

THE IVERS PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 24 MAY 2022 AT 7:00PM

Committee Members Present: Cllrs C Beary, S Bhachu, M Bhatti, A Burke, J Cook, V Gupta, S Hutchins, P Kinchin, M Sullivan and G Young

Also In attendance: Cllr S Mills and Nicole McCaig – Business Administrator (Minute Taker)

/22 ELECTION OF A CHAIR

Councillor Beary nominated Cllr Cook and Cllr Kinchin seconded the nomination. Councillors took a vote and re-elected Cllr Cook as Chair of the Planning Committee.

APOLOGIES FOR ABSENCE

Apologies: Cllr P Stanhope

/22 PUBLIC PARTICIPATION

One Member of the Public (MoP) had emailed their comments regarding application PL/22/1576/PNE at 62 Chequers Orchard as they were unable to attend the meeting. They outlined their concerns regarding impact on visual amenity, light and quality of life, also the impact of increased traffic and parking in the street as the property is to be enlarged from a 3 bedroom to 5 bedroom property.

/22 DECLARATIONS OF INTEREST

Cllrs Cook and Gupta declared a non-pecuniary interest in the planning application at 47 Swallow Street. Cllrs Burke and Bhachu declared a non-pecuniary interest in the planning application at 62 Chequers Orchard. Cllr Bhachu declared he wouldn't participate in the discussion regarding 62 Chequers Orchard.

/22 MINUTES

Recommended that:

The Minutes of the Planning Committee meeting held on the 12th April 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.

Cllr Beary reported he will discuss, with Building Control, the loft conversion at 92 High Street which appears considerably larger than the loft conversion at the neighbouring house.

/22 MOTORWAY SERVICE AREA

Cllr Cook reported that an amended application had been lodged.

/22 DATA CENTRE APPLICATIONS

Recommended: Councillors to accept an offer of a visit to the Cyrus One Cirrus One site at Seven Hills Road.

Cllr Young reported that SEGRO are holding a public consultation on Monday 6th June. Cllr Young to forward details to Cllr Cook.

/22 PINWOOD STUDIOS AND ASSOCIATED ROAD WORKS

- **PL/22/1292/FA**
Construction of detached workshop and substation buildings.
IPC Comments: Objection due to location in Green Belt. If mined to permit, mitigation to improve visual appearance is requested at a minimum.

Recommended to: Call in to Buckinghamshire Planning Committee.

/22 SLOUGH TOWN CENTRE REDEVELOPMENT

No further updates.

/22 PLANNING APPLICATIONS RECEIVED

- **PL/22/1381/PNE**
1 Martindale Iver Heath Buckinghamshire SL0 0HX
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 5.0 metres, maximum height 3.51 metres, eaves height 2.5 metres).
IPC Comments: Noted.
- **PL/22/1222/FA**
5 St James Walk Iver Buckinghamshire SL0 9EN
Part single /part two storey side/rear extensions, new roof with 3 front rooflights and rear dormer window and changes to windows and doors.
IPC Comments: Note proposed extension's close proximity to neighbouring property.
- **PL/22/1259/NMA**
47 Swallow Street Iver Buckinghamshire SL0 0ER
Non Material Amendment to planning permission PL/21/1876/FA (Demolition of bungalow and erection of 2 semidetached dwellings with associated parking) to allow for changes to rooflights and front bay windows.
IPC Comments: Not considered as amendment accepted by Buckinghamshire Planning on 3rd May 2022.
- **PL/22/1258/CONDA**
47 Swallow Street Iver Buckinghamshire SL0 0ER
Approval of Conditions 2 (materials in elevations), 3 (materials in hard surfacing, 5 (landscaping) and 6 (levels) of planning permission PL/21/1876/FA (Demolition of bungalow and erection of 2 semidetached dwellings with associated parking).
IPC Comments: No Comment.
- **PL/22/1144/FA (* Consultation Extension Requested)**
11 Swallow Fields Iver Buckinghamshire SL0 0DQ

Single storey rear extension with garage conversion.

IPC Comments: Concern regarding impact on neighbouring properties due to size of proposed extension.

