

THE IVERS PARISH COUNCIL

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

Committee Members Present: Cllrs C Beary, A Burke, J Cook, V Gupta, S Mills, P Stanhope and G Young

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

APOLOGIES FOR ABSENCE

Apologies: Cllrs S Bhachu, M Bhatti, P Kinchin and M Sullivan

504/21 PUBLIC PARTICIPATION

2 members of the public (MoP) were in attendance.

1 MoP outlined their plans for a wraparound extension and loft conversion regarding planning application PL/22/0521/FA. Plans include demolition of an existing dilapidated conservatory extension and extending 1 meter beyond the existing conservatory. The owner's architect confirmed the small dormer installation would be allowed within permitted development.

505/21 DECLARATIONS OF INTEREST

Cllr Stanhope declared an interest in planning application PL/22/0165/FA.
Cllr Burke declared an interest in planning application PL/22/0358/FA.

506/21 MINUTES

Recommended that:

The Minutes of the Planning Committee meeting held on the 8th February 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.

507/21 MOTORWAY SERVICE AREA

No further updates.

508/21 LINK PARK

Recommended to: review a Face Book post regarding the Network Rail land swap and, if it is found to be misleading, to invite the company to discuss at a meeting.

509/21 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

Cllr Cook reported that the 5 Points Roundabout call-in could possibly be heard at the April Strategic Sites Committee but Buckinghamshire Council are awaiting technical (possibly drainage) data.

510/21 SLOUGH TOWN CENTRE REDEVELOPMENT

No further updates.

511/21 PLANNING APPLICATIONS RECEIVED

- **PL/22/0521/FA**
Alpha Church Road Iver Heath Buckinghamshire SL0 0RD
Single storey rear and side extensions and loft conversion with rear dormer windows.
IPC Comments: No comment.
- **PL/22/0464/SA**
43 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH
Certificate of lawfulness for proposed detached outbuilding in the rear garden of the property.
IPC Comments: Note: If minded to permit, a condition is needed to ensure the outbuilding is ancillary to the main dwelling and is not for separate habitation.
- **PL/22/0438/FA** (*Consultation Deadline Extension Requested)
28 Iver Lane Iver Buckinghamshire SL0 9LF
Demolition of existing conservatory and previous extension, erection of a single storey and first floor rear extension.
IPC Comments: Note: property is subject to Green Belt Policy. There are no other two storey extensions in the street. There is no objection unless the Planning Officer believes the extension will impact on the neighbours privacy.
- **PL/22/0422/FA** (*Consultation Deadline Extension Requested)
274 The Parkway Iver Heath Buckinghamshire SL0 0RJ
Two storey side extension, single storey rear extension, loft conversion including a rear dormer and three roof lights to the front elevation. Gabled tiled pitched roof over existing flat roof dormer to front elevation, extend front porch roof and changes to windows and doors. Demolish existing garage.
IPC Comments: Note: the size of the proposed extension is similar to the precedent already set in The Parkway. However, the design of front flat roof dormers in The Parkway is listed as an element of special townscape character in the emerging Neighbourhood plan.
- **PL/22/0420/SA** (*Consultation Deadline Extension Requested)
259 Church Road Iver Heath Buckinghamshire SL0 0RF
Certificate of lawfulness for proposed new front drive and extending the vehicle access.
IPC Comments: Note: Request permeable surface is used to mitigate possible drainage issues.
- **PL/22/0423/FA** (*Consultation Deadline Extension Requested)
Colne Cottage 1 Palmers Moor Lane Iver Buckinghamshire SL0 9LG
Part single, part two storey side and first floor rear extensions, hip to gable side roof extension, 2 front rooflights and rear dormer windows to allow for loft conversion to provide habitable space.
IPC Comments: Note: Property is subject to Green Belt Policy. The proposed extension is a sensitive increase to the size of the property. Request materials used are sympathetic and in keeping to those in the neighbouring area.
- **PL/22/0378/FA** (*Consultation Deadline Extension Requested)
7 Iver Lodge Bangors Road South Iver Buckinghamshire SL0 0AW

Two storey side extension, first floor side extension, single storey rear extension and garage conversion to living space.

IPC Comments: Note: Property is subject to Green Belt Policy. A precedent for similar extensions has already been set in the area. Request Planning Officer checks any impact on parking.

- **PL/22/0358/FA** (*Consultation Deadline Extension Requested)
58 Chequers Orchard Iver Buckinghamshire SL0 9NJ
Demolition of existing dwelling and erection of detached dwelling.
IPC Comments: **Object** to the design and shape the of proposed building which is out of character with the existing streetscape. If the roof pitch and window style were different, this would better match the neighbouring properties. However, materials and size of the proposed design are consistent with neighbouring properties.
- **PL/22/0347/FA** (*Consultation Deadline Extension Requested)
Iver Food & Wine 80 High Street Iver Buckinghamshire SL0 9PJ
Single storey rear extension and changes to windows and doors.
IPC Comments: **Object** due to lack of car parking and road safety concerns as the property is close to a busy road junction. The proposed extension completely fills the plot and leaves no space for a garden or bin storage. Request Planning Officer notes; concerns regarding disturbance of a bat flight-path; proximity to heritage properties; neighbours concern regarding encroachment on their land; upstairs flat entrance is via external stairs at the rear of this property.

Recommend to: Call-in.

