to provide additional parking.
IPC Comments: No comment.
- **PL/22/0307/SA**
33 Bathurst Walk Iver Buckinghamshire SL0 9EE
Certificate of Lawfulness for proposed outbuilding to the rear of the garden.
IPC Comments: If minded to permit, a condition is needed to ensure the outbuilding is ancillary to the main dwelling and not for separate occupancy.
- **PL/22/0322/AGN**
Littlebury Wood Lane Iver Heath Buckinghamshire SL0 0LD
Notification of agricultural or forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for: Detached hay and machinery storage building.
IPC Comments: **Object** as Green Belt Policy applies and on the grounds of: detrimental impact on the environmental qualities of the area; the impact of an additional building on ecology; intensified use of the site; potential road safety issues with traffic accessing and emerging from the site.
- **PL/22/0293/CONDA**
40 Wellesley Avenue Iver Buckinghamshire SL0 9BN
Approval of conditions 2 (Materials), 3 (Surface Materials), 4 (Surface Water Drainage) and 6 (Levels) of planning permission PL/21/3424/FA - Demolition of existing bungalow and erection of detached dwelling.
IPC Comments: No comment.
- **PL/21/4909/FA**
Trelawney 1 Cecil Road Iver Buckinghamshire SL0 9PS
The addition of 2 front dormers and 1 rear dormer to facilitate a loft conversion.
IPC Comments: Request Planning Officer notes neighbours' objections to overlooking and loss of privacy.

- **PL/22/0354/SA**
21 Glaisyer Way Iver Heath Buckinghamshire SL0 0RX
Certificate of lawfulness for proposed conversion of single integral garage into living space.
IPC Comments: No comment.
- **PL/22/0226/SA**
9 Glaisyer Way Iver Heath Buckinghamshire SL0 0RX
Certificate of lawfulness for proposed construction of vehicular access with associated hardstanding.
IPC Comments: Note: recommend use of a permeable surface to mitigate possible drainage issues.

471/21 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

- **Recommended:** Cllr Bhachu to represent the Parish Council at the South Area Planning Committee on 15 February 2022 regarding the objection to planning application PL/21/4069 at St James Farm, Bangors Road South, Iver.
- Councillors considered the amended licensing application 21/01374/LAPRE at 14 Mansion Lane, Iver and **recommended:** the Parish Council objection be upheld and Cllr Beary to represent the Parish Council at the Licensing Hearing on 14 February 2022.

472/21 CORRESPONDENCE RECEIVED

- **PL/21/4901/EU**
237 The Parkway Iver Heath Buckinghamshire SL0 0RH
Certificate of Lawfulness for existing loft conversion with hip to gable roof extension, 3 front rooflights and rear dormer window.
IPC Comments: The Parish Council have no evidence to support the length of time the loft conversion has been in use.
- **21/01374/LAPRE**
'Little Wonder' 14 Mansion Lane Iver Buckinghamshire SL0 9RH

As above.

473/21 IMPROVEMENTS AND EFFECTIVENESS

No further improvements or effectiveness to report.

474/21 CHAIR'S REPORT

Nothing further to report.

Meeting closed at 8:05pm.

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

Next meeting date: Tuesday 8th March 2022.