- **PL/22/1105/FA (* Consultation Extension Requested)**
Colne Cottage 1 Palmers Moor Lane Iver Buckinghamshire SL0 9LG
Loft conversion to provide living space including a rear dormer and window to the front elevation, first floor rear extension and alterations to rear doors/windows.
IPC Comments: No Comment.
 - **PL/22/1087/SA (* Consultation Extension Requested)**
1 Warren Field Iver Heath Buckinghamshire SL0 0RU
Certificate of Lawfulness for proposed vehicular access.
IPC Comments: Object due to concerns regarding road safety of traffic emerging onto road, and impact on drainage/rainwater runoff and lack of ecology assessment.
 - **PL/22/1091/SA**
28 Iver Lane Iver Buckinghamshire SL0 9LF
Certificate of Lawfulness for proposed loft conversion with hip to gable roof, 2 rooflights, Juliet balcony and rear dormer.
IPC Comments: No comment.
 - **PL/22/1096/FA (* Consultation Extension Requested)**
66, 68, 70 & 72 High Street Iver Buckinghamshire SL0 9NG
Demolition of existing buildings, and redevelopment of site to provide 9 dwellings (4 flats and 5 houses), re-positioning of site access, provision of 9 parking spaces, and associated amenity space, cycle and refuse storage, and landscaping.
IPC Comments: Object due to: impact on the visual character of the street scene; impact on High Street parking due to a lack of sufficient on-site parking spaces; concerns regarding road safety of vehicles emerging onto the busy High Street; impact on neighbour's light; overdevelopment of the site; height of the proposed development is overbearing and exceeds the height of neighbouring buildings; risk to neighbouring trees. Planning Officer to note: development is not consistent with the emerging Neighbourhood Plan; a listed building was previously demolished on the site.
- Recommend to:** Call in.
- **PL/22/0944/NMA**
95 Pinewood Green Iver Heath Buckinghamshire SL0 0QN
Non material amendment to planning permission PL/21/3901/FA (Proposed single storey side / rear extension) to allow for change of garage door and change to roof design.
IPC Comments: No comment.
 - **PL/22/0929/FA (* Consultation Extension Requested)**
Maytrees Richings Way Iver Buckinghamshire SL0 9DE
Horticultural building.
IPC Comments: Note: concerns regarding road safety issues due to traffic accessing the property via a narrow street.

- **PL/22/0237/SA (* Consultation Extension Requested)**
9 Warren Field Iver Heath Buckinghamshire SL0 0RU
Certificate of lawfulness for proposed vehicular access and hardstanding.
IPC Comments: Not considered as Certificate of Lawfulness issued by Buckinghamshire Planning on 6th May 2022.
- **PL/22/1126/FA (* Consultation Extension Requested)**
Co-operative Retail 1 - 3 Thornbridge Road Iver Heath Buckinghamshire SL0 0PU
Additional bollards to the shopfront.
IPC Comments: No comment.
- **PL/22/1576/PNE**
62 Chequers Orchard Iver Buckinghamshire SL0 9NJ
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 8.0 metres, maximum height 3.0 metres, eaves height 2.7 metres).
IPC Comments: No Comment.
- **PL/22/1329/CONDA**
3 Bathurst Walk Iver Buckinghamshire SL0 9AS
Approval of conditions 2 (Materials), 3 (Landscape materials), 7 (Landscaping scheme) and 9 (Ecological enhancements) of planning permission PL/21/0472/FA - Demolition of existing bungalow and erection of new dwelling.
IPC Comments: Not considered as condition accepted by Buckinghamshire Planning on 16th May 2022.
- **PL/22/1293/VRC**
25 North Park Iver Buckinghamshire SL0 9DH
Variation of conditions 3 (first planting season) and 5 (approved plans) of planning permission PL/21/3401/FA (Boundary wall, brick piers and gates to front of site) to allow removal of tree T1.
IPC Comments: Object as removal/loss of tree cannot be justified and would have a detrimental visual impact on the area.
- **PL/22/1252/FA**
9 St James Walk Iver Buckinghamshire SL0 9EN
Erection of an outbuilding to the rear of garden.
IPC Comments: A condition is needed to ensure the outbuilding is ancillary to the main dwelling and is not for separate habitation.
- **PL/22/1611/PNE**
32 Victoria Crescent Iver Buckinghamshire SL0 9JT
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 4.0 metres, maximum height 3.0 metres, eaves height 3.0 metres).
IPC Comments: No comment.
- **PL/22/1604/PNE**
50 Syke Ings Iver Buckinghamshire SL0 9EU
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 8.0 metres, maximum height 2.9 metres, eaves height 2.78 metres).

IPC Comments: No comment.