- **PL/22/0308/FA** (*Consultation Deadline Extension Requested)
Thorney Stables Thorney Lane North Iver Buckinghamshire SL0 9BD
Mixed use of the land for keeping of horses and the stationing of two mobile homes for residential purposes as two traveller pitches incorporating hard surfacing and ancillary works.
IPC Comments: Request Planning Officer notes; concern a greater scale of development exists on the site than is described in the proposal. Location in green belt and on a previous land fill site. If minded to permit, request permission is granted for two mobile homes only.
- **PL/22/0189/FA** (*Consultation Deadline Extension Requested)
22 Somerset Way Iver Buckinghamshire SL0 9AF
Part two storey, part first floor side extension.
IPC Comments: No comment.
- **PL/22/0114/FA** (*Consultation Deadline Extension Requested)
89 Ashford Road Iver Heath Buckinghamshire SL0 0QF
Demolition of shed and erection of part two storey/ part single storey/ part first floor side/ rear extension and rear roof extension.
IPC Comments: No comment.
- **PL/22/0005/FA** (*Consultation Deadline Extension Requested)
Loxwood Bangors Road North Iver Heath Buckinghamshire SL0 0BN
Addition of first floor and loft accommodation, front portico porch, 1 front, 1 rear and 2 side rooflights and changes to doors and windows.

IPC Comments: Note: second application at the property PL/21/4766/FA. Buckinghamshire Planning Policy would dictate portico and columns are out of character with the streetscape and neighbouring properties.

- **PL/21/4766/FA** (*Consultation Deadline Extension Requested)
Loxwood Bangors Road North Iver Heath Buckinghamshire SL0 0BN
Roof extension including a rear dormer window, front roof lights and windows to side elevations, front portico porch and some alterations to windows and doors.
IPC Comments: Note: second application at the property PL/22/0005/FA. Buckinghamshire Planning Policy would dictate that portico and columns are out of character with the streetscape and neighbouring properties.
- **PL/21/4870/FA** (*Consultation Deadline Extension Requested)
24 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ
Part two, part single storey front and rear extensions, garage conversion to living space and alterations to windows and doors.
IPC Comments: Note: Property is subject to Green Belt Policy.
- **PL/22/0626/FA**
139 Leas Drive Iver Buckinghamshire SL0 9RP
Single storey side extension.
IPC Comments: No comment.
- **PL/22/0580/SA**
Land at Six Acre Farm Slough Road Iver Heath Buckinghamshire
Certificate of Lawfulness for proposed development consists of a new building to house plant and machinery associated with a substation.
IPC Comments: Request planting and other measures to mitigate loss of visual amenity.
- **PL/22/0583/FA**
13 Lossie Drive Iver Heath Buckinghamshire SL0 0JR
Single storey rear extension with 2 roof lanterns, attached garage conversion, side roof extension, insertion of 2 front and 2 rear rooflights, changes to windows and doors and construction of an outbuilding.
IPC Comments: Note: Property is subject to Green Belt Policy. If minded to permit, a condition is required to ensure the outbuilding is ancillary to the main dwelling and is not for separate habitation. Query accuracy of address (Iver not Iver Heath).
- **PL/22/0165/FA**
17 Rostrevor Gardens Iver Heath Buckinghamshire SL0 0RB
Single storey rear extension, and loft conversion with hip to gable side roof extension, rear box dormer with Juliet balcony and 2 windows, and 2 front dormers.
IPC Comments: Request Planning Officer checks design and materials used to ensure appearance is sympathetic with the style of the neighbouring properties.
- **PL/22/0623/VRC**
7 Richings Way Iver Buckinghamshire SL0 9DA
Variation of condition 5 (Approved plans) of planning application PL/18/4387/FA (First floor rear extension and conversion of loft into habitable space incorporating front,side,rear dormers and side rooflights.) to allow for

alterations to elevation design including repositioning of front window, alteration to porch and render to gable

IPC Comments: No comment.

512/21 **APPEALS RECEIVED**

The following notices were received by the Committee:

- Notice of an appeal - Land Rear Of 246, Swallow Street, Iver, Buckinghamshire, SL0 0HT
Recommended to: resubmit objection due to; inappropriate use of Green Belt land and contrary to use of land gaps in the emerging Neighbourhood Plan which states 'the land plays an important role in preventing the coalescence of Iver Heath and Iver Village'. The proposed dwelling would face the rear of neighbouring properties and impact on their privacy. Road safety concerns about vehicles entering and exiting the property, as the entrance was originally designed as a pathway and not for vehicle access.
- Notice of an appeal decision - 74 Slough Road, Iver Heath Buckinghamshire, SL0 0DY

513/21 **DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION**

- The Business Administrator reported that Councillors had received the most recent development decisions via the weekly newsletter.

514/21 **CHAIR'S REPORT**

Cllr Cook reported that two planning consultants have been identified to provide planning support. O'Neill Homer are familiar with The Ivers and Bucks as they have worked on the Neighbourhood Plan. Matt Brown has expertise in negotiating Section 106 requests and drafting agreements.

Recommended to: chase consultant rates and complete any relevant contract paperwork

Councillors discussed the outline planning application at Link Park. Councillor Cook explained if an Outline Application has an environmental impact assessment based on a specific usage type, the usage can't subsequently be changed.

515/21 **IMPROVEMENTS AND EFFECTIVENESS**

Recommended to: review enforcement cases with new Buckinghamshire Council Enforcement Officers.

Cllr Beary suggested including include strategic themes in discussions around planning.

Cllr Burke suggested requesting green technologies e.g. EV charging points for new builds.

Recommended: a trial in-person meeting for the April or May Planning Committee.

Meeting closed at 8:42pm.

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

Next meeting date: Tuesday 12th April 2022.