- **PL/22/1436/SA**
20 Thornbridge Road Iver Heath Buckinghamshire SL0 0QD
Certificate of Lawfulness for proposed loft conversion.
IPC Comments: No comment.
- **PL/22/1317/FA**
23 North Park Iver Buckinghamshire SL0 9DH
Two storey side extension, part two storey/part single storey rear extension and roof extension with rear dormers and internal alterations.
IPC Comments: No comment.
- **PL/22/1273/VRC**
218 The Parkway Iver Heath Buckinghamshire SL0 0RQ
Variation of condition 4 of 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/22/1216/FA**
Panificio Italiano 29 The Ridgeway Iver Buckinghamshire SL0 9HX
The erection of an external steel canopy extension, to the rear of the existing building allowing for increased productivity and space for logistics/storage.
IPC Comments: No comment.
- **PL/22/1367/FA**
Vine Cottage Love Lane Iver Buckinghamshire SL0 9QT
Demolition of existing bungalow and garage and erection of 2 detached houses, with parking, amenity space, refuse and cycle store, and 2 new vehicular accesses.
IPC Comments: No comment.
- **PL/21/3259/FA (amended scheme)**
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, two front dormer windows, 3 rear dormers with roof lights.
IPC Comments: No comment.
- **PL/22/1251/FA**
9 St James Walk Iver Buckinghamshire SL0 9EN
Part two, part single storey rear and part first floor side extensions, following the demolition of existing rear extension.
IPC Comments: No comment.
- **PL/22/1760/NMA**
90 Bathurst Walk Iver Buckinghamshire SL0 9EG
Non Material Amendment to planning permission PL/21/1841/FA (Detached outbuilding) to allow for additional/changes to windows.
IPC Comments: No Comment.

- **PL/22/1579/SA**
32 Victoria Crescent Iver Buckinghamshire SL0 9JT
Certificate of Lawfulness for proposed loft conversion with rear dormer and 2 front rooflights.
IPC Comments: No comment.
- **PL/22/1455/CONDA**
59 Richings Way Iver Buckinghamshire SL0 9DB
Approval of condition 2 (Materials) of planning permission PL/21/4418/FA - Demolition of existing building and erection of 2 storey dwelling.
IPC Comments: No comment.
- **PL/22/1421/SA**
143 Ashford Road Iver Heath Buckinghamshire SL0 0QE
Certificate of Lawfulness for proposed hip to gable loft conversion with rear dormer.
IPC Comments: Object due to inclusion of this location as an 'area of special townscape character' in the emerging Neighbourhood Plan.
- **PL/22/1407/FA**
45 The Poynings Iver Buckinghamshire SL0 9DS
First floor front infill extension, single storey rear infill extension, loft conversion with new roof and front and rear rooflights.
IPC Comments: No comment.
- **PL/22/1415/FA**
87 Bathurst Walk Iver Buckinghamshire SL0 9EF
Single storey rear extension, new porch to front of house, additional window to side elevation, raise existing roof with crown roof, rear facing dormers and new roof lights to front and side elevations and erection of an outbuilding to rear garden.
IPC Comments: A condition is needed to ensure the outbuilding is ancillary to the main dwelling and is not for separate habitation.
- **PL/22/1465/SA**
14 Syke Ings Iver Buckinghamshire SL0 9ET
Certificate of Lawfulness for proposed outbuilding in rear garden.
IPC Comments: A condition is needed to ensure the outbuilding is ancillary to the main dwelling and is not for separate habitation.

/22 CORRESPONDENCE RECEIVED

- **PL/22/1395/EU**
237 The Parkway Iver Heath Buckinghamshire SL0 0RH
Certificate of lawfulness for existing conversion of loft into habitable space, hip to gable side roof extension with window, rear dormer with Juliet balcony, 2 front rooflights.
IPC Comments: No evidence to provide.

/22 DEVELOPMENT DECISIONS AND ENFORCEMENT INFORMATION

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

/22 IMPROVEMENTS AND EFFECTIVENESS

- Agreed to split residential and commercial planning applications into separate sections on future agendas.

/22 CHAIR'S REPORT

Cllr Cook reported she has received correspondence from CDS Planning regarding property at Fourell Paddocks, Richings Park. Cllr Cook requested the developer send some initial written material to the Parish Council and then the Planning Committee will determine if a briefing from the developer is needed. Awaiting a reply at present.

Meeting closed at 20:27pm.

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

Next meeting date: Tuesday 7th June 2022.